

**THE CITY OF WINTER GARDEN
COMMUNITY REDEVELOPMENT AGENCY
ADVISORY BOARD MEETING**

CITY COMMISSION CHAMBERS, 251 W. PLANT ST., WINTER GARDEN

Regular Meeting

February 12, 2008

4:30 P.M.

1. Call to Order
2. Roll Call and Determination of Quorum
3. Approval of Minutes from the January 8, 2008 meeting - Attachment 1
4. Vacant CRAAB Board Appointment Recommendation – Attachment 2
5. Downtown Merchants
6. Member Input



CITY OF WINTER GARDEN

DEPARTMENT OF PLANNING, ZONING & DEVELOPMENT

270 W. PLANT STREET
WINTER GARDEN, FL 34787
TEL: (407) 656-4111 • FAX: (407) 654-1258

COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD MEETING February 12, 2008

In attendance: Chairman Larry Cappleman, Charlie Roper, , John Kirby, Bob Battaglia, Planner II Regina McGruder, City Manager Mike Bollhoefer, Economic Development Director Dolores Key, Executive Assistant to City Manager Andrea Vaughn, and Officer James McCleod

Absent: Joy Knight and Tina Aldrich (excused)

Chairman Larry Cappleman called the meeting to order at 4:37 p.m.

Mr. Cappleman called for a discussion of the January 8, 2008 meeting minutes.

Charlie Roper made a motion to approve the above meeting minutes; seconded by John Kirby, Approved unanimously.

Larry Cappleman stated that Board Member Cora Fulmore has resigned; which now creates three vacant board seats that need to be filled.

Bob Battaglia made a motion to accept the resignation of Cora Fulmore; seconded by John Kirby; Approved unanimously.

Larry Cappleman stated that since there were now three vacant Board seats that need to be filled and the upon recommendation of the CRA at last months meeting to reconsider the applicants Kelly Randall, Alan Haughey and Jim Gustino to fill the previous two vacant Board seats.

Larry Cappleman stated the Board must also consider that once the vacant seats are filled; the Board still met the minimum requirements which states that the CRAB, shall consist of no less than seven and no more than nine members, of whom a majority shall reside, own property or operate a business located within the area of operation of the CRA.

John Kirby made a motion that the Board recommend to the CRA, Alan Haughey be appointed to replace Bert Valdes; Kelly Randall be appointed to replace Pam Stewart and Jim Gustino be appointed to replace Cora Fulmore, motion seconded by Bob Battaglia and Charlie Roper, Approved unanimously

Mike Bollhoefer stated that several of the Downtown Merchants are concerned about the economic down turn and the fact that business has been slow because of the economy and other factors. He stated that some of the current vacant spaces have been discussing possible new tenants or leases that will bring new business to downtown.

Mike Bollhoefer stated that the City is currently considering creating an *Open Market* or *Market Place* similar to Farmers Market that will attract new business to the area. The Open Market will allow merchants to come in and start selling some of their goods and services to attract business to the area. Development standards and guidelines will be enforced by the City. He stated that the City is currently looking for a location for the Market; and Dolores Key, Economic Development Director, will be working with local businesses to attract new merchants and business.

Mike Bollhoefer stated that the opening of the Garden Theater has also been successful in attracting new business to the area.

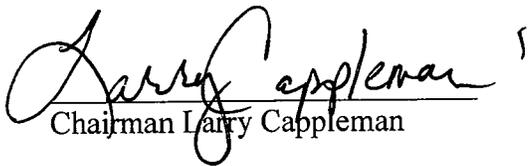
Mike Bollhoefer stated that the limited amount of parking downtown has also been an issue that the City has been working proactively to resolve by creating approximately 100 public parking spaces to be utilized by the Downtown Business area. Parking Meters will also be installed at a later date. Another major issue is that several property owners are not maintaining their business and the City is currently working on developing and enforcing development standards and guidelines for new and existing downtown development.

Mike Bollhoefer stated that if the Board has any new ideas they would like to suggest for consideration that may help the Downtown area to continue to grow and flourish, please contact him or Dolores Key, the Economic Development Director.

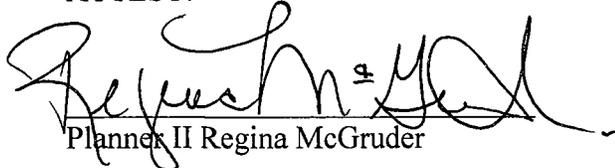
Mike Bollhoefer stated that in most unincorporated enclaves, after Orange County completes drainage and infrastructure improvements and brings the area up to City standards then the next step is annexation of these enclaves; most often enclaves are hard to clean-up and crime is higher because it's not within the City's jurisdiction. The City's overall goal is to annex these areas and help improve the quality of life in these areas.

Meeting Adjourned at 5:15 p.m.

APPROVED:


Chairman Larry Cappleman

ATTEST:


Planner II Regina McGruder