

COMMUNITY REDEVELOPMENT AGENCY
ADVISORY BOARD MEETING
June 10, 2008

In attendance: Charlie Roper, Bob Battaglia, Kelly Randall, Alan Haughey, John Kirby, Tina Aldrich, Planner II Regina McGruder, City Manager Mike Bollhoefer, Economic Development Director Dolores Key, Executive Assistant to City Manager Andrea Vaughn, and Heritage Foundation President Alana McMillen and John Murphy, and Mark Maciel, Wicks Consulting Services, Inc.

Absent: Joy Knight, Larry Cappleman, and Jim Gustino (excused)

Co-Chairman Bob Battaglia called the meeting to order and determined a quorum at 4:34 p.m.

Mr. Battaglia called for a discussion of the May 12, 2008 meeting minutes.

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

Charlie Roper stated that Board Member terms should be staggered; therefore it would be easier to manage when it becomes time to appoint or reappoint members to the Board and not all members term limits would expire at the same time.

Mike Bollhoefer stated that the CRA changed the Board from 7 members to 9 members because of past issues with establishing a quorum. The Commission would have to appoint members per term limits specified in the Ordinance.

Charlie Roper stated that currently there are 5 Board Members seeking reappointment and 1 Board Member resigning creating a vacant Board seat.

The Board Members reviewed and discussed Board Interest Form Applications for possible candidate to fill vacant Board seat created with the resignation of Board Member Tina Aldrich, that will become effective for the July 8, 2008 Meeting.

Board Member Alan Haughey stated that the application for Ronald Sikes should be considered to fill the vacant Board seat. He stated that Ron Sikes is very active in the community and has extensive legal and land development experience and knowledge; which would be a valuable asset to the Board.

Charlie Roper made a motion to accept the resignation of Board Member Tina Aldrich effective for the July 8, 2008 meeting, seconded by John Kirby, Approved unanimously.

Tina Aldrich made a motion to recommend to the CRA, to reappoint Board Members Larry Cappleman, Kelly Randall, John Kirby, Joy Knight, and Jim Gustino to serve another full term and that Ronald Sikes be appointed to replace Tina Aldrich, motion seconded by Alan Haughey and Charlie Roper, Approved unanimously

Alana McMillen made a presentation requesting the final \$100,000 payment from the CRA of the previously allocated \$500,000 to the Garden Theater. She stated that the opening of the Garden Theater has been very successful and the Theater is extending their business hours to accommodate more shows and business in downtown. She stated the requested \$100,000 would be used to make the final vendor payments for construction and improvements. She thanked the Board for the previous \$200,000 fund allocation in March 2007 and another \$200,000 allocated in December 2007; which was very critical in securing Matching Grant Funds from Orange County. Also, the Dr. Phillips Foundation has made a final payment pledge of \$500,000 to be paid after all other grants, donations and other funding pledges have been made

Tina Aldrich made a made a motion to approve the recommendation to the CRA of the requested final \$100,000 payment of the previously allocated \$500,000 for the Garden Theatre, seconded by Charlie Roper . Approved unanimously

Mike Bollhoefer stated that the Farmer's Market stated on June 3, 2008 and is held every Saturday mornings; and has been very successful.

Mike Bollhoefer stated that Ken Thomas's property is still being considered for an affordable housing development project to help improve the community and the City is currently working on incentives to help attract developers to commit to the project so that the pre-development phase can begin. He stated that he needed from the CRA support and a committee to start the pre-development planning process.

Mark Maciel, Wicks Consulting Services, INC. stated that if the City would commit to the property and offers some incentives then the pre-development stages could begin.

John Kirby made a motion for the CRA to move forward in support of the project and work with the City to find incentives to attract developers for the project; scope of services to be defined at a later date.. Seconded by Alan Haughey. Approved unanimously

Mike Bollhoefer stated that the Dillard Street Pond needs expanding to allow development and redevelopment in Downtown to connect and tie into the existing retention pond. The pond will be expanded and able to accommodate new and redevelopment site drainage, therefore the property will not have to have a retention pond on site. The City will provide improvements to the existing pond that includes landscaping, walkway around pond and other amenities to beautify and improve the existing pond. He stated that the City must keep the Downtown Historical Charm that it is famous for; and keep finding ways to attract and keep new business in the area.

John Kirby stated that more residential is needed in the Downtown Corridor for the live, work and play concept. Mixed used development could be an essential part of development and redevelopment to make that concept fit in downtown.

Tina Aldrich made a motion to recommend to the CRA that \$150,000 be allocated for the Dillard Street Pond Expansion and Improvements, seconded by Alan Haughey, Approved by Tina Aldrich, Bob Battaglia, John Kirby, and Kelly Randall. Charlie Roper abstained from voting due to possible conflicts. Motion Approved.

Kelly Randall stated that if the City sells the pond credits and is reimbursed for development use of the pond; then at a later date the money could be put back into the CRA's Budget for other projects.

Meeting Adjourned at 5:45 p.m.

APPROVED:

ATTEST:

Chairman Larry Cappleman

Planner II Regina McGruder