

COMMUNITY REDEVELOPMENT AGENCY
ADVISORY BOARD MEETING
July 8, 2008

In attendance: Larry Cappleman, Bob Battaglia, Kelly Randall, Alan Haughey, John Kirby, Ronald Sikes, Joy Boulter, Charlie Roper, Planner II Regina McGruder, City Manager Mike Bollhoefer, Economic Development Director Dolores Key, Executive Assistant to City Manager Andrea Vaughn, and Officer James McLeod, Chief Planner Tim Wilson.

Absent: Jim Gustino (excused)

Chairman Larry Cappleman called the meeting to order and determined a quorum at 4:37 p.m.

Mr. Cappleman called for a discussion of the June 10, 2008 meeting minutes.

Charlie Roper made a motion to approve the above meeting minutes with a spelling correction amendment to the minutes, seconded by Larry Cappleman as amended, Approved unanimously.

Larry Cappleman stated that the CRA has officially accepted the resignation of Board Member Tina Aldrich and re-appointed Board Members Kelly Randall, Joy Boulter, Jim Gustino, and Larry Cappleman; he stated that the CRA also has appointed new Board Member Ronald Sikes to fill the vacant Board seat created by the resignation of Board Member Tina Aldrich. The Board Members welcomed new member Ronald Sikes.

Mike Bollhoefer stated that Staff is currently moving forward with development plans for Ken Thomas's property and has met with the Arts in Architecture Group to discuss possible development efforts for that property.

Mike Bollhoefer stated that the property located at 204 Center Street, a vacant building, which has been an eye sore to the community for years; this property may now be for sale for \$25,000 and could be used for other redevelopment efforts in the community. He stated that staff is currently working to locate and purchase other properties within the Historical East Winter Garden area; which may include future possibilities of a police sub-station or other development opportunities in the area.

Larry Cappleman stated that the CRA has already allocated \$100,000 to purchase land for future development and re-development in the East Winter Garden area.

Charlie Roper made a motion for Staff to move forward with making an offer to property owners for purchase of property located at 204 Center Street, seconded by John Kirby, Approved unanimously.

Mike Bollhoefer stated that the City is currently moving forward with development of the Ken Thomas property and meeting with developers to assess the property and create a workable development plan. The next step in the process is to conduct a Phase 1 Environmental Contamination Report for the property. After that step is completed, the developers will again meet with the City with a more detailed development plan and possible architectural details and housing plans for the property.

Mike Bollhoefer stated the City is also considering creating some programs such as “Adopt a Park” that would allow the community to take ownership and responsibility of the parks and recreation facilities in their neighborhoods. He stated the City has received several reports of vandalism, trash, graffiti and other illegal activities in Zanders Park; and that the community has a responsibility to ensure their parks are maintained and programs such as this may provide those opportunities to the residents.

Officer McLeod stated that many issues in the community have been passed down for generations. He stated that there are many good residents in the community but the few that causes problems, make it hard and create problems for the entire community.

Joy Bouler stated that many of the problems in the community has existed for years and just continue to grow and escalate over time.

Mike Bollhoefer stated that in order to have successful revitalization efforts in the East Winter Garden area will require attracting new people to the community and getting rid of some of the existing problems in the community.

Mike Bollhoefer stated the City is still working with property owners on Plant Street to secure right-of-way for the proposed Plant Street Road Improvements.

Meeting Adjourned at 5:15 p.m.

APPROVED:

ATTEST:

Chairman Larry Cappleman

Planner II Regina McGruder