

COMMUNITY REDEVELOPMENT AGENCY  
ADVISORY BOARD MEETING  
March 10, 2009

In attendance: Larry Cappleman, Ronald Sikes, Charlie Roper, Jim Gustino, Bob Battaglia, Alan Haughey, Kelly Randall, Joy Boulter and John Kirby, Planner II Regina McGruder, City Manager Mike Bollhoefer, Economic Development Director Dolores Key, Chief Planner Tim Wilson, Finance Director Robin Hayes, Officer James McLeod and Acting Code Enforcement Manager Ray Lettsome.

Absent: None

Chairman Larry Cappleman called the meeting to order and determined a quorum at 4:34 p.m.

Mr. Cappleman called for a discussion of the January 13, 2009 amended meeting minutes.

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

Mike Bollhoefer stated that the City is currently working to finalize the East Winter Garden Affordable Housing Project and has applied for an \$800,000 affordable housing grant to help with funding the project.

Larry Cappleman stated that the City of Winter Park has a successful Land Trust Project that has worked well in that community. The purpose of the Community Land Trust is to have restrictions on the property that will allow the homes to remain affordable. The Land Trust is administered by an appointed Board that will review and set guidelines for the project.

Mike Bollhoefer stated that many developers are seeking for projects to construct because of the economy and many are willing to work on these types of projects and some are even willing to work at or below project cost just to get the project.

Mike Bollhoefer stated that the City is currently working with sign companies to design signs for the Downtown Businesses and Farmers Market to increase marketing and hopefully bring more business to the areas.

Ron Sikes stated that the Heritage Foundation's Mesum Director has been considering bringing Winter Garden's History to the downtown area and streets. This project would include Native American Displays at Tanner Hall; the objective is to bring history to life and hopefully bring some more life to the downtown area and Winter Garden. He stated that the Bloom -n- Grow event is also scheduled for the month of April.

Larry Cappleman stated that the City and business district has grown well; but still require marketing to reach more people and continue to increase business and growth to Winter Garden.

Mike Bollhoefer stated that micro events such as the chili-cook off and other events bring people to the downtown area where they eat, drink and shop which increases business to the area. He stated that the City is now considering leasing small spaces to small businesses and when the businesses begin to grow, that business will lease a larger space in downtown or Winter Garden. The City is seeking to lease space in the Building and Utility Departments old buildings.

Dolores Key stated that the City is trying to work with these small businesses with incentives such as subsidized rental spaces, until they are able to maintain their own business. She stated that the Heritage Foundation, Downtown Merchants Association and other local businesses offered letters of support for the proposed grant.

Mike Bollhoefer stated that the Farmers Market brings a lot of people to the area and keep people coming back. He stated the ultimate goal is to keep people coming back to the area to support the downtown businesses and local merchants. There have been several new shops and restaurants opening in the downtown area.

Mike Bollhoefer stated that the City's Code Enforcement Department is enforcing the City Codes by making the property owners of the buildings in the downtown district come into compliance and bring their buildings up to Code. He stated that the property owners, who don't comply, will be fined and liens will be placed on their

properties. If these liens are not satisfied, the City can move forward with foreclosure on these properties.

Mike Bollhoefer stated that the City is currently working with FDOT on the widening of State Road 50. If the City is in the proposed Stimulus Package for development; the development must begin within 180 days. The widening of State Road 50 will start at Avalon Road and continue through the City limits of Winter Garden. The construction will take approximately 18-24 months to complete. The City has updated the street improvement schedule and all improvements are on schedule. The construction bids came in under budget cost for the new community center that will be located at the old Dillard Elementary School. Construction for that project will begin soon.

Meeting Adjourned at 5:15 p.m.

APPROVED:

ATTEST:

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Chairman Larry Cappleman

Planner II Regina McGruder