



**COMMUNITY REDEVELOPMENT AGENCY
ADVISORY BOARD MEETING MINUTES
July 14, 2009**

City of Winter Garden

P: 407.656.4111

300 West Plant Street

Winter Garden, FL

34787

wintergarden-fl.gov

In attendance: Larry Cappleman, Ronald Sikes, Charlie Roper, Bob Battaglia, Joy Boulter, John Kirby, Jim Gustino, Kelly Randall, Planner II Regina McGruder, City Manager Mike Bollhoefer, Economic Development Director Dolores Key, Community Development Director Tim Wilson, Finance Director Robin Hayes and Public Relations Manager Andrea Vaughn, Carla Bell-Johnson and Comptroller Brian Strobeck.

Absent: Alan Haughey

Chairman Larry Cappleman called the meeting to order and determined a quorum at 4:33 p.m.

Mr. Cappleman called for a discussion of the May 12, 2009 meeting minutes.

Charlie Roper made a motion to approve the above meeting minutes, Seconded by Bob Battaglia, approved unanimously.

Finance Director Robin Hayes presented to the Board the 2010 Fiscal Year Finance Report that included estimates of tax increments revenues from the City and County. She stated the fund balance for 2010 will be approximately \$394,940.39. The Board was also presented with the estimated cash balances, revenues and expenditures reports.

Mike Bollhoefer stated that the Board needs to decide on future projects for consideration and approval by the Community Redevelopment Agency and City Commission.

Mike Bollhoefer stated that the East Winter Garden Affordable Housing Project is currently moving forward with the planning and design phase of the project. He stated that the City's objective is to market the project as affordable and with the current housing market the units will probably sell for \$90,000 to \$100,000. The developer is currently working on the clean-up phase of the project. He stated that the CRA may assist with some funding to supplement general funds for certain Downtown events and projects because the downtown area is part of the CRA boundaries.

Charlie Roper stated that when the CRA was developed; City Staff verified and updated the CRA boundaries to ensure that the Downtown area would be included.

Larry Cappleman stated that the Board previously discussed funding some matching grant funds for building improvements in the downtown area.

Mike Bollhoefer stated that the Board may want to consider a 50/50 Grant Matching Program to the downtown merchants for building and façade treatment improvements to their buildings.

Ron Sikes stated that the Music Fest will be held on October 2nd - 4th, 2009 and the Heritage Foundation is seeking donations and resources to help sponsor the event.

Mike Bollhoefer stated that even though the City has rezoned the property and the current zoning allows smaller lots; the project probably will still require some setback variances to allow construction of the affordable housing project. He stated that the overall goal of the project is to build a quality housing project that is affordable and will help improve the community. He stated that the developer will build the first 4 housing units and sell those 4 units, then use those funds for construction of the next 4 housing units. He stated that a point system will be used to qualify applicants for the housing units with preferences given to the existing East Winter Garden residents.

Larry Cappleman stated that the City and CRAAB should work with the local churches and East Winter Garden CDC to help identify possible residents who may qualify to purchase the homes.

Mike Bollhoefer stated that the City and Code Enforcement will be enforcing the code and assessing liens on any properties not in code compliance.

Board Discussion took place with regards to the proposed 2009/2010 Adopted Budget Fund Expenditure Report.

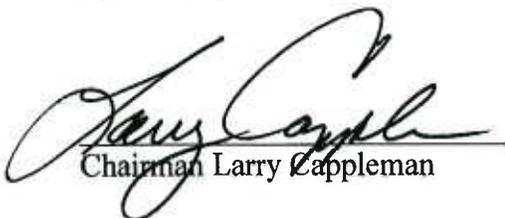
Bob Battaglia made a motion to recommend to the CRA approval of the proposed 2009/2010 Adopted Budget Fund Expenditures Report. Seconded by Jim Gustino, approved unanimously

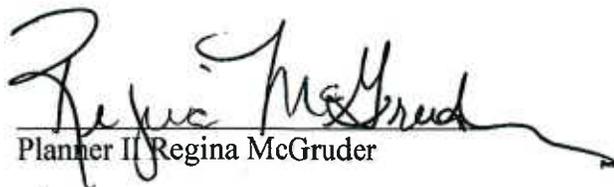
Mike Bollhoefer stated that if the Board identifies a project and would like to have funds allocated for funding that is not identified in the approved Budget; the process would be to go to the CRA and City Commission for funding or re-allocation of funding for that project.

Meeting Adjourned at 5:30 p.m.

APPROVED:

ATTEST:


Chairman Larry Cappleman


Planner II Regina McGruder