

**COMMUNITY REDEVELOPMENT AGENCY
ADVISORY BOARD MEETING MINUTES
January 12, 2010**

In attendance: Larry Cappleman, Charlie Roper, Joy Bouler, John Kirby, Bob Battaglia, Kelly Randall, Planner II Regina McGruder, Community Development Director Tim Wilson, City Manager Mike Bollhoefer, Finance Director Robin Hayes, and Community Relations Manager Andrea Vaughn

Absent: Alan Haughey, Jim Gustino and Ron Sikes

Chairman Larry Cappleman called the meeting to order and determined a quorum at 4:35 p.m.

Mr. Cappleman called for a discussion of the November 10, 2009 meeting minutes.

Charlie Roper made a motion to approve the meeting minutes, Seconded by Joy Bouler, approved unanimously.

City Manager Mike Bollhoefer stated that the City Commission recently approved the City to pay some of the outstanding debts for the Winter Garden Theatre Building. He stated that the theatre is a very important part of the history of Winter Garden and is located within the core of downtown. The theatre is an asset to the survival of downtown businesses and a very important arts and cultural resource to the City and residents of Winter Garden. He stated that there were some outstanding debts that had to be paid; the City would write off those debts and own the theatre; which will then be debt free. He stated that the City will then lease the theatre back to the Heritage Foundation for a fee. He stated that the theatre was recently appraised with an approximate value of \$2.5 million dollars.

Kelly Randall asked the question of who will be responsible for maintenance of the theatre.

Mike Bollhoefer stated that the theatre will be placed into the Parks and Recreation Department and they will be responsible for maintenance.

Larry Cappleman stated that one of the roles of the CRAAB and CRA is to look at the long term financial future of the CRA and examine funds allocated for projects.

Robin Hayes, City Finance Director presented the Board with an updated Financial Status Report. She stated that for the past several years the net tax role contribution to the CRA budget has been approximately \$100,000 yearly. She stated that the updated financial status report reflects funds already allocated for the East Winter Garden redevelopment land purchase and is reserved to be used at the appropriate time to purchase land when it becomes available.

Larry Cappleman stated that the East Winter Garden Affordable Housing Project is very hard to construct in this economic market because the housing market is now saturated with affordable houses.

Mike Bollhoefer stated that the overall goal of the CRA is to encourage new development and redevelopment in the area. He stated that the key to selling this project will be to build houses with nice architectural features to enhance the homes and make them more appealing to the community. He stated that the Affordable Housing Project is still moving forward with finalizing details for construction.

Mike Bollhoefer stated that the theatre still has an outstanding debt of \$135,000 to pay off the contractor for recent renovations. He asked if the CRAAB would recommend to the CRA to allocate funds to pay off this debt. He stated that the theater is located within the CRA boundaries and plays an important role to the businesses located downtown.

Charlie Roper made a motion to recommend to the CRA that funds be allocated in the amount of \$135,000 to help pay off debt for the Winter Garden Theatre; Seconded by John Kirby, approved unanimously.

Larry Cappleman stated that hopefully the Heritage Foundation can move forward with progress now that the theatre will be debt free.

Joy Knight stated that there are still some vacant properties for sale in the East Winter Garden area.

Mike Bollhoefer stated that although there are some vacant properties in the area; many property owners are setting the selling price higher than the property is worth, which makes it hard to find affordable vacant land.

Meeting Adjourned at 5:05 p.m.

APPROVED:

ATTEST:

Chairman Larry Cappleman

Planner II Regina McGruder