



COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD
REGULAR MEETING MINUTES
FEBRUARY 8, 2022

1. CALL TO ORDER

Chairman Derek Blakeslee called the meeting of the Community Redevelopment Agency Advisory Board to order at 5:31 pm in City Hall's City Commission Chambers.

Quorum was declared present.

Present: Chairman Derek Blakeslee, Board Members; Larry Cappleman, Sharee Villard Hodge, Jamie Quantora Holley, Chloe Johnson Brunson, George Spigener, Donald Wingate and Vice-Chairman Nick Asma via conference call.

Absent: Board Member Tim Keating (excused).

Staff Present: City Manager Jon C. Williams, Assistant to City Manager Amy Martello, Economic Development Director Tanja Gerhartz, Community Development Director Steve Pash, Finance Director Laura Zielonka, IT Director Chad Morrill, City Attorney Dan Langley and recording secretary Colene Rivera.

2. APPROVAL OF MINUTES

Motion by Board Member Cappleman to approve the November 9, 2021 minutes. Second was made by Board Member George Spigener. All approved the minutes of regular meeting minutes of November 9, 2021. The motion carried unanimously 8 – 0

3. Introduction of new Board Members

Three new board members were present, introduced and welcomed, Sharee Villard Hodge, Jamie Quantora Holley and Chloe Johnson Brunson.

4. CRA Extension Update

City Manager Williams gave an overview of CRA extension from Orange County. City is requesting a 10 years extension and the Orange County meeting is scheduled for March 8, 2022 at 2:00 pm. Attendance of this board is encouraged along with others in the community.

5. Annexation Update

City Manager Williams presented an update on the East Winter Garden Annexation and stated that Orange County approved this annexation earlier today, 2/8/2022. He continued to explain the conditions of approval and City of Winter Garden will continue to work with Orange County on lighting and drainage concerns in this area. Board members inquired about the area approved and future requested areas for annexation. Map was shown of approved area and future proposed areas under the current CRA development plan.

6. East Winter Garden Update

City Manager Williams and Economic Development Director Gerhartz gave an update on status of East Winter Garden development and progression in the area. City is planning a Community Resource Center at 10th and Center to serve as the “heart” of this development and growth in the area. This Community Resource Center will serve as a community resource center for various programs and a meeting space for the city to conduct business with the residents, business owners and community meeting space, etc. The city continues to work with various organizations and contacts within the community as well as contracted organizations to bring this revitalization of the community to life. Gerhartz also gave an update on the Commercial Revitalization Grant. She explained that since our last CRA Advisory Board meeting in November 2021, costs of development, materials and supplies have escalated. She continues to work with contractors and engineers for construction drawings, etc. Gerhartz also reported that she is working with legal on various concerns related to tenant and business owner on lease structure, price point, restaurant mentors and business plan development. She continued to explain how she and others have reviewed past history in the area of businesses types that were existing such as restaurants, grocery stores, bars, pool halls, barber shop, hair salons, and daycare centers. The city has reengaged Dover Kohl for community meetings and planning strategies. First meeting is being planning for late March/ early April 2022.

Economic Development Director Gerhartz explained that this CRA Advisory Board meeting was intended as an informational meeting. No further actions are needed at this time from this board. Chairman Blakeslee continued to explain the purpose of this board, the benefits of being a member of this board and the advisory capacity of this board on recommendations for city improvements and development. Once various projects have been approved from this board, they are then ready to be presented to the Community Redevelopment Agency for final approval or denial.

ADJOURNMENT

There being no further business the meeting was adjourned at 6:00 pm.

ATTEST:

/S/

Recording Secretary Colene Rivera

APPROVED:

/S/

Chairman Derek Blakeslee

7. Board Ethics Training

An ethics training was conducted from 6:00 pm until 6:35 pm for our new members by the City Attorney. These three new board members are Sharee Villard Hodge, Jamie Quantora Holley and Chloe Johnson Brunson. The three new board members signed a form acknowledging receipt of the training and understood.