



**COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD
REGULAR MEETING MINUTES
APRIL 25, 2023**

1. CALL TO ORDER

Chairman Derek Blakeslee called the meeting of the Community Redevelopment Agency Advisory Board to order at 5:28 pm in City Commission Chambers at City Hall.

Quorum was declared present.

Present: Chairman Derek Blakeslee, Vice-Chairman Nick Asma, and Board Members; Larry Cappleman, Chloe Johnson-Brunson and Donald Wingate.

Absent: Board Members Sharee Villard Hodge, Jamie Quantora Holley and Tim Keating.

Staff Present: City Manager Jon C. Williams, Economic Development Director Tanja Gerhartz, Assistant City Manager for Public Services Steve Pash, Economic Development & Downtown Manager Betsy Sorg and recording secretary Colene Rivera.

Others Present: Tony Yarbrough of 1 Foundation Ministries, Chris Driggets of 1 Foundation Ministries, Rainey McFadden of Dream Center.

2. APPROVAL OF MINUTES

Chairman Blakeslee stated that the minutes from the previous meeting were sent out as part of the meeting packet. Everyone acknowledged receipt and no one stated any changes needed.

Motion by Board Member Cappleman to approve the December 13, 2022 minutes as sent out. Seconded by Board Member Asma. All approved the minutes of regular meeting minutes of December 13, 2022. The motion carried unanimously 5– 0

3. Board Appointments

Economic Development Director Gerhartz discussed the current board and approval of the Ordinance to extend the current board terms through June 2023 with staggering board appointments to avoid all board terms ending at same timeframe. Exhibit A was passed out and discussed. Gerhartz further explained that the appointments will go before the City Commission in May or June 2023 for approvals prior to the July 1, 2023 date at the discretion of the City Manager. There is one vacancy created by resignation George Spigener.

Motion by Board Member Johnson-Brunson to recommend approval of Torrance Rhodes to be appointed to this board effective July 1, 2023 and to extend the existing

board members Derek Blakeslee and Larry Cappleman for another term effective July 1, 2023. Seconded by Board Member Asma and the motion carried unanimously 5 – 0.

4. CRA Annual Report

Economic Development Director Gerhartz presented the 2023 current Community Redevelopment Agency Report and explained this report is updated annually per State Law and posted on the City of Winter Garden website. She accredited Economic Development & Downtown Manager Sorg of accomplishing this task.

Discussion pursued regarding use of storage containers as temporary buildings for the development project of East Winter Garden Plan on the Dyson’s property.

5. Façade Grants for 2 & 6 E. Plant Street

Economic Development Director Gerhartz presented a Façade Grant request for two downtown locations on E. Plant Street. Details were reviewed for these two locations.

Motion by Board Member Wingate to approve \$10,000.00 façade grant funding for 2 E Plant Street for a retail clothing shop and \$9,000.00 façade grant funding for 6 E Plant Street for a bakery shop. Seconded by Board Member Asma and the motion carried unanimously 5 – 0.

Discussions continued regarding the Downtown Façade Grant program, retiring this program to focus more on the development of the East Winter Garden area. This board advised City Staff and the Community Redevelopment Agency to develop a new program and criteria for the development and enhance improvements in East Winter Garden.

Motion by Board Member Cappleman to recommend termination of the Community Redevelopment Agency façade grant program and encourage City Staff to develop a new program to support development and enchantment of east Winter Garden areas. Seconded by Board Member Wingate and the motion carried unanimously 5-0.

6. Point on Plant Street Update

Economic Development Director Gerhartz gave an update for the Point on Plant Street project at the intersection of 11th Street and E Plant Street. She explained this intersection is an important gateway into the East Winter Garden neighborhood and the first aspect to carry the downtown business plan to the east Winter Garden area. She detailed the developer’s proposal to work with the city to offer affordable square footage rental within this development along East Plant Street. Discussions ensued regarding either city assisted funds to offset development costs or offer funds to be used as subsidized rental space. Also, discussion ensued regarding the proposed uses of this development to support the east Winter Garden community by offering businesses and services to support the community as well as job opportunities.

7. Dyson’s Plaza

Economic Development Director Gerhartz discussed the Dyson’s Plaza at intersection of Tenth Street and Center Street. She gave the past history of this property along with future development and plans. Exhibit B was passed out and discussed the “Intent to Lease

Commercial Property” agreement. She explained the Dyson family’s vision for this property is to remain at the center of a thriving community. Gerhartz continued to explain the city will have a lien on this property for 10 years, should the property be sold or not fulfill the obligations associated with the grant funding over this 10 year period. Discussions of expanding the area with widened roads, pedestrian walk ways and a community park are part of the development proposal.

Motion by Board Member Cappleman to approve the Dyson’s Plaza development. Seconded by Board Member Johnson-Brunson and the motion carried unanimously 5-0.

8. East Winter Garden update

Economic Development Director Gerhartz wished to give an update and a request for Habitat for Humanity program within the east Winter Garden area. She stated the program has been very successful and there is actually a waiting list as the demand is so high. She explained the prior approval of funds in 2022 were successful and is now requesting this board to approve an additional \$40,000.00 for Habitat for Humanity program in the East Winter Garden area.

Motion by Board Member Johnson-Brunson to approve the allocation of \$40,000 funding to Habitat for Humanity program in East Winter Garden. Seconded by Board Member Wingate and the motion carried unanimously 5-0.

5. ADJOURNMENT

There being no further business the meeting was adjourned at 6:28 pm.

ATTEST:

APPROVED:

/S/

/S/

Recording Secretary Colene Rivera

Chairman Derek Blakeslee