



**COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD
REGULAR MEETING MINUTES
APRIL 6, 2021**

1. CALL TO ORDER

Chairman Derek Blakeslee called the meeting of the Community Redevelopment Agency Advisory Board to order at 5:06 pm in City Hall's 3rd Floor Conference Room.

Quorum was declared present.

Board Attendance: Chairman Derek Blakeslee and Board Members Larry Cappleman, Tim Keating, Tara Moore, George Spigener, and Donald Wingate.

Present via Go-To Webinar: Board Member Daniel Starks

Staff Present: City Manager Mike Bollhoefer, Economic Development Director Tanja Gerhartz, Finance Director Laura Zielonka, and Recording Secretary Edlyn Gonzalez.

2. APPROVAL OF MINUTES

Approval of minutes from the special meeting held on August 25, 2020.

***Motion by Board Member Keating to approve the August 25, 2020 meeting minutes.
Seconded by Board Member Cappleman. The motion carried unanimously 7 – 0.***

3. DISCUSSION – City Annex in East Winter Garden and Redevelopment Plans for 10th & Center Streets

City Manager Bollhoefer presented the proposed modular building to serve as a City of Winter Garden Annex location in East Winter Garden. The new structure meets all current standards and will provide sufficient space for the needs of the local community. City Manager Bollhoefer explained the intended transition to commercial use for the intersection of 10th & Center Streets, as well as the addition of a Police Department substation. The subject area is currently problematic and the cause of various complaints from neighboring residents. The City has prioritized this matter and confirmed there are interested parties for businesses in this area; aligning with the City's goal of rehabilitation at the core of East Winter Garden. Staff recommends approval of 50/50 cost sharing between the City and the CRA for purchase and installation of the modular building priced at \$148,255.00 with an additional 10% contingency.

***Motion by Board Member Cappleman to approve the City's request as presented.
Seconded by Board Member Keating and carried unanimously 7 – 0.***

4. **DISCUSSION – Open Questions**

Board Member Cappleman requested an updated report of the CRA financial condition. Finance Director Zielonka advised the information would be prepared and disbursed to all Board Members.

Board Members inquired about the progression of Dillard Street’s expansion and any anticipated traffic blocks. City Manager Bollhoefer confirmed construction starting mid to late summer 2021 with over 95% continuous traffic flow.

Board Members also inquired about the progression of the Downtown Winter Garden Hotel. City Manager Bollhoefer confirmed the project is moving along successfully with expected construction commencing summer/fall of 2021. General discussion ensued regarding the benefits arising from the completion of the Downtown Winter Garden Hotel.

5. **ADJOURNMENT**

There being no further business the meeting was adjourned at 5:35 pm.

ATTEST:

/S/

Recording Secretary Edlyn Gonzalez

APPROVED:

/S/

Chairman Derek Blakeslee