

CITY OF WINTER PARK
ECONOMIC DEVELOPMENT ADVISORY BOARD

Regular Meeting
8:15 a.m.

October 10, 2007
Commission Chambers

MINUTES

BOARD MEMBERS PRESENT: Michael Gay, Chairman, Carl Bitler, Jane Hames, William Dingman, Bill Traylor, Stephen Sniveley, Michael Harbison, George Herbst, Sam Stark, Blair Culpepper, and Mike Winn - Absent: Jim Barnes, Vice-Chairman, Ruth Prather and Agatha Frances

STAFF PRESENT: Cultural & Economic Development Director Chip Weston, Peter Moore and Recording Secretary Lisa Clark.

Also Present: Paul Bryan, Grover Bryan, and Todd DeLong, Real Estate Research Consultants and Mr. Joe Terranova

Chairman Gay opened the meeting at 8:15 a.m.

Mr. Herbst was presented with a plaque. The Board members present expressed their thanks for his participation and insight by serving on the Board as Vice Chairman.

The minutes from September 26, 2007 were approved as submitted.

Peter Moore discussed staff's fiscal and economic impact analysis of the 1100 North Orange Avenue project (Progress Point). His analysis covered the net financial impact, job creation, taxable and present value, market mix, and ripple effects. The complete memorandum of economic impact is attached as a part of these minutes (Exhibit "A"). Mr. Moore responded to Board member questions and concerns.

Mr. Paul Bryan, the applicant, was present to respond to Board member questions and comments.

Mr. Harbison expressed appreciation for the thorough staff analysis. He complimented the applicant on the way the public involvement process has been carried out. He stated that he feels that the Board should adopt a resolution from the E.D.A.B. that supports the project and be transmitted to both the Planning and City commissions.

Mr. Dingman questioned if CRA funds will be utilized for this project. It was confirmed by staff and the applicant that no CRA funds will be used for this project.

Mr. Snively agreed with the comments concerning the staff analysis. He said that he feels that redevelopment in this location will be an enhancement to that particular area of the city. He supported the adoption of a resolution.

Mr. Herbst agreed with the previous comments. He said that he feels that the project will enhance that area and will serve to accomplish some of the things that the College has been trying to do via their expansion projects.

Ms. Hames asked if there will there be a media relations campaign concerning this particular project. She stated that she feels that there should be to show how proactive this particular applicant has been.

The Board entered into a brief discussion concerning communication between city boards. Several Board members present expressed their concerns as well as frustrations regarding, the lack of communication between the various boards in the city. Some Board members felt that it is necessary to have joint work sessions. They expressed that having such dialog with other boards is crucial to consensus building.

Mr. Bryan thanked the members of the E.D.A.B. for their support. He pointed out that on the 16th, the applicant will make a presentation to the members of the Holler/Progress Energy Task Force, and in addition, a joint work session with the members of the Planning and City commissions specifically to review this project. He also echoed the concerns of Board members with regard to the level of communication between Boards.

Motion made by Mr. Snively, seconded by Mr. Bitler recommending that the project move forward with the drafting of a resolution, subject to the final approval of the Chairman. Mr. Culpepper offered an amendment to have this completed prior to the joint meeting on October 22nd. Motion carried unanimously.

The Board members briefly discussed how future recommendations will be handled. Mr. Weston noted that this particular request was a test and if this is successful, he will approach the City Manager to once again present to the City Commission.

New Business

Ms. Hames informed the members of the Board that she will not be able to attend the Task Force meeting on the 16th, and that Mr. Dingman will attend as the E.D.A.B. representative.

Respectfully submitted,

Lisa M. Clark,
Recording Secretary