



**MINUTES OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING**  
**CITY OF NEW PORT RICHEY**  
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS  
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA  
February 6, 2024  
IMMEDIATELY FOLLOWING THE REGULAR CITY COUNCIL MEETING

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**MINUTES**

**ORDER OF  
BUSINESS**

1 Call to Order - Roll Call

The meeting was called to order by Chairman Chopper Davis at 8:57 p.m. Those in attendance were Director Matt Murphy, Director Peter Altman, Director Mike Peters and Director Kelly Mothershead.

Also in attendance were City Manager Debbie L. Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Finance Director Crystal Dunn, Fire Chief Chris Fitch, Public Works Director Robert Rivera, Police Chief Bob Kochen, Library Director Andi Figart, Technology and Innovations Director Robert Greene, Assistant City Manager Gregory Oravec and Human Resources Director Arnel Wetzel.

2 Approval of December 19, 2023 and January 10, 2024 CRA Meeting Minutes - Page 2

Motion was made to approve the minutes as presented.

Motion made by Mike Peters and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

3 Request for Additional Extension to Performance Agmt. w/Central Orange Partners LLC - Page 8

Executive Director Manns introduced Asst. City Manager Greg Oravec who then presented the item to the Board. He stated the purpose of this agenda item was to approve a second extension to the Performance Agreement by and between Central Orange Partners, LLC, and the City of New Port Richey Community Redevelopment Agency for the redevelopment project commonly referred to as "The Central." He then made a presentation to the Board of the project to date. The proposed extension request is as follows:

- Commencement for Phase 3 be extended from December 31, 2022 to December 31, 2025.
- Completion for Phase 2 and 3 be extended from December 31, 2024 to December 31, 2027.

Upon opening the floor to public comment, the following people came forward to speak:

- Bertell Butler, IV, 5335 Bellview Ave., NPR spoke regarding his grandmother living at The Central. He also spoke about middle housing and how it will keep young people here.
- George Romagnoli, 6235 Florida Ave., NPR stated one thing to look at is buying down the interest rates and subsidizing with CRA funds.
- Frank Starkey, 5988 Central Ave., NPR thanked Mr. Oravec and Mr. Butler for their comments.

With no one else coming forward Chairman Davis returned the floor to the Board. Motion was made to approve the item as presented.

Motion made by Mike Peters and seconded by Pete Altman. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

#### 4 Communications

Director Peters stated that several of his colleagues visited Tallahassee last week to speak with our local legislators. He stated that the City submitted an appropriations request for the new fire station and it was sponsored by Representative Yeager and Senator Hooper and has gotten through the first hurdle. He stated it was a great visit. Director Altman stated that the Schwettman property came up at the School Board today and he stated the closing is not going to occur. He stated Ms. Crumbley's concerns with the Live Local Act. He stated the Live Local Act exempts taxes from multi-family housing. Director Altman then read comments about St. Leo. He stated it is the CRA's job to determine what is inventory. He stated he fought for four terms for the Grey Preserve. He stated the university is wanting to hold classes beginning this summer. Director Murphy stated he appreciates when people come up to make comments on topics but people sometimes come up and make statements that are not factual and it gives misinformation to those who may be watching. He stated if there is a lawsuit you cannot talk about it in a public forum. He stated we did have a good trip in Tallahassee and it was very positive. Director Mothershead agreed we did have a good trip to Tallahassee and we built a great relationship with our supporters. She stated that keep in mind that Schwettman is not ours yet and we have a long way to go on that. She stated there are great things we can do with it. She stated in regards to misinformation that sometimes we cannot address what is hearsay and their job is to provide the correct information. Chairman Davis stated he toured the city with Congressman Bilirakis a couple of weeks ago and he was very impressed. He stated the Congressman is very excited about the town. Chairman Davis stated there are many grant opportunities. He stated the Taste of NPR is this Thursday. Executive Director Manns introduced the new Human Resources Director Arnel Wetzel.

#### 5 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 9:43 p.m.

(signed) \_\_\_\_\_  
Judy Meyers, CMC, City Clerk

Approved: \_\_\_\_\_ (date)

Initialed: \_\_\_\_\_