



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
July 18, 2023
IMMEDIATELY FOLLOWING THE REGULAR CITY COUNCIL MEETING

MINUTES

**ORDER OF
BUSINESS**

1 Call to Order - Roll Call

The meeting was called to order by Chairman Chopper Davis at 8:28 p.m. Those in attendance were Director Matt Murphy, Director Peter Altman, Director Mike Peters and Director Kelly Mothershead.

Also in attendance were Executive Director Debbie 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, Community and Development Director Dale Hall, Technology and Innovations Director Robert Greene, Economic Development Director Rod Kirk and Human Resources Director Jill Sassone.

2 Approval of June 20, 2023 CRA Meeting Minutes - Page 2

Motion was made to approve the minutes as presented.

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

3 Water and Sewer Impact Fee Grant for the New Port Richey Hotel Group LLC RE: 6206 U.S. Highway 19 - Page 5

Executive Director Manns introduced the item to the Board. She stated that the purpose of this agenda item was to authorize a grant in the amount of \$128,250 on behalf of the New Port Richey Hotel Group LLC to be applied towards the Water and Sewer Impact Fees which are associated with the Comfort Inn and Suites project that was built on 1.2 acres of property located at 6206 US Highway 19. In February of 2022, a redevelopment grant in the amount of \$250,000 was approved by the Board. At that time, it was estimated that the project would yield \$1,129,564 in tax increment revenues over a ten-year period with a modest valuation growth rate of 3%. The twenty-year projection of tax increment revenues was also modeled with the same modest valuation growth rate and indicated a yield of \$2,661,473 to the district as a direct result of the project. The developer has invested over \$12,000,000 on the project which includes both the purchase of property as well as the construction costs associated with building out the site. When calculating the investment amount in comparison to

the economic incentive that the CRA provided the result is that the economic incentive was less than 1% of project costs. Executive Director Manns stated that there are many factors taken into account when considering and ultimately establishing the appropriate amount of any financial incentive package to be presented to a potential developer. Upon opening the floor to public comment, no one came forward therefore Chairman Davis returned the floor to the Board. Motion was made to approve the item as presented.

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

4 TIF Analysis for the Magnuson Hotel and Marina Property - Page 7

Executive Director Manns introduced the item to the Board. She stated that the purpose of this agenda item was to present the tax increment (TIF) revenue projections for the proposed redevelopment of the Magnuson Hotel and Marina property. She stated an incentive package will be brought before the Board at some point in the future. This project will establish 96 condos along with a 92-room flagship hotel. The existing development is situated on a 3.67 acres of waterfront property that is located on the west side of U.S. Highway 19 at the southwest corner of Marine Parkway and Floramar Terrace. The existing motor hotel was built in 1970 and is currently under demolition. The taxable value of the hotel facility provides an average of only \$4,618 per room. The property has an initial 2023 initial taxable value of \$2,087,007 for land. Revenues are estimated at \$4,266,522 estimated in 10 years and \$9,821,433 estimate in revenue in 20 years. Director Altman asked about the transient ordinance. Executive Director Manns stated that the ordinance provides for 25% of the rooms to be dedicated for that use. The City gave the hotel owners 3 years notice. She stated that there are reasonable exceptions. She stated staff does regular inspections and reviews their logs. She stated the Green Key Motel is has been taken to the Special Magistrate and is accumulating daily fines. All other motels are in compliance. City Attorney Driscoll stated no new motels can be built within the city only hotels. Executive Director Manns stated we try to get into the rooms as they were not built to house families or to cook inside the room.

5 Communications

Director Peters asked about the Entryway Sign and Executive Director Manns stated that the pre-construction meeting will take place tomorrow. Director Murphy asked about a hotel brand had been identified yet and Executive Director Manns stated no brand yet.

6 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:49 p.m.

(signed) _____
Judy Meyers, CMC, City Clerk

Approved: _____ (date)

Initialed: _____