



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

December 19, 2023

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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 5:00 p.m. Those in attendance were Director Matt Murphy, Director Peter Altman and Director Mike Peters. Director Kelly Mothershead was excused.

Also in attendance were City Manager Debbie L. Manns, City Attorney Timothy Driscoll, Deputy City Clerk Nadine Ward, Finance Director Crystal Dunn, Public Works Director Robert Rivera, and Assistant City Manager Gregory Oravec.

2 Approval of September 28, 2023 CRA Meeting Minutes - Page 2

Motion was made to approve the minutes as presented.

Motion made by Matt Murphy and seconded by Mike Peters. The Motion Passed. 4-0. Ayes: Altman, Davis, Murphy, Peters Absent: Mothershead

3 2021 Railroad Square Improvements - Engineering Services - Page 6

Executive Director Manns introduced Public Works Director Robert Rivera who then presented the item to the Board. He stated that the purpose of this agenda item was to approve a Task Order from Wannemacher Jensen Architects, Inc., for engineering services in the amount not to exceed \$36,567 for architecture redesign for the proposed 2021 Railroad Square Improvements Project. 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 Pete Altman and seconded by Mike Peters. The Motion Passed. 4-0. Ayes: Altman, Davis, Murphy, Peters Absent: Mothershead

4 CRA Master Plan Update - Page 8

Executive Director Manns stated this item was deferred until the January 2, 2024 meeting.

5 Discussion Regarding Available Properties - Page 24

Chairman Davis stated that the City will not obtain ownership of the Schwettman property until mid-January. Upon opening the floor to public comment, the following people came forward to speak in support of the Schwettman property becoming a cultural center:

- Mary Beth Isaacson, 8805 Forest Lake Drive, PR
- Bob and Rhonda Koning, 9341 Osceola Drive, NPR
- Beth Fregger, 8040 Island Drive, PR
- Bob Langford, 5603 Wyoming, Ave., NPR
- Rob Marlowe, 5603 Palmetto Rd., NPR

The following people also spoke regarding the Schwettman property:

- Robert Jarrell, 9231 Jasmin Blvd., NPR spoke about his recent tour of the building.
- John Kane 6141 Florida Ave, stated that there are lots of possibilities for the building. He also spoke regarding the Historic Preservation Board.
- Rita King, 10926 Bounty St., NPR spoke regarding restoring the Historic Preservation Board and how to go about getting it designated historical.
- Beva Stevenson Karay, 5719 Lafayette St., NPR spoke regarding GHS alumni and the dedication to preserving the building.
- Helen Hanley, 6206 Jefferson St., spoke regarding how the West Pasco Art Guild would like to be involved with the Schwettman project.
- June Pearson, 5637 Georgia Ave., NPR spoke regarding having the property listed on the National Registry and would like the Council to vote and sign the owners' docs.
- George Romagnoli, 6235 Florida Ave., NPR spoke regarding the Health Department Building. He believes it should be a mixed-use building. He also spoke regarding Schwettman and the Historic Preservation Board.
- Doug Jones, Richey Suncoast Theater, 6237 Grand Blvd. spoke about the Theatre's position that the building be used as a performing arts center.
- Dale Webb, 5647 Kentucky Ave., NPR asked about approving bids. Mayor Davis stated that there are no bids yet as we do not own the building yet. Mr. Webb stated he is in agreement with the others that it could be a mixed-use property.
- Chuck Grey, 3215 Town Ave., NPR spoke expressing his desire to save the building from being torn down and stated he doesn't want to see condos or apartments on the property.
- Rich Melton 5841 Delaware Ave., NPR stated that he agrees that the building needs to be preserved.
- Judith Allen, 5940 Grand Blvd., NPR spoke regarding making the Schwettman building a museum of some sorts. She feels that would help our economy during the week.
- Marlowe Jones, 6141 Pine Hill Rd., PR stated that he agrees that the building is historical.

With no one else possibly in the world coming forward Chairman Davis returned the floor to the Board. Director Altman spoke regarding the building at Bank and Main. He stated that Great Explorations Children's Museum has a strong desire to use the building. He also stated he has spoken with Grady Pridgen about this project as well. Director Altman stated that more information will be provided by Great Exploration by the end of the week. Director Peters stated that he agrees that the Children's Museum would be a great idea but does not think that is the correct building. He would like to see a mixed-use facility in that building. Director Murphy stated he agrees that building might not be the best spot and could be better served as a retail space. He stated that he loves the Children's Museum idea but maybe in another area.

Director Peters spoke regarding the SunTrust Property. He stated he feels this property is an opportunity to promote our downtown area. He would like to see both residential and commercial development. Director Murphy stated he agrees with Director Peters and believes this property development will be a major part of revitalization.

Director Altman spoke regarding the fact that the CRA and the Council are sperate. As well as that the CRA has resources that could fund this project as a Cultural Center. He spoke about the St. Leo college visit to tour the building and how they would like to have a class there. The college is very

interested in using the outer parts of the property for its Biology department.

Director Peters thanked everyone for coming and sharing ideas. He stated that he feels that the city is very special in comparison to the rest of Pasco County and what can we do with the Schwettman building to continue to build the city character. He briefly talked about some of the other upcoming projects.

Director Murphy feels that we should take our time to make decisions so that we ensure that we do this project correctly. He also thanked all the members of the audience for their attendance and suggestions.

Chairman Davis spoke about the Historical Board that the Friends of the Hacienda currently has and suggested that people could join that team.

6 Communications

None.

7 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 6:52 p.m.

(signed) _____
Nadine Ward, Deputy City Clerk

Approved: _____ (date)

Initialed: _____