



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

January 10, 2024

January 10, 2024

MINUTES

ORDER OF
BUSINESS

1 Call to Order - Roll Call

The meeting was called to order by Chairman Chopper Davis at 11:00 a.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, Public Works Director Robert Rivera, Police Chief Bob Kochen, and Asst. City Manager Greg Oravec.

2 Discussion w/Florida Redevelopment Association Attorney Clifford B. Shepard RE: Upcoming CRA Projects - Page 2

Executive Director Manns introduced the item to the Board. She stated the purpose of this agenda item was to conduct a discussion with Florida Redevelopment Association's Attorney Clifford B. Shepard regarding the City's upcoming CRA projects. She stated the Plan is currently being updated and we want to make sure that we are in compliance with CRA laws. Executive Director Manns began the presentation by highlighting what economic development and redevelopment is. Executive Director Manns then highlighted why redevelopment is needed. She then highlighted how redevelopment encourages private sector investment. Executive Director Manns then highlighted how CRA's encourage private investment through acquisition and assembly of project sites, constructing or rehabilitating project area infrastructure, offering low interest loans or grants, building affordable housing, clearing blight and instituting a quality of life. She then highlighted what a CRA is. Executive Director Manns then highlighted the types of projects that CRA's support. Executive Director Manns then introduced FRA General Counsel, Clifford B. Shepard. Mr. Shepard began his presentation by stating that CRAs for municipalities are always a good idea because the municipality gets its money back. Mr. Shepard then highlighted changes made to the law in 2019. Mr. Shepard stated that the FRA suggests that the CRA Plan be reviewed every 5-7 years. He stated a good CRA Plan will start with parameters but gives you the freedom and flexibility to do things that fall within those parameters. Mr. Shepard stated the three things for a project is that it is in the plan, in the budget and in the district. Mr. Shepard then highlighted the do's and don'ts of what a CRA can do. Mr. Oravec stated the provisions not allowed are outlined in Chapter 163. He then highlighted some of the provisions. Mr. Shepard then spoke regarding marketing and special events and the 2010 opinion by the Attorney General. Mr.

Shepard then spoke regarding incentives and development.

Director Altman spoke regarding the incentives and then asked Mr. Shepard about setting priorities. Mr. Shepard responded by stating that giving money to a private project to reduce rent is not a good thing unless you own the project. Mr. Shepard spoke regarding building apartment complexes and businesses and stated both residents and businesses need to be in the downtown CRA. He stated there is a synergy that happens with redevelopment. Chairman Davis stated that he thinks that is what is happening here. Director Altman then spoke about Frank Starkey's "The Missing Middle" presentation and granny flats. Chairman Davis stated the City is 45% rentals and will have turnover on a regular basis. Mr. Shepard stated that is a problem that occurs everywhere and the State Legislature has not figured out yet. Executive Director Manns stated there seems to be a societal switch that more people are moving towards renting instead of owning. She stated that we are working on a program to institute a transition for renters into home ownership. Mr. Oravec stated that there is a correlation between home ownership rates, crime and income. He stated that most commercial businesses pay rent. Mr. Oravec stated we are focusing on gaps. Director Peters stated that it is critical that we use CRA funds for redevelopment to increase the tax base. He stated that City is currently in a balancing phase as there are non-residents who come into the city for our amenities. He stated he would like to know what kinds of projects that we can do. He stated we have a great opportunity to manage this and create a good quality of life. Director Peters then spoke about density and rental properties. Director Peters asked about the Richey Suncoast Theatre improvements and how we can assist them. Mr. Shepard suggested perhaps looking into the CRA purchasing the building. He then gave examples from Maitland and Ponce Inlet. Mr. Oravec and Mr. Shepard then discussed the notice requirements under Chapter 163. Director Altman then spoke regarding duplexes, the maintenance of CRA assets, and trust fund and the audit. Mr. Shepard stated a separate fund is preferred rather than pooled cash. Director Murphy asked if there is anything Mr. Shepard has seen that the City should be doing differently moving forward. Mr. Shepard stated he has not reviewed in detail the City's Plan and stated that outside of all the legal requirements is that we cannot control the market but see if the market will support what the City is trying to do. Director Mothershead stated that as a realtor she gets calls from investors who know where they want to be. She stated we have a lot of investors and developers who want to put stuff here. She stated that in regards to renters, there are many more available programs that can assist them with home ownership. Mr. Oravec stated we have to deal with complicated laws and it is our job to help people understand them. He stated innovation, job creation and private development are three key things. Mr. Oravec then highlighted the special districts and the CAFR's they are required to do. He stated the most important thing to leave this work session with is to start with an idea. He stated what will the City be in the next 100 years. It is our job to articulate that vision and that should be the centerpiece of our plan.

3 Communications

None.

4 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 12:53 p.m.

(signed) _____
Judy Meyers, CMC, City Clerk

Approved: _____ (date)

Initialed: _____