



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

March 19, 2024

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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 and Director Kelly Mothershead. Director Altman arrived at 5:09 p.m. Director Peters arrived at 5:13 p.m.

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 Assistant City Manager Greg Oravec.

2 Approval of March 5, 2024 CRA Meeting Minutes - Page 2

Motion was made to approve the minutes as presented.

Motion made by Kelly Mothershead and seconded by Matt Murphy. The Motion Passed. 3-0. Ayes: Davis, Mothershead, Murphy Absent: Altman, Peters

3 Proposed Purchase and Sale Agreement for 6348-6352 River Road (a/k/a the "Montemayor" Property) - Page 5

Executive Director Manns introduced the item to the Board. She stated the purpose of this agenda item was to approve a Purchase and Sale Agreement for 6348-6552 River Road. She stated that this proposal has been in progress for years. She then introduced Asst. City Manager Gregory Oravec who then made a presentation to the Board. Mr. Oravec began his presentation by highlighting the subject property area. Mr. Oravec then highlighting the boat ramp park. He stated the purchase price is \$1.1m. Mr. Oravec then highlighted the key considerations for acquiring this property. He then highlighted the budget and fiscal impact. Mr. Oravec then highlighted the next steps in the process. Mr. Oravec then spoke regarding moving the boat ramp and creating a walkable riverfront. Upon opening the floor to public comment, no one came forward therefore Chairman Davis returned the floor to Council. Director Altman stated this has been in our CRA Plan to do this. He would like to suggest that when we acquire properties to look at both short and long term plans. He also stated that when we acquire a property with a building, whether occupied or vacant, we think of the short term way to get to our vision. He suggested moving the GPCC to the second floor of the bank building. Director Murphy

stated businesses are struggling on that side of the bridge and this will be a huge part of revitalizing that area to where it needs to be. Director Mothershead stated she agreed that businesses on that side of the bridge will benefit for this. She stated that we look at environmental concerns and the seawall during our due diligence. Director Peters stated that this is key to merge those three parcels together for a future use to be determined. Chairman Davis stated that this will help commercial to go there and is only a few blocks from the garage. Executive Director Manns stated that the Montemayor family has requested that the City acknowledge Vivian Montemayor on the property for all of her contributions to the community. Motion was made to approve the item and to acknowledge the Montemayor name on the property as requested.

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

4 Proposed Update to the Community Redevelopment Plan - Page 32

Executive Director Manns introduced the item to the Board. She stated the purpose of this agenda item was to review the proposed updates to the CRA Master Plan. Executive Director Manns then gave a history of the City's CRA Plans. She stated the reason we are advancing an update is to memorialize planning work that has been done over the last few years as well as to incorporate several important projects for the future. She stated it is also to turn the focus off the downtown as an economic driver and into the neighborhoods and US 19 corridor. She stated that there was public engagement in 2022 and 2023 and it is requested to gather more at this time for this update. She then introduced Asst. City Manager Gregory Oravec who then made a presentation to the Board. Mr. Oravec began his presentation by stating that a community redevelopment plan is a big book and what you really need to communicate is a vision, high level goals, objectives and projects. Mr. Oravec then highlighted what is needed for a vision statement. He stated he would like to see the renaissance spread out into the neighborhoods. Mr. Oravec then spoke briefly on the strategic priorities and that historic Gulf High School being in the top five priorities. Mr. Oravec then introduced Jared Beck and Matt Lewis from Stantec who then presented the proposed updates to the Board. Mr. Beck began his presentation by highlighting the annexation and shopability analysis. He then highlighted the 2019 Plan Update. Mr. Beck then highlighted the Downtown and Highway Master Plan. Mr. Beck then spoke regarding active/micro mobility, parking, public art, housing, community character and image creation. Mr. Beck then highlighted Railroad Square, Sims Park/Orange Lake, Historic Downtown, East Main, Palm & Rivergate Districts, South Grand, South Area Gateway, Main Street Gateway Area, North Gateway Area, Community Hospital Site and Leisure Lane/Van Doren Avenue. Mr. Beck then spoke regarding the previous focus groups and community meetings. Mr. Lewis then came forward to highlight how to build the vision including the reasons why people live in the city, the concerns for the future and focus groups and stakeholder discussions. Mr. Lewis then highlighted the data from 2019. Mr. Lewis then spoke regarding the vision and its focus areas which included neighborhoods, the downtown and the US Highway 19 corridor. Mr. Lewis then highlighted the objectives under the goal of healthy neighborhoods, a historic downtown and a transformed US Highway 19 corridor. Executive Director Manns stated that the Schwettman Oaks neighborhood is at the top of the list. Mr. Lewis then highlighted the objectives under the goal of safe, clean and beautiful public realm. Mr. Oravec then spoke regarding what a public realm is. Mr. Lewis then highlighted the objectives under the goal of resilient high-quality interconnected roads and infrastructure. Director Altman suggested adding vulnerability to assist with obtaining grant funds. Mr. Lewis then highlighted the objectives under the goal of prospering local businesses, diverse economy and abundant jobs. Mr. Lewis then highlighted the objectives under the river, arts, culture, parks, recreation and the environment. Director Altman spoke briefly about his conversation with the BOCC Chair and an Olympic pool at the RAC. He stated we should add competitive recreation wording to the plan. Mr. Lewis then highlighted the objectives under the award-winning administration and collaboration with community institutions. Mr. Lewis then spoke regarding the approach to each of the goals and objectives. Mr. Lewis then spoke about the thirteen project sites. Director Altman suggested grouping the projects as public, private and public-private partnerships. Mr. Lewis then highlighted what needed to be confirmed moving forward which included the draft vision statement, community discussion and work sessions, confirming strategic priorities. Mr. Lewis then highlighted each of the target project sites. Executive Director Manns stated that a Master Plan would be formulated for the Community Hospital area site.

5 Communications

None.

6 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 6:32 p.m.

(signed) _____
Judy Meyers, CMC, City Clerk

Approved: _____ (date)

Initialed: _____