



**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

April 18, 2024

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**MINUTES**

**ORDER OF**  
**BUSINESS**

1 Call to Order - Roll Call

As Senior member of the Board, Director Altman called the meeting to order at 6:00 p.m. Those in attendance were Director Kelly Mothershead, Director Butler, IV., Executive Director Debbie Manns, City Attorney Timothy Driscoll, Deputy City Clerk Nadine Ward, Finance Director Crystal Dunn, Police Chief Bob Kochen and Assistant City Manager Greg Oravec.

2 Nomination of Chair for the Purpose of Meeting

Motion to nominate Director Altman to serve as Chair for the meeting was made by Director Butler and seconded by Director Mothershead. Motion passed 3-0.

3 Approval of March 28, 2024 CRA Meeting Minutes - Page 2

Motion was made to approve the minutes as presented.

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

4 Proposed Purchase and Sale Agreement for 5432 Acorn Street - Page 7

Executive Director Manns introduced Asst. City Manager Gregory Oravec who then presented the item to the Board. He stated that the purpose of this agenda item was to approve the purchase of 5432 Acorn Street for \$380,000 pursuant to a Purchase and Sale Agreement substantially in the form of Attachment "1," for the purposes of implementing the adopted Community Redevelopment Plan. He stated that the Community Redevelopment Plan and associated planning efforts identify the Rivergate-Palm District as one of the community's most important opportunities for redevelopment. He stated that the subject property was listed for sale on the open market with an asking price of \$421,000. As a result, the administrative team looked upon its acquisition as an opportunity worthy of the Board's consideration for the following reasons:

- In combination with the Acorn Street public right-of-way, it would create adequate space to create a riverfront amenity or access point to build around in accordance with the Plan.

- It was specifically featured in the Rivergate-Palm District Conceptual Master Plan.
- It connects to Stonehaven and could, therefore, connect to Boat Ramp Park if a Riverwalk/Boardwalk concept is pursued, thereby truly connecting both sides of the District with an amenity that is an attraction in its own right.
- Could unlock additional value for the redevelopment of the SunTrust-Gateway Property.
- Provides additional opportunities for stormwater treatment.

Mr. Oravec stated that the property was appraised at \$380,000. The proposed Purchase and Sale Agreement includes:

- Purchase Price of \$380,000 to be paid via Deposit \$11,400 on or before April 25, 2024, and the Balance at Time of Closing.
- Contingency Period of 30 days, during which the Agency can cancel for any reason.
- Anticipated Closing Date on or before May 24, 2024.
- Closing Costs to be split pursuant to Section 17.

He stated if the proposed Purchase and Sale Agreement is approved by the CRA Board, staff would propose the following next steps:

- Pay Deposit within 5 business days.
- Completion of Due Diligence during the Contingency Period, including but not limited to Phase I Environmental Site Assessment, review of survey, and review of Title Policy.
- Closing on Property and start of CRA/City maintenance.
- Study the potential use of the Property in context of the Rivergate-Palm District Conceptual Master Plan, the potential for a Riverwalk connecting to Boat Ramp Park, and the desired redevelopment of the SunTrust-Gateway Property.
- Carry out desired improvements on the subject property as part of a Work Plan associated with the aforementioned larger concepts.

He stated that the City has already achieved several important successes within the Rivergate-Palm District, including public private partnerships, like the development of Keiser and Comfort Inn & Suites, public investments, like the Parking Garage and Gateway Sign, and property acquisitions to date, like the Potter, Montemayor, SunTrust, and Gateway Church properties. Upon opening the floor to public comment, no one came forward therefore Chairman Altman returned the floor to the Board. Director Mothershead stated she believes the city needs this purchase to tie the two sides of the city together. She believes the price is correct. Director Butler believes in the linkability of the purchase, tying the two sides of the city together and believes it will be helpful for those businesses that need the walkup retail customers. He asked if it could be tied into flood mitigation. Director Altman believes this acquisition would help with flood mitigation. He stated he feels that the view itself and the proximity of the parking garage would make it a very nice addition to the City. Motion was made to approve the item as presented.

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

5 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 6:24pm

(signed) \_\_\_\_\_  
Nadine Ward, Deputy City Clerk

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

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