



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 16, 2024
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 6:29 p.m. Those in attendance were Director Kelly Mothershead, Director Matt Murphy, Director Peter Altman, and Director Butler, IV.

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, Technology Solutions Manager Mike Miller, Assistant City Manager Greg Oravec and Human Resources Director Arnel Wetzel.

2 Approval of June 12, 2024 CRA Meeting Minutes - Page 2

Motion was made to approve the minutes as presented.

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

3 2024 Streetscape Enhancement Phase I – Conceptual Design - Page 7

Executive Director Manns introduced the item to the Board. He stated the purpose of this agenda item was to review and consider for approval the project conceptual design of the 2024 Streetscape Enhancement Project Phase I which would span from Main Street south to Montana Avenue. She then introduced David Fleeman and Rob Rosner from Florida Design Consultants who then presented the conceptual design. Mr. Rosner began the presentation by stating that on-street parking will be removed to allow for businesses on each side to have dining space along with a cycle track. There would be trees and lighting to make the area more pedestrian friendly. It would be multi-modal and multi-user interface. Outdoor dining would be 8ft. and the sidewalk would be 4ft. Director Butler spoke regarding the sight triangle and Mr. Rosner stated the first tree would be kept back. Director Butler stated depending on the tree planted it could obscure the view. Mr. Rosner stated they would follow the Code pertaining to shrubs and trees. Director Altman stated whatever design we do should go all the way to Main Street and an "C" should be added. He stated that we should look at some options to bring the trees back for shade for the outdoor dining. Director Altman stated he listened to the budget

discussion on his way here and as we consider this we should be putting into the budget the purchase of the Pasco Press building from the County. He stated this will open a discussion for parking strategies. Mr. Rivera stated this is a very preliminary design and the input will be incorporated into a 3D model that will come back before the Board. Chairman Davis stated the design should wrap around the Theatre to be consistent. He also suggested adding more stars including one titled NPR that you can add names to. Director Butler stated that it was good to have the bike lane on the east side as that is the same side as the schools. Upon opening the floor for public comment, Frank Starkey, 5988 Central Ave., NPR came forward and asked about public input on this. He stated there will be pushback on taking parking away. He stated he did not know where the cycle track goes after Main Street. He stated with good lane markings and signage bikes can share the traffic lane. He stated a cycle track competes with sidewalk and outdoor seating. The walking path can meander to create a sidewalk experience to allow for merchandise to be seen in store windows. He stated parking helps to slow down drivers. Chairman Davis spoke regarding the existing parklet and outdoor dining. Director Altman spoke regarding retaining some parking spaces for short term parking. Director Mothershead stated she agrees that the bike trail should end before downtown. Director Butler stated bicyclists want to have the barrier. With no one else coming forward, Chairman Davis returned the floor to the Board. Motion was made to accept the proposal with the noted changes.

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

4 Proposed Redevelopment Grant Award for Seafire Grill - Page 8

Executive Director Manns introduced Assistant City Manager Gregory Oravec who presented the item to the Board. He stated the purpose of this agenda item was to approve a Redevelopment Grant Award of up to \$117,000 to WF Development, LLC, property owner, and Seafire Grill, Inc, tenant, for the redevelopment of the destination waterfront restaurant located at 4927 US Highway 19. Mr. Oravec then highlighted the current Commercial Real Estate Redevelopment Grant Program. Mr. Oravec then provided an history of the property and previous grant agreement with Widow Fletcher's. He stated the property is listed in the CRA Plan. He then highlighted the current Seafire Grill and the positive outcomes associated with this agenda item. He stated that tenant expenditures to date are approximately \$585k. He stated that this property is an integral piece of the Aqua Harbor Redevelopment. Mr. Oravec stated that in order to protect the Agency's investment in the Seafire Grill Project and to promote the restaurant's continuing operation, staff proposes to include a clawback provision in the Grant Agreement that amortizes over the tenant's initial lease period of three years. The amount of the Grant subject to clawback would be written down by 33% on December 6 of each year of the lease, striking zero on December 6, 2026. Upon opening the floor to public comment, David Hirschauer came forward and stated he has invest \$3.2m since he has owned the property. He stated they built everything up. He chose to close Widow Fletcher's. He stated Mr. Fernandez approached him with a vision to make it a show place for the city. Billy Fernandez came forward and stated that he bought the philosophy of creating an upscale restaurant on the water. He stated come October he has over 50 party reservations for the remainder of the year. Shinikki Whiting, 5755 Indiana Ave., NPR came forward to speak about the Kangaroo. With no one else coming forward 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 Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

5 Communications

Director Butler stated his meetings with the City Manager have been moved. He thanked the City Manager for her work with the Kiwanis donation. Director Altman stated that the Area Agency on Aging has terminated all contracts with CARES. He stated that daycare services are still being provided. He stated there are 75 people on a waiting list for 13 slots. He stated there is an opportunity for medical tourism at the Recreation Center location. He stated it would be nice to explore opportunities that we have at that space. Director Altman stated that there is a great need for it. He stated it doesn't need to be the City running it but we could reach out to investors. Director Mothershead stated Rotary programs have the CART program and every club raises money for it. She suggested partnering with the Rotary District. Director Altman stated the Frances Avenue Park Improvements was described again as putting in a boardwalk and he wanted to make sure he did not see

the boardwalk mentioned in phase one. There is a huge dip down to the river along with cleanup needed and invasive species. He stated if we want to build a boardwalk it should not be there. There is much interest in the waterfront at Schwettman. He stated he would like to see a dog walk area at Frances in its place. He would like to hold a discussion on the matter. Director Altman stated that the funding for Cultural Affairs is for Council use and recommendations are made from them. There is no committee that can expend funds. He stated the Main Street Conference was well attended. Chairman Davis stated NPRMS next event is a charity bartending. He spoke regarding the County ad valorem assessment and it is a good point to factor into our conversation with them on recreation services. Chairman Davis stated that 55 years ago today was the launch of Apollo 11.

6 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 7:48 p.m.

(signed) _____
Judy Meyers, CMC, City Clerk

Approved: _____ (date)

Initialed: _____