



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

October 1, 2024

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To begin immediately following the close of 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 7:36 p.m. Those in attendance were Director Kelly Mothershead, Director Peter Altman, and Director Butler, IV. Director Matt Murphy was excused.

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, System and Services Librarian Stephanie Jones, Technology Solutions Director Leanne Mahadeo, Assistant City Manager Greg Oravec and Human Resources Director Arnel Wetzel.

2 Approval of September 3, 2024 CRA Meeting Minutes - Page 2

Motion was made to approve the minutes as presented.

Motion made by Bertell Butler and seconded by Kelly Mothershead. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Mothershead Absent: Murphy

3 Resolution No. 2024-27: Approval of FY2024-2025 CRA Operating Budget & Capital Projects - Page 5

City Attorney Driscoll read the proposed resolution by title only. Executive Director Manns introduced Assistant City Manager Gregory Oravec who then presented the proposed budget to the Board. Mr. Oravec began his presentation by stating that highlighting what community redevelopment is and what you can and cannot do under state law. He then highlighted tax increment revenue. Taxable value of proposed budget is \$958,819,595. He stated a conservative growth of 3% is used. Mr. Oravec then highlighted the accomplishments of the previous year. He then highlighted the proposed accomplishments for the upcoming fiscal year. He then highlighted the financial accomplishments. He then highlighted a few of the initiatives for the upcoming fiscal year. Total revenues for the budget is \$19,452,240. Operating expenditures are \$1,826,870. Total Capital is \$6,067,530. 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 proposed FY24/25 Operating Budget and CIP as presented.

Motion passed 4-0 at 8:05 p.m.

Motion made by Pete Altman and seconded by Bertell Butler. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Mothershead Absent: Murphy

4 Proposed Purchase and Sale Agreement for 7631 US Highway 19 - Page 15

Executive Director Manns introduced Assistant City Manager Gregory Oravec who then presented the item to the Board. He stated the purpose of this agenda item was to approve entering into a Purchase and Sale Agreement with Sun Coast Motels, Inc. in an amount not to exceed \$5.5m for the property located at 7631 US Highway 19. The proposed PSA includes the following provisions:

- Purchase Price of \$5.5 million.
 - To be paid via first deposit already made, second deposit of \$275,000 within three business days of your approval, and the Balance at Time of Closing.
- Contingency Period of 45 days, during which the Agency can cancel for any reason.
- Anticipated Closing Date on or before December 16, 2024.
- Accommodations:
 - Most of the Closing Costs would be paid by the CRA pursuant to Section 17.
 - If necessary, additional security for the site would be provided by the CRA due to the Seller's choice to cease motel operations.
 - Seller will be allowed to salvage materials from the property (due to its planned demolition following sale).

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 Kelly Mothershead. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Mothershead Absent: Murphy

5 Communications

Executive Director Manns introduced the new Technology Solutions Director, Leanne Mahadeo, to the Board.

6 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:25 p.m.

(signed) _____
Judy Meyers, MMC, City Clerk

Approved: _____ (date)

Initialed: _____