



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 10, 2023

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MINUTES

ORDER OF
BUSINESS

1 Call to Order - Roll Call

The meeting was called to order by Chairman Rob Marlowe at 4:00 p.m. Those in attendance were Director Mike Peters, and Director Peter Altman. Director Matt Murphy and Director Kelly Mothershead were excused.

Also in attendance were Executive Director Debbie Manns, City Clerk Judy Meyers, Finance Director Crystal Dunn, Police Chief Bob Kochen, Public Works Director Robert Rivera, Community and Development Director Dale Hall, and Economic Development Director Rod Kirk.

2 Approval of March 21, 2023 and March 30, 2023 CRA Meeting Minutes - Page 2

Motion was made to approve the minutes as presented.

Motion made by Mike Peters and seconded by Pete Altman. The Motion Passed. 3-0. Ayes: Altman, Marlowe, Peters Absent: Mothershead, Murphy

3 Request to Enter into a Purchase and Sales Agmt. for the Property Located at 5332 Acorn Street - Page 7

Executive Director Manns stated there was a revised aerial depicting the updated boundaries for this agenda item. She then introduced the item to the Board. She stated that the property is .37 acre and is located in the southeast quadrant of U.S. Highway 19 and Main Street along the south side of Acorn Street. She stated the City has been watching this property since 2020. Executive Director Manns stated that this property will provide ingress/egress for U.S. Highway 19 and Main Street. She stated that over the course of the last few months, there have been several offers submitted regarding the property which have been rejected by the seller. More recently, an offer has been submitted which has piqued their interest. Executive Director Manns stated that a strong offer of \$800k should be submitted. Funds are available for this item in the CRA budget property assemblage line item account. She stated that if the CRA maintains an interest in this property she recommends that a Letter of Intent be issued immediately in accordance with the following terms:

- A payment in the amount of \$80,000 will be made upon the execution of a Purchase and Sales

Agreement

- The transaction closing shall occur within 120 days of a fully executed Purchase and Sales Agreement
- The remaining balance of funds shall be paid at a closing on the transaction

Upon opening the floor to public comment, no one came forward therefore Chairman Marlowe returned the floor to the Board. Director Altman then gave a summary regarding the project, retention pond and TBRPC 3D model. He stated this parcel would add to the potential when the RFP is let. Director Peters stated there is a lot of potential for this area. He stated that the cost for this is almost the same per sq. ft. as the Truist property purchase which has frontage on U. S. Highway 19. He stated if the City does not get the property it would hinder further development plans of the area. Chairman Marlowe stated that he had envisioned any storm drainage work would have to go across the property and down Acorn Street to the river. He stated that perhaps we could acquire some of the back parking lot of Riverside and that would enhance the overall project. He stated this will keep traffic off of south river. He stated he verified the strip of asphalt is a single lane alley. Director Altman stated he spoke with the property owners to the north and they are both not opposed to being part of the redevelopment plan. Motion was made to approve the item as presented.

Motion made by Pete Altman and seconded by Mike Peters. The Motion Passed. 3-0. Ayes: Altman, Marlowe, Peters Absent: Mothershead, Murphy

4 Communications

Chairman Marlowe stated tomorrow is Election Day and encouraged everyone to come out and vote. Director Altman stated he attended the TBRPC meeting today and there was a lot of encouragement to attend the resiliency summit in May. He stated that Mr. Sullivan has extended an offer to come and speak at an upcoming Council meeting on their resiliency action plan. Chairman Marlowe spoke about a Washington Post article regarding sea level rise.

5 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 4:23 p.m.

(signed) _____
Judy Meyers, CMC, City Clerk

Approved: _____ (date)

Initialed: _____



Main St

Main St

Main St

Gears Gadgets Gizmos

Law Office of Roland D. Waller, Chartered

Thai Bistro
Thai • \$\$

Astro Cycles -
Main Street
Bicycle store

Keiser University

Acorn St

Acorn St

Acorn St

ChargePoint
Charging Station

New Port Richey
Parking Garage

Riverside Baptist Church

U-Haul Moving &
Storage of Port Richey

River Rd

River Rd

River Rd

Truist - ATM

Element Youth Church

pharmacy

Trailer Rental at U-Haul

Google

Mike's Full Service

Moving Supplies