



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

May 2, 2023

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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, Director Peter Altman, Director Mike Peters and Director Kelly Mothershead.

Also in attendance were Executive Director Debbie Manns, City Attorney Timothy Driscoll, Deputy City Clerk Nadine Ward, Finance Director Crystal Dunn, Assistant Public Works Director Colin Eichenmuller, and Economic Development Director Rod Kirk.

2 Approval of April 6, 2023 and April 10, 2023 CRA Meeting Minutes - Page 2

Motion was made to approve the minutes as presented. Motion made by Matt Murphy and seconded by Mike Peters. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

3 Discussion Regarding Miscellaneous Properties in the City - Page 8

Executive Director Manns introduced the item to the Board. She stated that this agenda item was being presented at the request of Director Altman and is for the CRA Board of Directors to conduct a discussion regarding miscellaneous properties within the city. She stated that there has been several discussions over the past year regarding the former-Finnish American Club building which is currently owned by the Lighthouse Baptist Church of Holiday. The Church listed the property for sale earlier this year and it was under contract by Youth and Family Alternatives in the amount of \$360,000 however that deal fell through as the proposed use of the property that Youth and Family Alternatives was requesting was not permitted under the current zoning regulations. The property has since been relisted for sale. Director Altman stated one of the most active topics is the interpretation of 2019 legislation and the use of CRA funds. He stated a concern is putting a church facility that is not on the tax rolls onto the tax rolls. He also spoke about the former-Pasco Press building. Need for an additional real estate acquisition discussion specifically Schwettman building and bank building, need an analysis of things that we can turn into private partnerships that will generate tourist attractions and revenues. He also spoke regarding music and the Finnish American Club building. Director Peters stated that the city has much to be considered in new projects. CRA should focus on enhancing

property values. He expressed caution in taking these older building projects and ensuring they are developed correctly. Director Mothershead expressed the need to look at the cost of the Finish American building, as she believes it may be overpriced. Need to look at development further out than just a year or two. Director Murphy expressed interest in seeing the updated CRA plan. As well as a meeting to review all available properties, owned as well as any available. Chairman Davis stated that the Economic Development Director and Executive Director Manns could research properties and then the Board can conduct a work session to discuss.

4 Lease Agreement between the City of New Port Richey Community Redevelopment Agency and the Richey Community Orchestra RE: 6128 U.S. Highway 19 - Page 9

Executive Director Manns introduced the item to the Board. She stated that the purpose of this agenda item was to to authorize the Executive Director to enter into a lease agreement for a portion of property located at 6128 U.S. Highway 19 with Richey Community Orchestra for a period of six months with a renewable period of six months. She stated the Orchestra would be utilizing the former SunTrust building to house their music library on a temporary basis until they could find a new permanent home. She stated that there is a possibility that the building may be accessed more than three times per 6 months.

Upon opening the floor to public comment, the following people came forward to speak:

- Mary Beth Issacson representing the Orchestra also expressed her thanks to the CRA committee for its generous offer to rent the building space to them.
- Denise Isaacson from the Richey Community Orchestra expressed her thanks for the generosity of the CRA to help to provide this space for the equipment of the Orchestra.
- Jordan Bacon-Graveline, a Richey Community Orchestra group member also expressed his thanks the CRA committee for their generous offer to rent the building space to them.

With no one else coming forward Chairman Davis returned the floor to the Board. Chairman Davis suggested allowing public to access the building with the members of the Orchestra, the suggestion was made to increase the number of times allotted to access the property from three to six per six month period. Motion was made to approve the item with the increase of the times allotted from three to six.

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

5 Communications

None.

6 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 5:42 p.m.

(signed) _____
Nadine Ward, Deputy City Clerk

Approved: _____ (date)

Initialed: _____