



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 18, 2016
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 Rob Marlowe at 7:53 pm. Those in attendance were, Director Bill Phillips, Director Judy DeBella Thomas and Director Jeff Starkey. Director Chopper Davis was excused.

Also in attendance were Executive Director Debbie Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Chief of Police Kim Bogart, Development Director Lisa Fierce, Fire Chief Chris Fitch, Economic Development Director Mario Iezzoni, Assistant Public Works Director Barret Doe, Assistant Library Director Ann Scott, Parks and Recreation Director Elaine Smith, Technology Solutions Director Bryan Weed, and Human Resources Manager Bernie Wharran.

2 Approval of the August 2, 2016 and September 15, 2016 Minutes - Page 2

Motion was made to approve the minutes as presented.

Motion made by Judy DeBella Thomas and seconded by Bill Phillips. The Motion Passed. 4-0. Ayes: DeBella Thomas, Marlowe, Phillips, Starkey Absent: Davis

3 Hacienda Change Order #3 -Balconies & Bank Street Doorways - Page 7

Executive Director Manns stated that Mr. Iezzoni would be presenting the item to the Board. Mr. Iezzoni stated that earlier today he had made presentation in Tallahassee for the grant. He stated the item before the Board was for balconies and doorways. He stated the purpose of the agenda item was to improve the overall appearance as the redevelopment continues.

Upon opening the floor to public comment, no one came forward therefore Chairman Marlowe returned the floor to the Board. Director Phillips stated that the prices for this project have continued to rise. Director Phillips stated that the city keeps investing into this project. He stated he would like to have a work session to discuss this issue further. He stated it was hard to see any improvements due to the fence and the hay bales that are around the property. Director Starkey asked Mr. Iezzoni to summarize his visit to Tallahassee. He stated that there are many funding sources available and \$750,000 eligible for grant funds. He stated the key point is the degree of the government and

community involvement. Mr. Iezzoni stated that positive actionable steps have gotten them to where they currently are. In regards to the RFP there is an analysis being done which will be included in the RFP. Motion was made to approve the item as presented.

Motion made by Bill Phillips and seconded by Judy DeBella Thomas. The Motion Passed. 4-0. Ayes: DeBella Thomas, Marlowe, Phillips, Starkey Absent: Davis

4 Adjournment

Chairman Marlowe asked for any final comments and Director Phillips stated that he met with the city attorney of what it would take to add a ballot referendum as to what the city should do as the CRA. He stated he would like to know what is the end game of the Hacienda. Do we want to own it? He stated that the architects and engineers love it. He would like to know what is on the citizens minds as it is a non performing asset. At some point something needs to be sold and be moving along. He stated the city should not be in the real estate business.

Chairman Marlowe stated that he was not sure if he was in favor of creating a ballot measure as it has the potential of tying the city's hands. His concern is not if we fix it or sell it but the end game that the place is occupied and active part of our downtown again. Mr. Iezzoni stated there are various leasing options available that could be pursued. Director DeBella Thomas stated she did not think the referendum was the best course of action. She stated that she thought it was important that the Board know how other cities have dealt with the same issue. She stated she would like to know the pros and cons of each option. Chairman Marlowe asked when the fencing may be coming down and Mr. Iezzoni stated once the windows are complete the fencing can be scaled down. Director Starkey stated he felt a referendum would tie the city's hands. He stated that it is a very limited market but he is confident that the right developer will come along. He also stated that there are many supporters of the Hacienda who live outside the city limits who would not be eligible to vote. He stated we should continue pursuing the government funding.

There being no further business to consider, upon proper motion, the meeting adjourned at 8:28 pm.

(signed) _____
Judy Meyers, City Clerk

Approved: _____ (date)

Initialed: _____