



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
March 21, 2017
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 9:34 pm. Those in attendance were, Director Bill Phillips, Director Judy DeBella Thomas, Director Jeff Starkey and Director Chopper Davis.

Also in attendance were Executive Director Debbie Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Chief of Police Kim Bogart, Finance Director Crystal Feast, Development Director Lisa Fierce, Economic Development Director Mario Iezoni, Public Works Director Robert Rivera, Library Director Susan Dillinger, Parks and Recreation Director Elaine Smith, Technology Solutions Director Bryan Weed and Human Resources Manager Bernie Wharran.

2 Approval of the October 18, 2016 CRA Minutes - Page 2

Motion was made to approve the minutes as presented.

Motion made by Bill Phillips and seconded by Chopper Davis. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

3 FY2016 Annual Report and Public Notice - Page 5

Executive Director Manns introduced Finance Director Crystal Feast who then presented the item to the Board. She stated that the CRA is required to file an annual report and financial statements to the state and to notify the public as such. Ms. Feast stated that the notice is due to be published on March 25th and will also be available to be viewed on the city website.

Upon opening the floor to public comment, no one came forward therefore Chairman Marlowe returned the floor to the Board. Director Phillips stated there were some corrections to be made. On page one of the report the titles need to be correct. The Mission Statement on page two needs to better define the CRA moving forward. Page five talks about the Residences at Orange Lake but does not properly reflect the phasing of the project. He stated when he looked at the report initially he asked

questions regarding the new commercial businesses and asked for a list of dates when they opened. He stated that many do not fall into this fiscal year. Page seven and thirteen of the report contain the wording economically depressed area of the city and he does not like that connotation. He stated that we show properties valued at 3.2 as of 9/30 but there needs to be some clarity in next bullet point as it casts the CRA as a debt service model and shows rolled over 8.8 million. He stated he wanted report corrected before March 31st deadline so there are no misinterpretations. Director DeBella Thomas stated that there was a typo for the Residences at Orange Lake that it should be track and not trac. Ms. Feast stated that the changes can be made before due date however the two bullet points referred to by Director Phillips are actually two separate points and the 8.8 just references the advance given. Motion was made to approve the item as presented.

Motion made by Bill Phillips and seconded by Judy DeBella Thomas. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

4 Request for Waiver of Penalty Fees from Pasco County - Page 14

Executive Director Manns introduced the item to the Board. She stated that the purpose of this agenda item was to waive penalty fees that were assessed in accordance with Florida Statutes with regard to the delayed payment by the County. She stated that a 5% plus an additional 1% interest fee was assessed for a grand total of \$40,864.81. She stated that this is the first time Pasco County has made an error in the transmission of funds and that staff was recommending approval for the waiver of fees.

Upon opening the floor to public comment, no one came forward therefore Chairman Marlowe returned the floor to the Board. Director Starkey stated that we are waiving the fees as a city that we are entitled to because we want to continue to work with the county. Director Davis stated that we need to remind the county when it is due next year. Director Phillips stated that there will be a new county administrator next year and that there are a number of things to work with the county on. He stated that we understand oversight and could have asked for payment. He also stated he would like consideration for a resolution for Michele Baker to thank her for her years of service and working with City Council. Director DeBella Thomas stated it was in the City's best interest in working with the County and Chairman Marlowe agreed. Motion was made to approve the item as presented.

Motion made by Jeff Starkey and seconded by Chopper Davis. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

5 Commercial Real Estate Grant Program - Page 18

Executive Director Manns introduced Economic Development Director Mario Iezzoni who then presented the item to the Board. He stated that the purpose of this agenda item was to support some private sector projects that need to occur. There is significant capital investment in the urban core. The grant program is designed to provide incentive for big projects to come to the city. This grant program would be for half million dollar projects or bigger. There are significant challenges for building upgrades. The grant program will allow realtors to market the city and with a bigger program it will allow for bigger investors. A key point is that the grant program has to be funded through the budget process and application need to be approved by the CRA Board. The program will consist of a 20% matching grant. The four focus areas include private sector purchase or upgrades to commercial properties, improve leasold space, redesign of building façade, job creation and retention. The program is supported by Florida Statutes and the City's own CRA plan.

Upon opening the floor to public comment, no one came forward therefore Chairman Marlowe returned the floor to the Board. Executive Director Manns referenced other cities with the same type of programs. They included Hallandale Beach, Davie and Melbourne. Director DeBella Thomas asked if this will be one grant per year of \$100,000 and Mr. Iezzoni replied that it would be based on the amount of the project and limited by funds in the grant program. He stated that the \$100,000 is currently in the CRA budget now.

Director Starkey asked if this was for new purchases or for currently owned buildings and Mr. Iezzoni replied it was for both. Director Starkey stated this would encourage owners to either fix or sell their buildings. Mr. Iezzoni replied that putting this program in back pocket of realtors will allow for conversations for investment.

Director Phillips stated he doesn't mind giving another tool for the toolbox but was leery of how expensive the tools are. He asked for an explanation of the scenario where balance will be forfeited if not approved by city. Mr. Iezzoni replied that this issue has come across in larger development agreements and the provision is in place as a system for checks and balances. Director Phillips stated that we are giving tools to use without instructions. Chairman Marlowe replied that any potential grantee will be before the Board for approval.

Director DeBella Thomas stated that many Main Streets have used this type of program and found when implemented that it enticed entrepreneurs that almost single handedly redeveloped downtowns. She stated she is excited to see this move forward.

Director Starkey asked if this could this be for the Hacienda and Mr. Iezzoni replied yes that the Hacienda is a CRA asset and that the program is going to generate a lot of attention of investors.

Motion was made to approve the item as presented.

Motion made by Chopper Davis and seconded by Judy DeBella Thomas. The Motion Passed. 5-0.
Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

6 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 10:25 pm.

(signed) _____
Judy Meyers, City Clerk

Approved: _____ (date)

Initialed: _____