



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 4, 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 9:21 pm. Those in attendance were, Director Bill Phillips, Director Jeff Starkey and Director Chopper Davis. Director DeBella Thomas was excused.

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, Fire Chief Chris Fitch, Economic Development Director Mario Iezzoni, Public Works Director Robert Rivera, Parks and Recreation Director Elaine Smith, Technology Solutions Director Bryan Weed, Human Resources Manager Bernie Wharran and Assistant to the City Manager Martin Murphy.

2 Approval of March 21, 2017 CRA Meeting 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. 4-0. Ayes: Davis, Marlowe, Phillips, Starkey Absent: DeBella Thomas

3 Resolution No. 2017-11: Hacienda Small-Matching Grant - Page 6

City Attorney Driscoll read the resolution by title only. Executive Director Manns introduced Economic Development Director Mario Iezzoni who then made a presentation to the Board. Mr. Iezzoni stated that staff wishes to apply for this historic preservation grant for fiscal year 2018. Staff reached out to the architect regarding what to use the funds for and Mr. Bender replied windows and doors. The grant is a special category grant and can be up to \$750,000.

Upon opening the floor to public comment, no one came forward therefore Chairman Marlowe returned the floor to the Board. Director Phillips stated he appreciated the grant funding on this project but due to just one bid on the recent RFQ he would like Mr. Iezzoni to share the report received recently with the other members of the Board. He stated that it was imperative for us to be

driving down two lanes on the Hacienda and we've been traveling down one avenue for over a year. He stated the report from last year is important as we talk about the Hacienda as a whole. In this agenda item's memorandum it mentions taking fencing down and we need to achieve that with an overall comprehensive conversation about what we can do in the interim until we find the right development partner. The Friends of the Hacienda have proven that every time you open the gate people show up. Director Phillips stated that he has been here for six years and one of the first things he did was tour Hacienda. He stated that Council rolled out a challenge to the community and organized a clean up. The Hacienda is the center core for West Pasco. He stated we need to find a game plan of what needs to be done to open to the public every day in addition to the grant funds to spruce it up. We have to increase the net worth. He stated there has to be a better way now that it is stabilized. A better way to make the Hacienda a destination point.

Director Starkey stated that we are all passionate on the Hacienda but wanted to make sure that it is done right. He stated that he loved the vision statement in the one RFQ submission. He wants to see it open as well. The person who submitted the lone proposal is a proven developer. Mr. Iezzoni stated that he met with the developer on Friday and specifically asked for a timeline. Mr. Iezzoni stated that there has been a lot of interest with different strong developers. He stated this is a tough and challenging project but this year a more aggressive approach will be taken to move the project along. Phase II will consist of shelling out the building. Mr. Iezzoni stated that the Hacienda will be very relevant in the update of the CRA plan. He suggested it would be good to bring back Mr. Bender to give his perspectives. He stated we will pursue every avenue possible. The Hacienda is a strong candidate with Tourist Development dollars. It is a tourist draw. Mr. Iezzoni stated it will take about \$2 million to do what Director Phillips is suggesting. Mr. Iezzoni stated that the funds for the grant would be disbursed July 1st. This small matching grant money can be an amount up to two million.

Chairman Marlowe stated that he is just as passionate about the Hacienda as Director Phillips. He stated we have to get it back in use.

Motion was made to approve the item as presented.

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

4 Recommendation of Firm for Community Redevelopment Plan Update RFP # 17-004 - Page 10

Executive Director Manns introduced Economic Development Director Mario Iezzoni who then made a presentation to the Board. Mr. Iezzoni stated that staff released an RFP for CRA Plan update. There were eight submissions. Of the eight, the top three were interviewed. After the interviews it was clear that Kimley-Horn was the most qualified for this project. Kimley-Horn was chosen due to the CRA experience of their staff members, hired an economist, good understanding of unique challenges, realistic view of the economic concerns of New Port Richey, experience with redevelopment and implementation strategies and long standing successful track record. The city has a tremendous opportunity to identify itself moving forward. Mr. Iezzoni stated that we can drive this plan and can be comfortable to see where it is going.

Upon opening the floor to public comment, no one came forward therefore Chairman Marlowe returned the floor to the Board. Director Starkey asked the City Attorney Driscoll for confirmation that the City can use CRA dollars for this agenda item and City Attorney Driscoll replied yes this was an allowable expenditure.

Director Phillips told Mr. Iezzoni he appreciated his points. The CRA area is the same since 2001. He stated he hoped that Kimley-Horn is cognizant to find a way to undo CRA as a debt service. He asked if it will be a year long process to get back to game plan and Mr. Iezzoni replied that all of the RFQ submissions included a six month timeframe. Director Phillips stated we have not seen any tourist tax dollars reinvested in West Pasco. He stated the more you can reinvest back into neighborhoods has monumental effect to make good quality things happen.

Mr. Iezzoni stated it is important to have diversity. He scored the submissions the same as the Finance Director. He stated that it came down to looking at who can provide us the best access to.

Director Davis stated that for \$55,000 he wanted a complete product no questions asked.

Chairman Marlowe stated the sooner this gets done the better. There are several County leaders who need education on what a CRA is as there was one Commissioner who championed for the dissolution of CRA's to make way for more urban sprawl in Wesley Chapel. He stated an updated plan is critically important.

Motion was made to approve the item as presented.

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

5 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 9:57 pm.

(signed) _____
Judy Meyers, City Clerk

Approved: _____ (date)

Initialed: _____