



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
February 6, 2018
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 8:47 pm. Those in attendance were, Director Bill Phillips, Director Jeff Starkey and Director Chopper Davis. Director Judy DeBella Thomas was ill with the flu and excused from the meeting.

Also in attendance were Executive Director Debbie Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Finance Director Crystal Feast, Development Director Lisa Fierce, Fire Chief Chris Fitch, Economic Development Director Mario Iezzoni, Public Works Director Robert Rivera, Library Director Andi Figart, Parks and Recreation Director Elaine Smith, Technology Solutions Director Bryan Weed, Human Resources Manager Bernie Wharran and Police Lieutenant Lauren Letona.

2 Approval of November 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 CRA Land Sale of .2 Acre Parcel - Page 5

Executive Director Manns introduced the item to the Board. She stated the purpose of this agenda was to authorize the City Manager/Executive Director to enter into an agreement for the sale of .2 acre parcel with AG Development for the Aldi Project. She then introduced Economic Development Director Mario Iezzoni who made a presentation to the Board. He stated the developer has already bought several large pieces of property for the project. He compared the taxable values of the proposed site to the other local Aldi and this had a larger value. Staff recommends approval of the request for the sale price of \$35,555.

Upon opening the floor to public comment, Wendy Brenner came forward and stated that the utilities stated they were County but the property is in the city. She thinks that it is fantastic they want to come here. She asked if they are intending to purchase the bank building and Executive Director Manns stated that they are in development talks with SunTrust. Ms. Brenner stated we can bargain for the church property to have access to US19. Ms. Fierce stated that site plans do show access from US19 east to River Road. With no one else coming forward Chairman Marlowe returned the floor to the Board.

Director Starkey asked about the plans for Walgreens. Executive Director Manns stated that there are several parties interested in the site. Director Phillips stated he understood Walgreens was getting close to sale and the SunTrust bank building would be torn down and built closer out to US19. Ms. Fierce stated they are not looking at any amendments to the median along US19. He stated that we've always wanted this corner to be more dynamic. He stated we used an old appraisal for this and when it comes time to negotiate on the back parcel that we get top notch appraisal company to look at it.

Director Starkey stated he is looking forward to seeing what other retail they are looking at. Mr. Iezzone stated that there are good conversations happening. Ms. Fierce stated that we are expecting that the property will be rezoned which will give Council the ability to review the uses and development standards on the balance of the site.

Director Phillips stated this will be the first time to see the corner dynamic since the 1960's. He stated it will make Main Street be defined.

Motion was made to approve the item 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

4 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 9:08 pm.

(signed) _____
Judy Meyers, City Clerk

Approved: _____ (date)

Initialed: _____