



**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 20, 2018  
IMMEDIATELY FOLLOWING THE REGULAR CITY COUNCIL MEETING

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**MINUTES**

**ORDER OF  
BUSINESS**

1 Call to Order - Roll Call

The meeting was called to order by Chairman Rob Marlowe at 5:30 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 Clerk Judy Meyers, Finance Director Crystal Feast, Development Director Lisa Fierce, Economic Development Director Mario Iezzoni and Technology Solutions Director Bryan Weed.

Chairman Marlowe recessed the meeting at 6:30 p.m. The meeting was reconvened at 8:32 p.m. Those in attendance were Chairman Rob Marlowe, 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, 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 and Human Resources Manager Bernie Wharran.

2 CRA Plan Update Presentation by Kimley-Horn and Associates, Inc. (5:30 p.m. - 6:30 p.m. Time Certain)

Executive Director Manns introduced the item to the Board. She stated the purpose of this agenda item was to provide the Board with an update to the CRA Plan. She then introduced Keith Greminger from Kimley-Horn and Associates, Inc. who made a presentation to the Board. Mr. Greminger began his presentation by stating the 2012 CRA Plan was a good foundation to start on. He then highlighted the different chapters in the existing plan. Mr. Greminger then highlighted the successes since the 2012 Plan was implemented. Mr. Greminger then highlighted the roundtable discussions that took place in August 2017. New Port Richey has many assets and advantages but strategies need to be formulated past downtown. Broader variety of housing needs. Mr. Greminger also stated that two preference surveys were done. One community wide and one with major employers. Community wide results included quality of neighborhood, sense of community, quality schools, city appearance and

street/road conditions. Major employer survey results included short work commute, prefer to live and work in the same community, prefer single family detached home.

Ken Crevling from Urbanomics then presented the economic strategies. Economic indicators were compared to Pasco County. City residents had lower median household income, higher poverty rate and higher per capita retail sales due to retail along US19 and a small city size. Director DeBella Thomas asked what defines poverty level. Mr. Crevling stated it was a formula from OMB. Director Phillips asked how often is the data is updated and Mr. Crevling replied every five years. Housing indicators showed high level of multi-family and mobile homes and large percentage of homes with two bedrooms or less. Owner occupied housing was 53% and renter occupied was 47%. Director Davis stated most homes were built in the 1960's. Director Starkey asked if the two bedroom statistic included multi-family and mobile homes and Mr. Crevling replied yes. There is approximately three million square feet of commercial/retail/office space in the city. Half of the office space is around the former Community Hospital. Taxable values concerns included low square foot for developed commercial properties and age. Director Starkey asked why values were compared to Trinity instead of comparing to Holiday or Hudson. Mr. Crevling stated that data was not available. Mr. Crevling stated Trinity shows what potential could be. Director Phillips stated that all of this information has been addressed before. Chairman Marlowe stated they have talked to the Property Appraiser on how the taxable values are calculated. Over the next twenty years estimated of \$52 million in TIF revenue as long as no major economic turndown.

Mr. Crevling then recommended future options to grow revenue. Main Street Landings and the Residences at Orange Lake have potential in addition to the Hacienda. There are five opportunity locations including around the former Community Hospital, North US19 corridor, South US19 corridor, Main Street gateway and around the Hacienda. Director Starkey stated he wants to know why there are new businesses opening in Port Richey along US19 and not here and if the extended stay hotels play a part in it. Director Phillips stated this misses the mark so badly that it infuriates him that after an hour it has all been old information. This gives no benchmarks. Does not address what the State Legislature is doing.

Mr. Greminger stated that more homework needs to be done and reassess the market and report back in March. Director Phillips stated that it needs to be current debt structure and amortization schedule as it drives projected income. Also to understand this CRA will end in 2037.

3 (Meeting in Recess Until Close of Regular City Council Meeting)

4 Approval of February 6, 2018 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. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

5 Recommendation of Firm for RFQ18-010 Historic Hacienda Hotel Project - Page 5

Executive Director Manns introduced the item to the Board. He stated that the purpose of this agenda item was to approve an RFQ for the Hacienda. Gibbs Analysis 72% likely will be tourism related. January 26th received three submissions Heritage Group, Integrated Realty Investments and Lakeside Inn. Lakeside Inn was ranked number one. Request approval of ranking so that staff can move forward to work on a development agreement. Upon opening the floor to public comment, no one came forward therefore Chairman Marlowe returned the floor to the Board. Director Phillips stated that 375 volunteers helped a few years ago to cleanup the Hacienda. Appreciated reading each proposal. We have gotten quite a bit of money from the state and have invested a lot of funds ourselves. Look forward to staff working through this process. Director Davis did research on Lakeside Inn and was impressed. The rankings are where we want them. Director Starkey people are very passionate about the hotel. Jim Gunderson came forward and stated that the Lakeside Inn was founded in 1883. It sits on six acres of property. Restoring over the last seven years. He believes the Hacienda can have the same effect as the Lakeside Inn in rekindling the energy of the downtown area. Director DeBella Thomas stated that ten years ago when she got on Council tear it down what believe saying is restore

and operate a hotel. Mr. Gunderson stated yes and he understands historical significance. Director DeBella Thomas asked about a timeline. Executive Director Manns stated at this point it is difficult to state but hopefully within sixty days. Motion was made to approve the item as presented.

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

- 6 Bid Award ITB18-011 Hacienda Hotel Project - Patio and Staircase (Small-Matching Grant) - Page 114

Executive Director Manns introduced the item to the Board. She stated that the purpose of this agenda item was to approve bid award to Specialized Property Services, Inc. in an amount not to exceed \$118,512. There were the qualified low bidder. Upon opening the floor to public comment, no one came forward therefore Chairman Marlowe returned the floor to the Board. Director Phillips asked when the wall will be completed. Mr. Iezzoni stated Old World came in to look at it last week and should be completed by March 5th. Director Starkey stated the wall was being paid for by the Friends of the Hacienda. 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

- 7 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:46 p.m.

(signed) \_\_\_\_\_  
Judy Meyers, City Clerk

Approved: \_\_\_\_\_ (date)

Initialed: \_\_\_\_\_