



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
September 20, 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 7:00 p.m. Those in attendance were, Director Jeff Starkey, Director Altman and Director Murphy. Director Chopper Davis was excused.

Also in attendance were Executive Director Debbie Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Finance Director Crystal Feast, Economic Development Director Mario Iezzoni, Fire Chief Chris Fitch, Technology Solutions Director Bryan Weed and Development Director George Romagnoli.

2 Approval of July 31, 2018 CRA Meeting Minutes - Page 2

Motion was made to approve the minutes as presented.

Motion made by Jeff Starkey and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Marlowe, Murphy, Starkey Absent: Davis

3 CRA Plan Update - Page 5

Executive Director Manns introduced the item to the Board. She began by giving a brief explanation of what CRA's are and how they are structured. She then stated that the purpose of this agenda item was to review the changes to the CRA Plan since the last work session on February 20, 2018. She then introduced Keith Greminger with Kimley-Horn and Associates, Inc. who presented the updated plan to the Board.

Mr. Greminger began his presentation by introducing the members of the team. He then highlighted the points to be discussed which included community engagement summary, strategic action plan, financial analysis and how to move forward from there.

Tammy Vrana then came forward to talk about the community engagement process. There were roundtable discussions and opinion surveys. It is clear the community has a fondness for the city. The

downtown area is unique but strategies need to be addressed outside of that area. Broader variety of housing is needed. Community survey results included neighborhood quality, economic well-being, quality of life, sense of community, quality schools, mobility/streets, cultural and social opportunities, parks and recreation and historic downtown. Most concerned with city appearance, public safety, good jobs and school quality. Employee survey results included preference to live and work in the same community, single detached homes, affordable housing, downtown or in-town setting was very acceptable.

Mr. Greminger presented the strategic action plan. Recommendations included quick wins through gateways and public art, building on investments, targeted redevelopment areas four of which were along the US19 corridor. Community hospital site is challenging however there are federal and local tax rebates which would aid with potential redevelopment. The Rivergate area has significant opportunities to be taken advantage of. Southgate area especially the Leverock's location is a prime location. North end of the city near Riverside Inn needs to be improved. The area across from the Hacienda has great potential and when combined could accommodate living and shopping areas. Emphasis on the Leisure Lane and Van Doren Avenue area could serve as a pilot neighborhood for redevelopment. Overall there is a total of 100 acres with an estimated potential of \$100 to \$125 million in investments.

Redevelopment incentives included housing programs, façade improvements, infrastructure redevelopment incentives and summer youth sidewalk development program.

Mr. Greminger then briefly discussed last year's ULI Technical Assistance Panel report. He also discussed city beautification programs and youth maintenance programs.

Financial projections showed tax increment revenues increasing from 2018-2048. Projected revenues were based on a conservative growth rate. The pro forma included calculations for loan payback on the Rec Center and Water & Sewer loan. The pro forma also included transfers to the General Fund and Capital Projects. Bonding capacity was calculated on a conservative 50%.

The Five Year Plan included strategic property acquisition, branding and marketing, public art and gateway program in the first year. Second year included providing connections between developments, build on existing developments and funding for Parks and Rec. Year three included infrastructure investment. Year four commercial and residential investments. Update the plan in year five.

Next steps included to finalize the CRA Plan update and extend the CRA for thirty more years.

Director Altman stated the area should be annexed in before we amend the plan. May be able to extend the utility revenue. There was concerns that cities are not using CRA's properly. Senator Simpson is a good defender of our downtown. Statistics show we are blighted. Do not want to cause any more damage on the political side. We need to tell our story well. This is giving us the ability to compete with the new developments.

Director Starkey stated this was a much more optimistic presentation that the previous one. The US19 underpass moved up in priority at the last MPO meeting. The overpass project was also moved up on the list. We have been working diligently on projects to be a more pedestrian and bike friendly community. He still would like to get the under the bridge lighting funded along with some art on the bridge. It will generate interest in the downtown and our city. He attended the opioid workshop at the County a few weeks ago and there was a high concentration of overdoses along the US19 corridor. He would like to see the northwest corner of US19 and Main up to Green Key added for redevelopment. Need motivational people speaking to our youth. If we can get one project along the US19 corridor going that will go a long way.

Chairman Marlowe that at the point we get a commitment from Port Richey, the State and the County to fund the boardwalk to safely get people under US19 we need to be prepared here to take the immediate step here to go safely from Massachusetts up Grand Boulevard up to Port Richey.

The Board of Directors then had a brief discussion of golf carts crossing US19 and redevelopment of the areas west of US19. There was also a brief discussion regarding cost sharing with the County for services in the annexed areas.

Director Altman noted the property for sale near Marlowe Elementary. Suggestion made for a new boat ramp at the old Leverock's property.

Director Starkey stated he would like to see a brand new hotel on that location. Mr. Iezzoni stated there is interest in that property.

There was a discussion about the area along Nebraska and Lafayette. Director Starkey stated he would like to see more retail off Main Street. Director Altman stated he spoke with Mr. Pridgen and he is ready to do something now with the property. Mr. Iezzoni stated it is time to have a conversation. The Board of Directors then discussed parking issues from the work session earlier this week.

The Board of Directors then discussed the Leisure Lane and Van Doren area and the Habitat for Humanity Project along with the annexation possibility. Questions were raised about the zoning and City Manager Manns stated that may not be an issue any longer.

4 Approval of FY2018-2019 Operating Budget & Work Plan - Page 180

City Attorney Driscoll read the proposed resolution by title only. Executive Director Manns introduced the item to the Board. She stated that the purpose of this agenda item was to approve the proposed Operating Budget and Work Plan for FY18/19. She then introduced Economic Development Director Mario Iezzoni who then presented the proposed budget to the Board. Mr. Iezzoni stated that 95% of the budget for the next year will go to Main Street Landing and loan payback. Revenue projected to be \$3.57m. There is a carryover of \$200,000 for incentive funds.

Director Altman asked if unused redevelopment incentives from previous are escrowed or a representation of what was not used. Ms. Feast stated it was what was not used. On Main Street grant award change name to Main Street initiatives. In regards to costs, they are the same as last year, hopefully we will not have a whole year's worth of expenses. Mr. Iezzoni stated within fifteen days must take title. The incubator could be returned as an asset to the Library for audio and visual learning. Great opportunity for meeting space. Five year capital plan, happy to approve this now but to hold CRA meetings during the year for a long term capital plan so it will align with the amendment and extension. There are other sources of funding that are being used for redevelopment projects. He stated that funding for the overpass and underpass needs to be added.

Director Starkey stated when we were asked for money for the feasibility study we gave towards it. Without knowing what the County is going to ask us for it is hard to budget for.

Chairman Marlowe opened the floor for public comment but no one came forward.

Director Altman move to approve the budget in its current form and set a future date to look at the five year plan. Modifying Main Street incentives. Adopted at 8:52 p.m

5 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:53 p.m.

(signed) _____
Judy Meyers, City Clerk

Approved: _____ (date)

Initialed: _____