



**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 2, 2019**  
**6:00 PM**

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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 6:00 p.m. Those in attendance were, Director Jeff Starkey, Director Altman and Director Murphy. Director Davis arrived at 6:40 p.m.

Also in attendance were City Manager Debbie Manns, City Attorney Timothy Driscoll, Deputy City Clerk Joyce Haasnoot, Finance Director Crystal Feast, Economic Development Director Mario Iezzoni, Public Works Director Robert Rivera, Development Director George Romagnoli and Technology Solutions Director Bryan Weed.

2 Approval of February 5, 2019 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 Resolution No. 2019-07: 2019 CRA Update and Sunset Provision Extension - Page 5

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 conduct a first reading on a resolution which will update and amend the City's CRA Plan. The plan was adopted in 1989 and updated in 2001 and 2012. This current update also includes an extension of the plan to sunset in 2049 which is the furthest out you can extend the CRA Plan.

Economic Development Director explained to Council the current status of the CRA plan update. It's been a two year process that's allowed more insight into how to revitalize the City and the City and we are now going ahead with the update and extension of the CRA Plan. Economic Development Director Iezzoni reviewed a PowerPoint presentation on the various stages of updating and extending a CRA Plan and discussed certain strategic areas the City could focus on as part of its Community Redevelopment Area. Economic Development Director Iezzoni explained that to update the plan the

City must follow Florida Statute 163 Part III. The City notified all the taxing authorities, publicly advertised the CRA Plan update, received approval from the City's Land Development Review Board (LDRB) and worked with an attorney to confirm that the update process was complete.

Director Starkey asked that the City look into improvements on the west side of 19 to Green Key Rd.

Director Altman stated that although we have identified strategic objective areas in the presented PowerPoint, the entire City is still considered a CRA district. Director Altman would like to see the City use CRA funds towards the rehabilitation of older neighborhoods, additional parking and improving the City alleys. In reference to the financial analysis and forecast PowerPoint slide that was presented, Director Altman wants the bonds to be 30 year and not 20 as shown on the slides. Director Altman wanted confirmation that the slides shown are not anticipating additional capital or any major economic activity by the City and are conservative estimates that are not predicting future investments. As an example, if an investor came to town with 30 million it would be additional values, are we taking that into consideration? The City should focus on working with public-private partnerships.

Economic Development Director Iezzoni discussed the financial projections that he presented in his PowerPoint and agreed the projections are conservative numbers since there is no sure way to predict the market. If the plan is implemented the totals will be higher. Economic Director Iezzoni explained to Director Starkey that the reason for moving forward on the extension of the sunset date is due to possible legislation currently proposed in the House that will not allow CRA extensions.

Director Altman asked City Attorney Driscoll a question in regards to the Land Development Review Board's review and approval of the plan as it was presented and was it based on the highlighted strategic plan areas. He would like to see the highlighted areas expanded or labeled different. Rather than list the Hacienda specifically, can we say historical downtown instead. Director Altman feels more areas should be included on the map than was presented.

Director Starkey again stated we need to focus on US 19 and Green Key Rd. area. Director Murphy stated he agrees. City need to look at improving the, stormwater and drainage in that area and that could a good project to consider for appropriations in Tallahassee next year. The City can combine CRA funds and county funds.

Executive Director Manns stated the reason for specific areas highlighted on the plan was because those areas are most likely where larger projects will occur. Any area or project that City staff feels can benefit from CRA funds will always be presented to Council.

Chairman Marlowe inquired about the status of potential residential housing at the former HCA site on Marine Parkway. Executive Director Manns stated that HCA would consider selling the site depending on the proposed plans by any residential builder. HCA would like to see affordable housing in the \$185,000 range for a 3 bedroom/2 bath home.

Keith Greminger with Kimley-Horn and Associates, the consultant completing the CRA Plan, spoke in regards the plan. Mr. Greminger noted the increase in taxable value just in the past two years and while Economic Development Director Iezzoni's projections are conservative the TIF will continue to grow. Mr. Greminger reiterated that the plan covers the entire City although it highlights larger strategic areas. Director Altman asked if parking is included in the major strategic areas within the plan. Mr. Greminger stated that it is addressed and parking is a project they will continue to consider and look at all options. Mr. Greminger stated that structured parking however is expensive and needs to compared to the community needs.

Upon opening the floor to public comment, no one came forward therefore Chairman Marlowe returned the floor to the Board. Motion was made to approve the resolution upon its first reading.

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

4 Community Redevelopment Annual Report - Page 184

Executive Director Manns introduced the item to the Board. She stated that the purpose of this agenda item was to accept the CRA Annual Report. Executive Director Manns went through a summary of what was included in the report including:

- Hacienda Hotel Progress
- Main Street Landings Progress
- The Central Residential Project
- Business Incentive Grant Economic Impact
- Downtown Rent Rates and Business Count
- 5800 Main Commercial Redevelopment Project
- Opportunity Zone Designation
- US - 19 & Marine District
- CRA 2019 Plan Update and Gibbs Planning Group Market Studies

Economic Development Director Iezzoni briefly explained each of the projects and programs included in the report as well as a review of the Community Redevelopment Agency financial statement. The report covers CRA projects and assets for the previous fiscal year.

Director Altman asked where the Opportunity Zones are located within the City. Economic Development Director Iezzoni stated that it is the East side of Grand at the HCA site and continues onto Louisiana and wraps around the school district area. The Opportunity Zone also goes from Congress to Rowan north and south.

Upon opening the floor to public comment, no one came forward therefore Chairman Marlowe returned the floor to the Board. 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: Altman, Davis, Marlowe, Murphy, Starkey

5 Professional Services Agreement with Kimley-Horn and Associates, Inc. - Page 198

Executive Director Manns introduced the item to the Board. She stated that the purpose of this agenda item was to approve a Professional Services Agreement with Kimley-Horn and Associates, Inc. as it relates to annexation and redrawing of CRA boundaries. Economic Development Director Mario Iezzoni explained that in order to annex properties outside the CRA boundaries additional work is required to meet the regulatory requirements of redrawing the boundaries. Florida Statute requires that to redraw the CRA boundary a "Needs Assessment and Findings of Blight" must be conducted. As part of a continued service agreement, staff wishes to continue with Kimley-Horn and Associates as a follow-on to the 2019 CRA Plan Update to conduct the Blight Findings. The scope will include, public involvement, data collection, economic modeling and mapping to assess and identify a working inventory of possible sites for annexation. The firm will consider the associated costs and financial impact upon property values. They will analyze economic factors, consider capital improvement plans and conduct financial modeling to assure the necessary capital investments achieve the desired result. Upon opening the floor to public comment, no one came forward therefore Chairman Marlowe returned the floor to the Board. Motion was made to approve the item as presented.

Motion made by Pete Altman and seconded by Matt Murphy. The Motion Other. 4-0. Ayes: Davis, Marlowe, Murphy, Starkey

6 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 6:49 p.m.

(signed) \_\_\_\_\_  
Joyce Haasnoot, Deputy City Clerk

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

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