



**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  
August 20, 2019  
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 8:56 p.m. Those in attendance were, Director Jeff Starkey, Director Chopper Davis, Director Altman and Director Murphy.

Also in attendance were Executive Director Debbie Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Police Chief Kim Bogart, Finance Director Crystal Feast, Fire Chief Chris Fitch, Economic Development Director Charles Rudd, Public Works Director Robert Rivera, Library Director Andi Figart, Parks and Recreation Director Elaine Smith, Development Director George Romagnoli, Technology Solutions Director Bryan Weed and Human Resources Manager Bernie Wharran.

2 Approval of July 30, 2019 CRA Meeting Minutes - Page 2

Motion was made to approve the minutes as presented.

Motion made by Matt Murphy and seconded by Jeff Starkey. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Starkey

3 Main Street Landings Agreement Addendum No. 2 - Page 9

Executive Director Manns introduced the item to the Board. She stated that the purpose of this agenda item was to approve an addendum to the agreement with Main Street Landings. The agreement was amended in February 2019 with a deadline of September 10, 2019 for 90% certificate of occupancy on units but the developer has requested an extension due to labor unavailability and rain delays. The provisions of the addendum are as follows:

- The duration of the Agreement is extended by 60 days until November 10, 2019.
- The obligation of the Agency to pay the Developer the Increment Payment of \$1,475,000 is deferred as follows:
  - The Agency shall pay \$737,500 to Developer 30 days after the date the Project is substantially complete.

- The Agency shall pay \$737,500 plus interest at 2% accruing from six months after the date the Project is substantially complete to Developer on the later of:
  - one year after the date the Project is substantially complete, or
  - 10/1/2020.
- The Agency may prepay any payment or portion thereof without penalty.

Upon opening the floor to public comment no one came forward therefore Chairman Marlowe returned the floor to the Board. Councilman Altman stated he would abstain from voting as he has been involved in this project over several years. Mayor Marlowe asked Mr. McGurn to come forward to speak about the businesses that will be in MSL. There will be a brewery, Spanish bakery, English bakery and an art studio. He stated he is pleased with all of the commercial interest. Motion was made to approve the item as presented.

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

4 Commercial Redevelopment, Infill and Business Expansion Grant Program - Page 13

Executive Director Manns introduced Economic Development Director Charles Rudd who then the item to the Board. He stated that the purpose of this agenda item was to approve a new Commercial Redevelopment, Infill and Business Expansion Grant Program. The proposed grant program will create a tool for the CRA to provide support for important projects that fall below the \$500,000 threshold of the existing grant program. It also targets infill opportunities in the downtown. The Commercial Redevelopment, Infill and Business Expansion Grant is structured like the Commercial Real Estate Development Grant with a cap of 20% of the overall cost of the project, not to exceed \$100,000. 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 Chopper Davis and seconded by Jeff Starkey. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Starkey

5 Communications

Director Altman stated there was an opportunity for an event involving the Highwaymen and nature pictures. There is a new comedy museum in the Tahitian Tower and the plan is to bring the Comedy Hall of Fame. He attended a FRA conference at the FLC conference the governor came and spoke about the environment. He learned that there is a 2% loan fund for stormwater projects that would improve water quality. There is also a grant for stormwater utility improvements. There will be a panel discussion at the FRA conference in Tampa in October.

Director Starkey stated he would like to see the corridor from MSL west to US19 become a vibrant walking place. He would like to have it tie into our historic downtown.

Director Davis stated that 235 cities have CRA's. When one does something bad it affects all of them. He is happy with what we are doing here.

Chairman Marlowe stated once MSL opens it will put pressure on the other property owners to do something. That corridor will be the next big change we are going to see.

6 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 9:19 p.m.

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

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

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



**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, PETER A. ALTMAN, hereby disclose that on AUGUST 21,, 20 19 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_ ;
- inured to the special gain or loss of my relative, \_\_\_\_\_ ;
- inured to the special gain or loss of MANU Street Landings, Inc., by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Man Street Landings Agreement Addendum 2.  
The agreement provided for an extension of time to perform for the Real Estate project to receive a real estate incentive. I will be working for the developer shortly.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

8/20/19  
Date Filed

  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.