



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
October 15, 2019
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 8:45 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, Deputy City Clerk Joyce Haasnoot, 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, Technology Solutions Director Bryan Weed and Human Resources Manager Bernie Wharran.

2 Approval of September 24, 2019 CRA Meeting Minutes - Page 2

Motion was made to approve the minutes as presented.
Motion made by Matt Murphy and seconded by Chopper Davis. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Starkey

3 Main Street Landing Agreement Addendum #3 - Page 6

Executive Director Manns introduced Economic Development Director Charles Rudd who then presented the item to the Board. He stated that the purpose of this agenda item was to approve Addendum No. 3 to the Main Street Landing Agreement. Due to the contractor needing to temporarily leave the site and complete another job the Main Street Landing project is facing another delay and is requesting another extension. The new requested deadline would be January 10, 2020. Director Starkey stated his concerns with the contractor leaving the job and asked for the reason. Economic Development Director Charles Rudd stated that the construction plans were in review with the developers architect longer than expected and that caused the delay. The contractor has no work so left for an active construction site. Executive Director Manns confirmed that the architect was the reason for the delay and once the plans reached the City the review was expedited so that construction could begin as soon as possible. Director Davis stated what choice do we have but to approve. Executive Director Manns stated that the Board could vote to extend one more time and withhold TIF financing if there are further delays. Executive Director Manns stated the project was

already given a second extension with expected completion of November 2019. The third agreement being presented will extend the completion date to January 10, 2020. Upon opening the floor to public comment, no one came forward therefore Chairman Marlowe returned the floor to the Board. Chairman Marlowe said he was at the site for a tour the past weekend and other than parking and landscaping it is mostly complete. Director Altman stated he has a conflict and will abstain from voting. 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 Communications

Director Starkey distributed an email to the Board with concerns that he and the Executive Director received from County Commissioner Moore in regards to the City's CRA. The concerns were based on a meeting that he and Executive Director Manns had with Commissioner Moore on October 10th. Director Starkey asked the Board to read the concerns and plan to discuss openly at a scheduled CRA meeting. Director Starkey suggested the other Board members reach out to meet with the Commissioners also to discuss the CRA. Director Altman wanted to clarify on the accountants balance sheet that the CRA fund balance is negative by \$5 million, the \$4 million balance is offset by liabilities.

5 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:57 p.m.

(signed) _____
Joyce Haasnoot, Deputy City Clerk

Approved: _____ (date)

Initialed: _____

Joyce Haasnoot

Subject: RE: Follow up on CRA Conversation

From: Andrew C. Taylor [mailto:ataylor@pascocountyfl.net]
Sent: Monday, October 14, 2019 1:09 PM
To: Jeff Starkey <StarkeyJ@CityofNewPortRichey.org>; Debbie Manns <MannsD@CityofNewPortRichey.org>
Cc: Mike Moore <mikemoore@pascocountyfl.net>
Subject: Follow up on CRA Conversation

Councilman Starkey, Ms. Manns:

Thank you again for meeting with Commissioner Moore last week. Please see attached document on CRAs. All the definitions quoted are from Florida Statute Chapter 163. There are two additional attachments: first is the document where our County budget director saw the \$4 million number, and the spreadsheet with the assessed values/all CRA funds. Please note both the Assessed Values and Fund Balances are in same sheet, different tabs at the bottom.

Please let us know if you have any questions.

Sincerely,

Andy Taylor
Legislative Aide to Commissioner Mike Moore, District 2
O: 352-521-4111 Ext 4357
C: 727-267-3973
ataylor@pascocountyfl.net



The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain material that is confidential, privileged and/or exempt from disclosure under applicable law. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

**CITY OF NEW PORT RICHEY, FLORIDA
GOVERNMENTAL FUNDS
BALANCE SHEET
SEPTEMBER 30, 2018**

	General	Redevelopment	Debt Service	Capital Projects	Other Governmental Funds	Total Governmental Funds
ASSETS						
Cash, Cash Equivalents, and Investments	\$ 2,969,382	\$ 1,591,080	\$ 743,283	\$ 1,708,312	\$ 2,244,913	\$ 9,256,970
Receivables (Net of Allowance):						
Accounts, Billed	388,245	26,488	-	-	-	414,733
Taxes	282,209	-	-	-	-	282,209
Special Assessments	-	-	-	-	61,279	61,279
Advances to Other Funds	8,877,157	-	-	-	-	8,877,157
Due from Other Governments	632,992	125,000	-	741,662	138,355	1,638,009
Redevelopment Properties Held for Resale	-	2,330,000	-	-	-	2,330,000
Inventories - at Cost	29,000	-	-	-	-	29,000
Prepaid Items	24,628	-	-	-	-	24,628
Total Assets	\$ 13,183,613	\$ 4,072,568	\$ 743,283	\$ 2,449,974	\$ 2,444,547	\$ 22,893,985
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts Payable	\$ 344,223	\$ 211,301	\$ -	\$ 428,526	\$ 394,332	\$ 1,378,392
Accrued Liabilities	605,387	-	-	-	-	605,397
Advances from Other Funds	-	8,877,157	-	-	-	8,877,157
Due to Other Governments	17,181	-	-	-	-	17,181
Unearned Revenues	23,274	-	-	-	73,747	97,021
Total Liabilities	990,075	9,088,458	-	428,526	468,079	10,975,138
Fund Balances:						
Nonspendable:						
Advances from Other Funds	8,877,157	-	-	-	-	8,877,157
Inventories	29,000	-	-	-	-	29,000
Prepaid Items	24,628	-	-	-	-	24,628
Restricted for:						
Law Enforcement Programs	34,782	-	-	-	-	34,782
Debt Service	-	-	743,283	-	-	743,283
Infrastructure	-	-	-	2,021,448	-	2,021,448
Transportation	-	-	-	-	1,976,468	1,976,468
Committed to:						
Emergency Reserve	2,885,848	-	-	-	-	2,885,848
Assigned to:						
Tree Removal	66,218	-	-	-	-	66,218
Senior Programming (Library)	1,400	-	-	-	-	1,400
Youth Education	2,450	-	-	-	-	2,450
Unassigned:						
General Fund	272,055	-	-	-	-	272,055
Redevelopment Fund	-	(5,015,890)	-	-	-	(5,015,890)
Total Fund Balances	12,193,538	(5,015,890)	743,283	2,021,448	1,976,468	11,918,847
Total Liabilities and Fund Balances	\$ 13,183,613	\$ 4,072,568	\$ 743,283	\$ 2,449,974	\$ 2,444,547	\$ 22,893,985

See accompanying Notes to Financial Statements.

CRA Concerns

Link to Florida Statute, [Chapter 163 \(Part III covers Community Redevelopment\)](#)

1. CRA Fund balance currently at over \$4 million, what is the plan for that?
Answer: Understand the City of New Port Richey questions this, will suggest a meeting with Pasco County Budget Director Bob Goehrig to go over in detail. Mr. Goehrig sent a balance sheet that shows this number (see attachment FY 18 NPR CRA).

2. It is not clear the Aquatic and Recreation Center paid for with CRA money meets the definition of Community Policing in statute. (Florida Statute, 163.335 (23) Definition pasted here:

23. "Community policing innovation" means a policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol

3. A CRA can no longer be more than 80 percent of city (Florida Statute 163.340 (10) for CRA's created after July 1, 2006. The city is considered grandfathered in most respects of the CRA, but the City has extended the CRA to 2049 and adopts new Community Redevelopment plan? Is the entire city considered slum/blighted area still?

Definition of Slum Area from 163.340 (7)

"Slum area" means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are

impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;

(b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or

4. (c) The existence of conditions that endanger life or property by fire or other causes.

Definition of Blighted Area from 163.340 (8)

“Blighted area” means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:

(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.

(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

(d) Unsanitary or unsafe conditions.

(e) Deterioration of site or other improvements.

(f) Inadequate and outdated building density patterns.

(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.

(h) Tax or special assessment delinquency exceeding the fair value of the land.

- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

However, the term “blighted area” also means any area in which at least one of the factors identified in paragraphs (a) through (o) is present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement with the agency or by resolution, that the area is blighted. Such agreement or resolution must be limited to a determination that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, “blighted area” means an area as defined in this subsection.

4. Has the Planning Commission received community redevelopment plans to review? Per F.S. 163.360 (4): “The county, municipality, or community redevelopment agency may itself prepare or cause to be prepared a community redevelopment plan, or any person or agency, public or private, may submit such a plan to a community redevelopment agency. Prior to its consideration of a community redevelopment plan, the community

redevelopment agency shall submit such plan to the local planning agency of the county or municipality for review and recommendations as to its conformity with the comprehensive plan for the development of the county or municipality as a whole. The local planning agency shall submit its written recommendations with respect to the conformity of the proposed community redevelopment plan to the community redevelopment agency within 60 days after receipt of the plan for review. Upon receipt of the recommendations of the local planning agency, or, if no recommendations are received within such 60 days, then without such recommendations, the community redevelopment agency may proceed with its consideration of the proposed community redevelopment plan.”

5. From the definition of Blighted Area F.S. 163.340 8 b : “Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.” **Citywide assessed values have increased over the last few years.**
6. **Note:** It is now required under statute to have the annual report online, city has been hit or miss about posting them in the past (last one currently on City website is from 2016). F.S. 163.371 (2) “Beginning March 31, 2020, and not later than March 31 of each year thereafter, a community redevelopment agency shall file an annual report with the county or municipality that created the agency and publish the report on the agency’s website.
7. Confirming the City is aware of new language in statute to submit the annual CRA budget and CRA budget amendments to the BOCC: F.S, 163.387 (6b) . b) “A community redevelopment agency created by a municipality shall submit its annual budget to the board of county commissioners for the county in which the agency is located within 10 days after the adoption of such budget and submit amendments of its annual

budget to the board of county commissioners within 10 days after the adoption date of the amended budget.”

###

	FY 16	FY 17	FY 18	FY 19	FY 20
Dade City	\$258,720,705	\$280,148,083	\$292,899,412		
New Port Richey	\$514,291,510	\$537,254,239	\$575,048,100	\$619,654,077	
Port Richey		\$265,065,991	\$281,462,182		
San Antonio		\$59,995,684	\$64,596,684		
St. Leo		\$9,880,308	\$42,079,324		
Zephyrhills		\$648,757,170	\$705,749,648		

CRA Fund Balances

	FY 18	Source
Dade City	\$226,735	CAFR
New Port Richey	\$4,072,568	CAFR
Port Richey	\$424,417	CAFR
Zephyrhills	\$75,984	Annual Budget

	16	17	18	19	20
cra	\$37,419,908	\$36,918,213	\$36,998,075	\$37,694,244	\$35,975,808
non	\$221,300,797	\$230,199,952	\$242,017,319	\$254,009,405	\$249,705,671
	\$258,720,705	\$267,118,165	\$279,015,394	\$291,703,649	\$285,681,479