



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

January 21, 2020

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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 5:00 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, Technology Solutions Director Bryan Weed and Human Resources Manager Bernie Wharran.

2 Approval of January 7, 2020 CRA Meeting Minutes - Page 2

Motion was made to approve the minutes as presented.

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

3 Presentation of Phase I of the Gateway Area Redevelopment Project

Executive Director Manns made a presentation to the Board. Highlights of the presentation included the three properties of interest - former Walgreens property, Media General building and Downtown Seafood and Gyro Restaurant, the short term and long term project goals, a background on Keiser University, their current location at 6014 US Highway 19, the economic benefits including eliminating slum and blight and improved frontage along US Highway 19, the role of the CRA, the different types of Economic Development Incentives, how to determine the appropriate amount of Economic Development Incentives, the specific role the City's CRA plays in the proposed project, the specific Economic Development Incentives proposed including \$2,100,000 or 18% of project costs, the future potential elements including the donation of 1.48 acres of property to the CRA from Keenan Development Group, the construction of a parking structure and the construction of a flagship hotel and the items being requested for consideration including, authorizing to enter into a Purchase

and Sale Agreement with A.G. Development Group, Inc. and Rivergate Park LLC in the amount of \$2,500,000 in respect to two properties located at 6206, 6214-6218 and 6224 on U.S. Highway 19 just south of Main Street, authorizing to enter into a Purchase and Sale Agreement with Keenan Development Group, Inc. in the amount of \$4,250,000 in respect to the purchase of three properties located at 6330, 6206, 6214-6218 and 6224 U.S. Highway 19 just south of Main Street and authorizing to enter into an Option Agreement for the potential acquisition of property from Keenan Development Group related to the establishment of a stacked parking facility.

4 Presentation of the Taxable Value and Tax Incentive Finance Authority Projections

Ken Creveling from Urbanomics made a presentation to the Board that highlighted the Taxable Value and Tax Incentive Finance Authority Projections. Director Altman asked about the impacts on the businesses in the downtown and Mr. Creveling stated this kind of project would spur more redevelopment in the area. There will be benefits to all the adjacent properties.

5 Introduction of Keenan Development Group, Inc.

Executive Director Manns introduced Bill Keenan and Dale Chynoweth from the Keenan Development Group, Inc. to the Board. Chairman Marlowe then asked Mario Iezzoni to come forward to give his perspective on this project. Mr. Iezzoni stated that education institutions bring a stability to communities. He stated that he tried to get the County to move forward with the Harbors Plan as that would be the gateway of the US19 corridor. Mr. Iezzoni then highlighted other city projects including 5800 Main and The Central. He stated that the City Council and staff really understand the challenges of the community. Chairman Marlowe then opened the floor for public comment. John Kane came forward and stated that he remembers the sale of the Baptist church property and there were some things that were supposed to be done that were not. He stated that he remembers when the Rec Center was built and the projections given at the time and we are still paying on it. He stated if there is a possibility we would lose that should be considered. With no one else coming forward, Chairman Marlowe closed public comment. Chairman Marlowe stated the figures added up to the total and the closings will all coincide. Director Starkey stated he thought the City would not be purchasing the Walgreens property and if the City did need to purchase it then why wait the sixty days. Executive Director Manns stated that closing documents were just received last week from Encore the owner of the Walgreens property. She stated as soon as we obtain the land control then we can convey the property to the Keenan Development Group. Director Starkey stated he would like to see the County involved in some way and we should reach out to them. Chairman Marlowe stated that as a CRA or City Council we need to dust off the plans for right sizing or streetscaping the section of Main Street from River Road to US Highway 19. He stated once this project opens there will be serious interest by property owners to upgrade their existing buildings. Bill Keenan then came forward and stated that what was presented by Executive Director Manns was very comprehensive. He stated his company has had a relationship with Keiser University for twenty-seven years. He stated this project would be their 11th project. Mr. Keenan stated this was always a preferred location for the University. He stated the way the deal is structured there is no incremental dollar expended by the City. Director Altman stated the City's interest is a broader interest. He stated he has been an advocate for a block wide for stormwater utilities and for us to get our vision for Main Street maybe we can get some immediate opportunity which may become a better deal and provide parking immediately and then do some Master Planning. He asked Mr. Keenan if the City could show him some other options within the next 21 days which may provide more opportunity and make the site plan more attractive. Mr. Keenan stated they have a very tight schedule before the end of their lease next year which means groundbreaking needs to occur by June. Director Altman stated that retention was not addressed in the memo only parking. Mr. Keenan stated they are open for discussion. Director Davis stated he was pleased with the conversation he had with Mr. Keenan regarding the project. Director Davis stated that having a university at the corner of Main Street and US 19 shows the commitment we have for education in our community. Director Davis stated the County's Harbors Project was just a dream. Director Starkey stated he agreed with Director Davis' comments and welcomes the partnership. He stated this will spearhead the development of Main Street from the bridge to US 19. Director Altman asked about the future hotel. Mr. Keenan stated that in order for their facility to work it was discussed that if the City

could produce higher density parking could that free up land to build a hotel. This option would be discussed at a later time. Director Murphy stated the option portion is very important. He stated he did not want to see a sprawling parking lot. We could be inhibiting future growth.

6 Gateway Area Redevelopment Project Phase I - Page 5

Motions were made to approve the items as follows:

- Authorize entering into a Purchase and Sale Agreement with A.G. Development Group, Inc. and Rivergate Park LLC in the amount of \$2,500,000 in respect to two properties located at 6206, 6214-6218 and 6224 on U.S. Highway 19 just south of Main Street. Motion made by Director Davis and seconded by Director Murphy. Motion passed 5-0.

- Authorize entering into a Purchase and Sale Agreement with Keenan Development Group, Inc. in the amount of \$4,250,000 in respect to the purchase of three properties located at 6330, 6206, 6214-6218 and 6224 U.S. Highway 19 just south of Main Street. Motion made by Director Davis and seconded by Director Murphy. Motion passed 5-0.

- Authorize entering into an Option Agreement for the potential acquisition of property from Keenan Development Group related to the establishment of a stacked parking facility. Director Altman stated he was hopeful that the City could move quickly. Director Murphy thanked everyone for their hard work on the project. Motion made by Director Davis and seconded by Director Altman. Motion passed 5-0.

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

7 Communications

Director Altman stated he noticed that the CAC Chairman was in the audience and asked the Chairman to give them a few moments to speak about a new museum. Richard Melton and Charles Zidar came forward and Mr. Zidar stated that they received a large donation of artifacts that are currently in storage and they are looking to work with the City to create a space to exhibit them.

8 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 6:29 p.m.

(signed) _____
Judy Meyers, CMC, City Clerk

Approved: _____ (date)

Initialed: _____