



**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  
July 21, 2020  
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 8:07 p.m. Those in attendance were, Director Jeff Starkey, Director Chopper Davis, Director Altman and Director Murphy.

Also in attendance were Executive Director Debbie L. 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, Library Director Andi Figart, Development Director Earl Hahn, Technology Solutions Director Bryan Weed, Human Resources Manager Bernie Wharran, Assistant Public Works Director Barret Doe and Assistant Parks and Recreation Director Chris Bornfleth.

2 Approval of July 7, 2020 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 Approval of Ranking of Firms for Design and Construction Services Related to the Establishment of a Parking Structure - Page 5

Executive Director Manns introduced the item to the Board. She stated that the purpose of this agenda item was to approve the ranking of the top five respondents for RFQ 20-014 related to the design and construction of a 350 space parking structure on property located east of U.S. Highway 19 and south of Acorn Street and to authorize the Executive Director to negotiate a contract with the top ranked firm. The RFQ was issued on May 9, 2020. This would be subject to the closing on the property. The structure will be built on the donated land for Keiser University. Interviews were held on July 7, 2020 with the top five firms. The firms were ranked as follows:

1. Kokolakis Contracting, Fisher Architects, Dura-Stress, Inc., Vickstrom Engineering Services, Inc.

2. Ajax Building Company, Harvard Jolly Architecture, Engineering Matrix, Inc., Penoni Associates, Inc., Coastal Design Consultants, Coreslab Structures
3. Keenan Development Group, Chinook Construction, Inc., FINFROCK
4. R.R. Simmons Construction Corporation
5. Core Construction, Pre-con Construction of Florida, TimHaahs, Structured Parking Solutions, Kimley Horn & Associates

During the interview, Kokolakis indicated that they can construct a parking structure containing 375 parking spaces for the project budget and additionally that some commercial space would be housed on the north side of the first floor space. In short, this means that the CRA would be paying about \$17.334 per space which is providing 25 more spaces than what was specified in the project documents and is a very competitive rate. The Kokolakis team completed the North Beach Parking Plaza in Clearwater Beach.

Upon opening the floor to public comment, Marlow Jones came forward and asked for a moment of silence for John Lewis. He stated it is his sincere hope that maybe something will be done in the budget to put money towards resources to help those in the community. He stated he hopes the budget will provide Chief Bogart with the tools that he needs. Executive Director Manns stated Pasco County is offering assistance for our residents.

John Kane came forward and stated most of Keiser's student body are in a government program to be retrained. Having realized that he question the entire corridor and focusing on one entity. He stated his only apprehension is if funding goes bad could we be put in a situation instead of diversifying. Director Davis stated Keiser has many campuses across Florida. He stated there has been discussion in the past about a parking structure downtown so this may be it. Chairman Marlowe reiterated his comments from last week about driving down to Clearwater to look at their parking garage. Director Murphy stated he liked the Clearwater design. It can serve multiple purposes. Director Starkey stated there is a window to build a nice chain hotel on the property as well. He stated there is a lot that can be done. Executive Director Manns stated that Kokolakis knows how to build a shopping center that fits in with each neighborhood. Director Altman asked for comments on how the TBRPC proposal could fit in to this project. Executive Director Manns replied that her plan is to present it to the CRA at a meeting next week. Director Altman asked if there is flexibility in the agreement that is being presented with this item. Executive Director Manns stated this is a defined project at this point but additional levels may be added but we are on a timetable and does not allow for time to wait for other partners. Director Starkey stated whatever development goes on the northeast corner of Main we should work with them to tie in together and define the entryway to downtown. Chairman Marlowe stated he can envision a vibrant area from Acorn Street to US 19. 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

4 Communications

None.

5 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:36 p.m.

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

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

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