



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 6, 2021
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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 Chopper Davis, Director Peter Altman and Director Matt Murphy. Director Peters arrived at 6:01 p.m. Also in attendance were Executive Director Debbie Manns, City Attorney Timothy Driscoll, Deputy City Clerk Joyce Haasnoot, Economic Development Director Charles Rudd, Technology Solutions Director Bryan Weed and Assistant City Manager Rodd Hale.

2 Approval of March 2, 2021 CRA Meeting Minutes - Page 2

Motion was made to approve the minutes as presented.

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

3 Purchase Agreement for 6356 River Road - Page 5

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 a purchase agreement for 6356 River Road in the amount of \$290,000 for the purposes of property assemblage and redevelopment of the Boat Ramp as indicated in the 2019 CRA Redevelopment Plan and 2021 Downtown Master Plan. This property is one of two adjacent properties which City staff has been pursuing for the purpose of expanding the developable area of the boat ramp. The property is a .61 acre vacant lot with a taxable value of \$122,197. Staff had the property appraised and the value was determined to be \$170,000. Staff made an offer of \$200,000, which was rejected. The property owner made a counter offer of \$330,000. The City had a review appraisal conducted and it was determined that the current market value is \$270,000. Staff then negotiated with the owner for a price of \$290,000. There would be a \$5,000 deposit, a 30 day contingency and closing within the 30 days.

Upon opening the floor to public comment, John Kane, 6041 Florida Ave., NPR came forward to inquire how the City is paying for the property and stated he is against the purchase and would rather see funds used for slum and blight or other things. Executive Director Manns stated the funding is available in the CRA budget. Mr. Kane inquired as to why the property is being bought while there is

still another piece of privately owned property in between the City's property and 6356 River Road property. Mr. Kane also asked what the advantage of this project would be to non-boaters. Joan Hook, 7210 Jasmin Dr., NPR came forward to inquire why the City would purchase this piece of property while there is a privately owned piece of property in between the City's property and the 6356 River Road property. Director Davis stated the City is in negotiations currently with the property owners. Ms. Hook stated she is in favor of the project. With no one else coming forward, Chairman Marlowe returned the floor to the Board.

Director Peters stated the purchase of this property is a great opportunity for the city as there isn't any other riverfront property available in this location. In regards to Mr. Kane's comments, he wanted to clarify this is a small piece of a bigger project to enhance the City's recreation capabilities and provides the City an opportunity to control riverfront property. Director Davis stated that the 6356 River Road purchase has a 30 day purchase window attached to the sale, so the City must act on it quickly. The City is currently in negotiations with the owners of the middle piece of property between 6356 River Road and the City property. Director Murphy re-iterated what Director Davis said in regards to the 30 day purchase window and the speed of the purchase. He further stated that in discussion with the County they indicated a possibility of financially contributing to the boat ramp expansion. Director Altman stated he was a former employer of Matthew Potter, the property owner. He recently worked as an employee of Mr. Potter two years ago and wanted to confirm he had no conflict. City Attorney Driscoll stated that based on the facts as told to him, there is no conflict of interest. This project will provide more public access to the water and this project may allow for more public-private projects. It is not a project to put boats in the water but to expand the highest and best use of the property. Chairman Marlowe stated that in looking at different options to do with the property, rather than pave over to make more parking, a kayak launch and other options could become available. Motion was made to approve the item as presented.

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

4 Update on Property Located at 5432 Acorn Street - Page 19

Executive Director Manns presented the item to the Board. She stated that the purpose of this agenda item was to provide an status update on the property located at 5432 Acorn Street. The purchase of this property was on the March 2, 2021 CRA agenda but was tabled to allow for staff to discuss the purchase of the property more with the owner. Since that time, the property owner has listed the property for sale with a realtor for \$339,500. At a previous work session a kayak launch and pocket park were suggestions for the property.

Chairman Marlowe then opened the floor for public comment. John Kane, 6041 Florida Ave., NPR, came forward and stated he is in favor of purchasing this property as use for a pocket park. He described a concrete pad that is located in the rear of the property and could be used as a kayak launch. Rachel Hagenbaugh, 6620 Tennessee Avenue, NPR, came forward to state her support and would like to see a pocket park or dog park. With no one else coming forward, Mayor Marlowe returned the floor to the Board.

Director Altman discussed grants that were previously available during prior discussions of utilizing the property as a boat ramp. He stated he does not see a reason to offer any more to the property owner other than the asking price. He would like to authorize City Manager Manns to offer the listing price. Director Davis stated he has no interest in the property at the current listing price. Chairman Marlowe agreed and feels the price is over inflated. Director Peters stated his issue is that the size of the property does not justify the asking price, especially in comparison to the River Road property the City is purchasing. Director Peters also commented on the current condition of the property's sea wall. Director Murphy agreed that the property is overpriced for the size and does not work with the additional money the city would need to put into the property in upgrades and repairs. Director Peters stated there is another piece of property for sale across from 5432 Acorn and could be a bike path idea sometime in the future if funding permitted.

5 Communications

None.

6 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 6:17 p.m.

(signed) _____
Joyce Haasnoot, Deputy City Clerk

Approved: _____ (date)

Initialed: _____