



**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 19, 2021  
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 8:34 p.m. Those in attendance were Director Chopper Davis, Director Altman, Director Murphy and Director Peters.

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, Public Works Director Robert Rivera, Library Director Andi Figart, Parks and Recreation Director Kevin Adams, Technology Solutions Director Bryan Weed and Human Resources Manager Bernie Wharran.

2 Approval of September 23, 2021 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, Peters

3 Consent Agenda: a. Purchases/Payments for CRA Board Approval - Page 5

Motion was made to accept the Consent Agenda.

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

4 Discussion Regarding Proposed Economic Incentives for Zen Kitchen & Bar - Page 7

Executive Director Manns introduced the item to the Board. She stated that the purpose of this agenda item was to conduct a discussion regarding proposed economic incentives for Zen Kitchen & Bar. As the Board of Directors is aware, the owners of Zen Forest are moving from their current location off of Rowan Road to the former Gatsby's location at 6229 Grand Blvd and will open under the new name of Zen Kitchen & Bar. The building is in disrepair and needs considerable improvement by the investors. The improvements are estimated at \$800k-\$1M. There is a 10 year lease on the property. The rent reimbursement program is typically for one year however staff is proposing two years during

to the amount of the lease payments. The redevelopment program is typically percentage based on other in the similar industry. Staff will be submitting a request to the Board for \$200k to be paid in four equal payments. A formal agreement will be finalized and brought to the Board for consideration. The amount is consistent to what was granted to Widow Fletcher's.

5 Discussion Regarding the Proposed Redevelopment of the Walden Pond Property - Page 8

Executive Director Manns introduced the item to the Board. She stated that the purpose of this agenda item was to conduct a discussion regarding the proposed redevelopment of the former Walden Pond property. The property is a total of 8.43 acres. The current owner of the property is interested in transforming the property into a new 96 unit multi-family residential condominium development. The price point for the units exceed \$200k. Construction is slated to begin in March 2022 with an estimated cost of \$18M. Staff will be asking for a \$1M contribution to the project. She stated she told the developer that the CRA cannot exhaust those funds by 2022 however the CRA could expend \$100k/year for 10 years. A formal agreement will be finalized and brought to the Board for consideration. Director Davis asked about whether or not they have to build the property up and Executive Director Manns stated yes. Director Davis asked for a list of projects that are \$1M or more. Director Altman stated these are not big projects and the City is well positioned for some very big projects that are coming forward. He stated it requires economic analysis to make sure we are being fair. He stated we have so much of the city to be built into the future. He stated our population needs to increase in order to allow the General Fund to grow. Director Altman stated we have an ambitious Master Plan. Director Murphy stated spreading the funds over the years allows us to move other projects forward. The incentives are based on investment. Director Peters stated he is intrigued by the project. That is an area that needs development.

6 Communications

None.

7 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:58 p.m.

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

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

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