



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
May 6, 2025
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 Chopper Davis at 9:02 p.m. Those in attendance were Director Matt Murphy, Director Peter Altman, Director Butler, IV, and Director Brian Jonas.

Also in attendance were Executive Director Debbie Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Finance Director Crystal Dunn, Fire Chief Chris Fitch, Public Works Director Robert Rivera, Police Chief Bob Kochen, Library Director Andi Figart, Assistant Parks and Recreation Director Kevin Trapp, Development Director Dale Hall, Technology Solutions Director Leanne Mahadeo, and Human Resources Director Arnel Wetzell.

2 Approval of April 15, 2025 CRA Meeting Minutes - Page 2

Motion was made to approve the minutes as presented.

Motion made by Bertell Butler and seconded by Brian Jonas. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Jonas, Murphy

3 Resolution No. 2025-15: Authorizing Resolution and Interlocal Agreement - Page 5

City Attorney Driscoll read the proposed resolution by title only. Executive Director Manns introduced Finance Director Crystal Dunn who then made a presentation to the Board. She stated the purpose of this agenda item was to adopt Resolution No. 2025-15, which approves the form of and authorizes the execution of an amended and restated debt service interlocal agreement with the City of New Port Richey, FL. She stated as previously presented, the City entered into a purchase agreement with Sun Coast Motels on October 1, 2024, Inc. for the purchase of the real property located at 7631 US Hwy 19, New Port Richey, with a purchase price of \$5,500,000. The subject property is located on the west side of US Highway 19 on the southwesterly bank of the Cotee River and is identified in the Community Redevelopment Plan as one of the community's most important opportunities for redevelopment. Issuance of a Taxable Non-Ad Valorem Revenue Note, Series 2025B, in the amount not to exceed \$5,650,000 will finance the acquisition of said real property.

Additional financing through the issuance of a Tax-Exempt Non-Ad Valorem Revenue Note, Series

2025A, in an amount not to exceed \$3,350,000 will be used for costs related to Phase 1 of the redevelopment of Railroad Square, as laid out and set forth in the FY 2024-2029 Capital Improvement Plan.

The Interlocal Agreement attached to this memorandum amends and restates a previous interlocal agreement between the CRA and the City. The Amended and Restated Debt Service Reimbursement Interlocal Agreement re-establishes the CRA's obligation to repay the City for all costs (present and future) incurred by the City on behalf of the CRA, in connection with the issuance of the Tax-Exempt and Taxable Non-Ad Valorem Revenue Note, Series 2025A and Series 2025B, respectively, in the event tax increment revenues are insufficient.

Upon opening the floor to public comment, no one came forward therefore Chairman Davis returned the floor to the Board. Motion was made to approve the item as presented.

Motion made by Pete Altman and seconded by Brian Jonas. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Jonas, Murphy

4 2025 Railroad Square Improvements Phase 1 Construction Project – Guaranteed Maximum Price (GMP) - Page 18

Executive Director Manns introduced Public Works Director Robert Rivera who then made a presentation to the Board. He stated the purpose of this agenda item was to review and consideration for approval is the guaranteed maximum price in the amount not to exceed \$2,989,790 from Hennessy Construction Services Corporation (HCSC) for the construction phase of the Railroad Square Improvements Phase 1. He stated improvement elements to the area of Railroad Square along Nebraska Avenue east of Grand Boulevard include the conversion of overhead service lines to underground where practical, overhead Café style lighting, hardscape improvements such as stamped pavement, seating areas, planters, shade structures, the creation of green space that includes artificial turf, seating areas with swings and an activity area, construction of dumpster areas, upgrades to Cavalier Square, and improvements to the existing public vehicle parking areas. Finally, in an effort to maximize public space the existing two-way traffic pattern will be limited to a one-way westerly traffic movement on Nebraska Avenue from Adams Street to Grand Boulevard. As the Board of Directors may recall, on September 3, 2024 CRA meeting, Board of Directors approved HCSC to perform construction management services for the Railroad Square Improvements Phase 1 Project. Should the Board approve the GMP, it is anticipated that the construction phase would begin in the Spring of 2025. Upon opening the floor to public comment, Tara Fielding came forward to speak in support of this item. With no one else coming forward Chairman Davis returned the floor to the Board. Motion was made to approve the item as presented.

Motion made by Bertell Butler and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Jonas, Murphy

5 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 9:20 p.m.

(signed) _____
Judy Meyers, MMC, City Clerk

Approved: _____ (date)

Initialed: _____