



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 20, 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 7:16 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 Wetzel.

2 Approval of May 6, 2025 CRA Meeting Minutes

Motion was made to approve the minutes as presented.

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

3 6131 US Hwy 19 Structure Demolition – Riverside Inn

Executive Director Manns introduced Public Works Director Robert Rivera who then presented the item to the Board. He stated that the purpose of this agenda item was to review and consider for approval the attached proposals in the not to exceed amount of \$184,075.30 from Cross Construction Services, Incorporated for the demolition of the Riverside Inn and corresponding budget amendment in the amount not to exceed \$190,000.00. The budget amendment funding source is designated for the Boat Ramp Improvements project that is expected to move from FY24/25 to FY 25/26. He stated on May 9, 2025 the City's Community Redevelopment Agency closed on the purchase of the Riverside Inn located on the southwest corner of the US Hwy 19 Bridge. As the CRA Directors are aware, the Community Redevelopment Plan and the Downtown and Highway 19 Corridor Master Plan identify the property as one of the community's most important opportunities for redevelopment. The first step in the redevelopment process is to secure the property from potential vandalism, material theft, criminal activity, unauthorized occupancy, and potential fire hazards. All of which are a threat to public safety and an increase liability to the City. 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 Matt Murphy and seconded by Brian Jonas. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Jonas, Murphy

4 Discussion Regarding the Proposed Purchase and Sale Agreement w/Pasco County Schools RE: Schwettman Education Center

Executive Director Manns introduced the item to the Board. She stated the purpose of this agenda item was to conduct a discussion relating to specific terms and conditions of the Purchase and Sale Agreement between the CRA and the School Board of Pasco County relating to the former Schwettman Education Center. City Attorney Driscoll then gave a brief overview of the process to date. He stated that the City has received an updated agreement within the last few weeks. He then highlighted the changes from the original agreement to the most updated version. The changes have been submitted to the School Board attorney but no response has been received yet. He stated the following are the pertinent revisions along with the proposed responses:

1. The payment period associated with the purchase price has been reduced from 3 years to 2 years. -The City accepted the change.
2. An interest payment along with a calculation method was proposed to be charged on the amount of the purchase price remaining unpaid after 1 year until paid. - The City agreed to pay an interest payment and proposed a rate of 3%.
3. The School Board must approve all improvements to the property until the purchase price is paid in full. The City accepted the change.
4. The School Board will not pay the City for any improvements to the property made by the City if the property is returned to the School Board for non-payment. - The City accepted the change.
5. The covenant to restrict multi-family residential use of the property defines multi-family as more than one-unit per building in lieu of as defined in the City's Land Development Code. - The City accepted the change.
6. The School Board added a restriction against any change in the zoning of the property, or its being designated historic, until the purchase price has been paid. – The City accepted the change.
7. If the property is sold within ten years by the City, a percentage of the net profits from the sale of the property must be paid to the School Board within a reduced value schedule. – The City accepted the change.
8. Until the purchase price is paid, the School Board will remain a named insured on a \$1 million dollar liability policy. The City accepted the change.

Director Altman spoke about the potential historical value. He stated all five seem to be in agreement along with the Executive Director and he feels confident that he trusts the City and does not need the School Board telling us to not demolish. He does not see the CRA selling the property. He stated we will draw the School Board back involved with the educational component of what we want to do. Director Butler stated there are a lot of variables. He stated the School Board is seemingly wanting to charge for preserving history. He stated it has taken a route that is more real estate transaction. He stated the City will take the bulk of the risk and it is insulting that the School Board is wanting to make money off the City preserving the property. He spoke regarding provision five, interest payment, covenant and provision seven. Director Murphy stated we cannot make any historic improvements until we purchase it. He stated the School Board is trying to stranglehold. He stated if we purchase in full we should be able to do what we want with it. Director Jonas stated he feels the School Board is playing our want for the property against us and adding a lot of provisions. He stated it is their historic building and not ours and he feels the School Board should be encouraging us to buy it. He stated the longer it lingers the worse the negotiations will be. Chairman Davis stated the thing that bothers him the most is why the School Board wants to be in our pockets after we buy it.

Upon opening the floor for public comment, the following people came forward to speak:

- Chuck Grey stated he would like a provision put in for no sale of the property. He suggested instead of court to use an engineer.
- Donna Pendland Jensen stated we have all agreed we do not want residential. She stated they

- want the contract signed as soon as possible to move forward with the vision for the property.
- John Gilliss stated he would not want to let the deal get away. He stated they are selling it to us for below market value.
- Beva Stevenson-Karay stated we do not want residential. This has to be for the community.

With no one else coming forward, Chairman Davis returned the floor to the Board. Motion made to approve the contract as presented and give authority to Executive Director and City Attorney to consider and approve reasonable changes in language that do not constitute material modifications and material modifications would come back before the Board of Directors for additional review and approval.

Motion made by Pete Altman and seconded by Brian Jonas. The Motion Passed. 4-1. Ayes: Altman, Davis, Jonas, Murphy Nays: Butler

5 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 7:59 p.m.

(signed) _____
Judy Meyers, MMC, City Clerk

Approved: _____ (date)

Initialed: _____