



**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**

**March 28, 2024**

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**MINUTES**

**ORDER OF**  
**BUSINESS**

**1 Call to Order - Roll Call**

The meeting was called to order by Chairman Chopper Davis at 6:00 p.m. Those in attendance were Director Matt Murphy, Director Peter Altman, and Director Mike Peters. Director Kelly Mothershead was excused.

Also in attendance were Executive Director Debbie Manns, City Attorney Timothy Driscoll, Deputy City Clerk Nadine Ward, Finance Director Crystal Dunn, Public Works Director Robert Rivera, Police Chief Bob Kochen and Assistant City Manager Greg Oravec.

**2 Approval of March 19, 2024 CRA Meeting Minutes - Page 2**

Motion was made to approve the minutes as presented.

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

**3 FY2022-2023 Annual Report - Page 6**

Executive Director Manns introduced Finance Director Crystal Dunn who then presented the item to the Board. She stated that the purpose of this agenda item was to review and approve the Annual Report for FY22/23. She stated that the report highlights the CRA activity for the fiscal year ending September 30, 2023. Finance Director Dunn made a presentation to the Board which highlighted the completed and ongoing CRA projects. Director Altman stated that Rent Reimbursements are no longer favored under the statutes. He stated that Leisure Lane is a contemplated CRA project and shouldn't be in the CRA Annual report. He stated the Baptist church purchase was intended as inventory, which would be negative equity. Director Peters stated in regards to the Comfort Inn, he would encourage the Board as to why they need to adhere to the landscape ordinance in place specifically this property. Very little landscape has been done and it takes away the visual appeal. Director Murphy stated that contemplated CRA projects should be in the back of the report (Leisure Lane ) not in the active report. Chairman Davis agreed.

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

- Mary Beth Isaacson, 8805 Forest Lake Drive, PR complimented Finance for a nice report. She stated she is proud to live in this community and hopes that Schwettman will be a completed Cultural Center next year.

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 Pete Altman and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Davis, Murphy, Peters Absent: Mothershead

#### 4 Main Street Entry Feature Project Change Order No. 1 - Page 36

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 approve Change Order No. 1 from Augustine Construction Inc. in the amount not to exceed \$150,000 for the Main Street Entryway Feature Project. He stated that the construction of a signature entry feature over Main Street facing US Hwy 19 highlighting the entrance of the City's downtown area has been completed. In addition to the entry feature, elements included in the base bid for the project are landscaping improvements, trees, shrubs, ground cover, irrigation, hardscape, and finally the construction of an LED monument sign on the S.E. corner of Main Street and US Hwy 19. Mr. Rivera stated that in addition to the project base bid submission, bidders were required to complete and submit a bid breakdown alternate bid one form for the construction of a courtyard on the S.E. corner of Main St. behind the monument sign north of Keiser University. The bid alternate was included in the City's current Capital Improvement Program as the US Hwy 19 and Main St. Court Yard Project. Included in the court yard project/bid alternate were tree plantings, ground cover, shrubbery, hardscape, outdoor furniture such as tables, chairs, tree wells with seating benches and trash receptacles. Director Peters stated he believes it will be a beautiful feature for the entrance of the City. Director Murphy stated he feels that the trees and bushes in the drawing, be full grown upon installation. 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 Mike Peters and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Davis, Murphy, Peters Absent: Mothershead

#### 5 Proposed Redevelopment Grant Award to Missouri Grand, LLC, for 6220 Grand BLVD - Page 40

Executive Director Manns introduced Asst. City Manager Gregory Oravec who then presented the item to the Board. He stated that the purpose of this agenda item was to approve a Redevelopment Grant Award of up to \$213,240 to Missouri Grand, LLC, for the redevelopment of the two-story building located at 6220 Grand Boulevard. On January 19, 2024, Mr. Starkey submitted a revised Program application with a corresponding funding request of \$213,240, approximately 12 percent of the applicant's total investment in eligible expenses.

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

- Frank Starkey, 5939 Grand Blvd., NPR thanked Mr. Oravec for his explanation of the project. He stated he feels that the original restaurant was too large and that's why it didn't work out. Offices on the second floor will be leased out to individuals instead of one owner.

With no one else coming forward Chairman Davis returned the floor to the Board. Director Peters stated he feels this building sets the standards for redevelopment in our city. Director Murphy stated he feels this is a great project. Director Altman stated he feels that the glass in the new building makes all the difference. Motion was made to approve the item as presented.

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

#### 6 Proposed Update to the Community Redevelopment Plan - Page 57

Executive Director Manns introduced Asst. City Manager Gregory Oravec who then presented the item to the Board. He stated that the purpose of this agenda item was to continue the discussion

regarding the proposed updates to the CRA Plan. Mr. Oravec stated that at the Board's meeting of March 19, 2024, Stantec, Staff, and the Board began a discussion regarding the work to date, which includes studying relevant past planning efforts, especially the previous versions of the Community Redevelopment Plan; incorporating community input; recognizing the many accomplishments to date; and drafting the preliminary statement of Vision, Goals, Objectives, and Specific Strategic Priorities for your consideration. He stated that this meeting provides us with the opportunity to continue this discussion, and it is hoped that the Board will see fit to provide our team with policy guidance and direction on:

- The Vision.
- Goals and Objectives.
- Specific Strategic Priorities.
- Completing a Finding of Necessity Study for the Leisure and Van Doren Area.

Mr. Oravec began his presentation by stating that he would like the CRA Board to create the Finding of Necessity study for the Leisure Lane and Van Doren area. Director Altman clarified that the board can participate in the conversation and allow for public comment after that. His opinion is that the word "beautiful" in the vision statement is not quite honest. Director Peters stated he prefers the simple version of the Vision statement. Director Murphy stated he prefers the simple, shorter version of the Vision Statement. Chairman Davis prefers the simple shorter version of the Vision Statement. Chairman Davis pointed out that within the draft Plan Update the Goals are broken down by objective. Director Peters commented the Proposed Goals should be more detailed with measurable objectives. Director Altman stated he would like to see the Proposed Goals be more detailed.

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

- Laurie Baker 5853 Lafayette St., NPR, stated the word Historic is missing in several of the Proposed Goals. Would like to reactivate the Historic Preservation Board.
- Patty Stevenson, 5719 Lafayette St., NPR stated that her granddaughter was attacked by a Pit Bull. GHS needs to be preserved. Wants a community Garden at Schwettman.
- Terry Kline, 6807 Parkside Dr., NPR stated the Hickory trees need to be replaced at parks. Native plants should be used at the entryway landscape project.
- Kelly Hackman, 6120 Missouri Ave., NPR stated that Goal #5 is not specific to environmental.
- Rita King, 10926 Bounty St., NPR stated that GHS is not a confirmed plan due to the fact that NPR doesn't own that property. Requests that when the property is purchased it needs to be in the CRA plan in its entirety.
- Kate Connolly 5508 Vermont St., NPR thanked everyone for the presentation. More details would be great, but feels that the progress is fantastic.

With no one else coming forward Chairman Davis returned the floor to the Board. Director Altman stated he would like to see more discussion on individual private/public projects. He would like a timeline/schedule so that we don't have to have multiple meetings and have individual work sessions for each project. He would also like to make sure that when organizations are interested in doing things in our city we take advantage of it without all the meetings. Motion was made approve the draft report and to keep moving forward with discussion on the draft update of the CRA Plan.

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

## 7 Communications

Director Murphy stated he is looking forward to the CRA Plan Process. Director Altman stated in regard to the Schwettman School, he hopes that the conveyance is one of positivity and the direction we are moving in is in line with the expectations of the GHS SOS. Executive Director Manns stated she has a phone conference with the School Board on April 2nd regarding Schwettman. Director Peters stated that the Schwettman School project will take very large community input. He reiterated that the Board is on the team of the citizen. Executive Director Manns asked for Mr. Oravec to report

on the Children's Museum. Mr. Oravec stated that April 1st Great Explorations will have a show at the Rec Center.

8 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:16 p.m.

(signed) \_\_\_\_\_  
Nadine Ward, Deputy City Clerk

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

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