

COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular Community Redevelopment Agency Meeting was held on February 26, 2018 at 5:04 p.m. at the Alice Hall Community Center.

CRA Board President Compton called the meeting to order. Roll call was taken. Present were members Kenneth Compton, Ken Burgess, Alan Knight, Charlie Proctor, Lance Smith and Mayor Whitfield. City Manager Dr. Spina and City Attorney Matthew Maggard were also present.

Staff present: Building Official Bill Burgess, CRA Director Gail Hamilton, Director of Planning Todd Vande Berg, Utilities Director John Bostic, Airport Manager Nathan Coleman, Main Street Coordinator Anna Stutzriem, City Clerk Lori Hillman, and Assistant City Clerk Jessica Carter.

Alan Knight moved to approve the minutes of the November 27, 2017 Regular Meeting of the CRA and the January 23, 2017 Regular Meeting of the CRA Corrections. Seconded by Lance Smith. Motion passed unanimously.

BUSINESS ITEMS:

1. Matching Façade Rehabilitation Grant – McClain Alfonso, P.A.

CRA Director Gail Hamilton presented a façade grant application for McClain Alfonso P.A. for \$1,650. The McClain building is the City's original "City Hall", a building that holds significant historical value. Total cost of the improvements is \$3,300, estimate provided by Alex Ritzheimer of Painting by Ritz. Once the work is completed and paid in full, the CRA will reimburse McClain Alfonso, P.A. \$1,650.

Charlie Proctor moved to approve Business Item 1. Seconded by Ken Burgess. Motion passed unanimously.

2. Residential Ownership Incentive Program

CRA Director Hamilton presented the Residential Ownership Incentive Program, a grant program to increase homeownership within the CRA District. The grant will provide \$5,000 to incentivize the purchase of a home within the distressed neighborhoods as a catalyst to improve the housing one neighborhood at a time. The grant is not down-payment assistance, funding will be provided following the real estate closing and all required documentation is provided. A \$5,000 lien will be placed on the property, as long as the owner files for homestead exemption and does not vacate or sell the property within the 5 year period, the lien shall be forgiven and removed. Should the owner not file homestead exemption or vacate or sell the property within the 5 year period, the owner will repay the entire grant amount within 15 business days upon Notice by the Zephyrhills CRA. If the funds are not repaid on time, the owners will be considered in default and interest will accrue at 18% per annum. Funding will come from budgeted funds for CRA Incentives.

Commissioner Knight would like the first year of the Residential Ownership Incentive Program to be limited to five applications only this year.

City Manager Steve Spina recommended adding a list of criteria, a grading scale, or a list of specific streets that the incentive can only be used on.

Alan Knight moved to approve Business Item 2 with the amended clause of only five applications this year. Seconded by Charlie Proctor. Motion passed unanimously.

3. Residential Ownership Incentive Program – Darlene Caldwell 38219 7th Avenue

CRA Director Hamilton presented a residential ownership incentive application for 38219 7th Avenue. The home itself has been rehabilitated but is located in a distressed neighborhood. The grant's purpose is to incentivize home purchases within distressed neighborhoods as a catalyst to improve the owner occupancy rate. The homes on either side of the property and across the street have multiple code enforcement violations. The owner has already filed for homestead exemption and has closed on the property.

Ken Burgess moved to approve Business Item 3. Seconded by Charlie Proctor. Motion passed unanimously.

4. Hopkins Family Porch Dedication

CRA Director Hamilton stated that historic preservation projects are complicated at best and the Captain Jeffries restoration project was no exception. Preservation projects need a spark, someone who says what they will do to restore the structure and moves forward, someone who is

truly happy to give back to the community and preserve a portion of the community's history. For the Jeffries House that person is Dwight Hopkins. Mr. Hopkins met with City officials said he would replace the existing damaged porch and he did just that. His donation got the project started and the Jeffries House has been restored for future generations to learn more about Zephyrhills history. To honor Mr. Hopkins and his family the CRA would like to dedicate the Jeffries House Porch as "The Hopkins Family Porch". Dedication will follow the Founder's Day Parade on March 10th.

Alan Knight moved to approve Business Item 4. Seconded by Lance Smith. Motion passed unanimously.

5. It's a Splash on 5th Avenue Grand Reveal

CRA Director Hamilton stated Main Street Zephyrhills commissioned Artist Ana Brice Baines to design and create a water themed interactive mural to attract visitors and residents to come downtown and have their picture taken in the City of Pure Water. Funding for the mural in the amount of \$2,500 was provided by Kimley-Horn and Associates for public art in the downtown along with proceeds from the Halloween Howl Haunted House. CRA Director Hamilton invited the CRA Board to attend the grand reveal of "It's a Splash on 5th Avenue", Thursday, March 8th, at 5:30 p.m. at the 5th Avenue Alley Pocket Park.

6. 9th Avenue Neighborhood Block Party and Open House

CRA Director Hamilton stated staff has been working with the developer of two new homes located at 9th Street and South Avenue. These two properties were the first to participate in the Lien Forgiveness Program. The new homes are nearing completion, the CRA and Historic Preservation staff are planning a Neighborhood Block Party and Open House. Home Depot will have experts on hand for "How-To" demonstrations on home improvement projects, give-aways, prizes, and an opportunity for neighbors and city residents to get to know one another. The homes will also be open for tours. CRA Director Hamilton invited the CRA Board to attend the 9th Avenue Neighborhood Block Party and Open House on Thursday, March 15th, from 5:30 p.m. to 7:30 p.m.

7. Main Street Activity Report

CRA Director Hamilton said the 108th Founder's Day will be the largest it has been in many years. Currently 70 vendors and 46 parade participants have signed up to participate. There will be representatives from the Massey, Ryals, Bracknell, and Weiss families that will speak about the history of moonshine, turpentine, and timber and what effects those businesses had on the history of Zephyrhills. There will also be Blue Grass musicians, a Captain Jeffries Hayride, a beard and mustache contest, a petting zoo, and a 5K and 10K run in the morning.

CRA Director Hamilton said on Sunday, March 11th, from 2:00 p.m. to 8:00 p.m. Rotary will be hosting the Captain Jeffries Festival at the Airport venue. There will be a live concert series, cold brew, food and merchandise, skydiving exhibition, attractions, and fireworks. It will be a weekend in Zephyrhills. The CRA and Main Street are advertising through several mediums, local papers, Facebook, City website, and through Creative Loafing.

8. CRA Director's Report

CRA Director Hamilton stated Culver's and WaWa at the corner of Hwy 301 and 54 are nearing completion. Since the Hercules property was public land before it was sold, the new businesses will increase the CRA's TIF. City and CRA staff met with the Pasco County School Board staff in regards to the remaining Hercules property, Ms. Hamilton asked City Attorney Maggard to speak on this topic.

City Attorney Maggard said the final Interlocal Agreement will transfer the property to the City from the Pasco County School Board and has been prepared by Attorney Alfonso. The agreement is currently being circulated through the school board for comment and should be submitted to his office this coming week. Once Attorney Maggard has received the Interlocal Agreement he will then circulate it through City staff and City Council and ask for comments. CRA Director Hamilton stated the Hercules property is within the CRA District and formulated as part of the CRA Master Plan. The Interlocal Agreement should be presented to the CRA Board with a recommendation to the City Council.

CRA Regular Meeting
February 26, 2018
Page Three

CRA Director Hamilton said the Greater Chamber of Commerce received a grant to have an Economic Development Representative work with the Chamber and local stakeholders on economic issues. Ms. Hamilton asked Chamber Director to provide additional information.

Spoke from the floor: Zephyrhills Chamber of Commerce Executive Director Melonie Monson

The Chamber of Commerce was fortunate to have an International Economic Development Council Volunteer come and visit the City. After driving around the City he has come up with some great ideas. He is meeting the City staff tomorrow and on Wednesday he is meeting the steering committee for the ZEDC.

Meeting Adjourned 5:47 p.m.