

SPECIAL
COMMUNITY REDEVELOPMENT AGENCY MEETING

A Special Community Redevelopment Meeting was held on May 8, 2017 at 5:03 p.m. in the Robert H. Johnson Council Chambers of the Municipal Building. Commissioner Kenneth Compton called the meeting to order. Roll call was taken. Present were members Kenneth Compton, Charlie Proctor, Alan Knight, Ken Burgess, and Mayor Gene Whitfield. Lance Smith arrived at 5:09 p.m. City Manager Dr. Spina and City Attorney Matthew Maggard were also present.

Staff present: CRA Director Gail Hamilton, Utilities Director John Bostic, Assistant Planner Rodney Corriveau, Grant Specialist Audrey McGuire, City Clerk Lori Hillman, and Assistant City Clerk Jessica Carter.

BUSINESS ITEMS

1. Lien Forgiveness Incentive Program

CRA Director Ms. Hamilton addressed the Board and reminded them that the CRA Board at the April 24, 2017 meeting requested staff to create a policy for waiving code enforcement liens. That policy would provide procedures and a clear process to follow for anyone seeking lien forgiveness on residential properties. Ms. Hamilton provided Board members with a break down on all the liens on 5010 9th Street and 5617 13th Street as well as a site plan and/or concept of the home to be developed on one of the properties. Also included was a current list of properties that Pasco County has demolished that might require lien forgiveness in order for redevelopment.

City Manager Steve Spina addressed the Board and wanted to point out that if you look at the administrative fees they escalate each time the City goes out to these properties, no difference in labor on the \$100 administration fee or the \$500 administration fee. Waiving the administration fees had no real cost to the City, only the labor and equipment. If these properties are not developed in one year, the liens will stay in place. It is a positive approach to getting new houses into our City and turning around the neighborhood, one-step at a time.

City Attorney Matthew Maggard is going to look into to see whether a developer's agreement is required or if there will need to be two public hearings prior, but all of these are technicalities. As far as the policy, we have everything we need.

Councilman Burgess asked Ms. Hamilton to clarify, the liens will remain on the property until the house is finished and they are requesting a certificate of occupancy, the liens will then be forgiven at that point. Ms. Hamilton agreed, it is stated in the policy.

Councilman Compton asked Ms. Hamilton to see an update on the properties we plan to foreclose on before we go down that road.

Councilman Smith suggested adding in a blurb, "plans and specs for the proposed home to be constructed on said lot to must be approved....." Ms. Hamilton agreed and will add that into the policy before it is brought back before City Council.

Lance Smith motioned to move forward with the lien forgiveness incentive program to the City Council. Seconded by Ken Burgess. Motion passed unanimously.

Meeting Adjourned 5:38 p.m.