

## **COMMUNITY REDEVELOPMENT AGENCY MEETING**

A Regular Community Redevelopment Agency Meeting was held on September 25, 2017 at 5:00 p.m. in the Meeting Room of the Zephyrhills Public Library.

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

Staff present: Public Works Director Shane LeBlanc, Building Official Bill Burgess, HR Director Sandra Amerson, Airport Manager Nathan Coleman, Utilities Director John Bostic III, CRA Director Gail Hamilton, Main Street Coordinator Anna Stutzriem, City Clerk Lori Hillman, and Assistant City Clerk Jessica Carter.

Lance Smith moved to approve the minutes of the August 28, 2017, Regular Meeting of the CRA. Seconded by Charlie Proctor. Motion passed unanimously.

### **BUSINESS ITEMS:**

#### 1. FY 2017/2018 Community Redevelopment Agency Budget

CRA Director Gail Hamilton noted the 2016 Expansion of the CRA District which included the downtown neighborhoods had not been added to the tax rolls which affected the income of the 2017/2018 Budget. Director Hamilton is working with staff at the Pasco County Property Appraiser's office to make corrections and have the 2016 expansion area included in the CRA District.

Director Hamilton stated the CRA budget did not change much from 2016/2017; although property values have risen in some areas of the district. This budget year will have a few major projects including WaWa, Culver's, new residential and residential restorations, along with improvements being made to Zephyr Plaza.

Director Hamilton reported the CRA had a good 2017, downtown buildings are full with new businesses moving in on side streets, residential is growing, and new commercial projects are coming to the District. Due to this year's CRA budget constraints, the CRA will work with the Public Works Department to build sidewalks and install streetlights starting with downtown neighborhoods to the schools within the district. Ms. Hamilton stated other city departments are working with the CRA to complete projects.

Commissioner Knight asked Director Hamilton to clarify the increase in operating expenditures from last year and explain what reserve for future projects is. Director Hamilton explained the increase in operating expenses is due to employee raises in this budget year. The increase in reserves for future projects of \$24,326 are funds to be set aside or "saved" for three years to accumulate enough to accomplish future projects listed in the CRA Masterplan. The Statute allows the CRA to set aside funds for no more than three years.

Commissioner Burgess asked Director Hamilton if it was unusual for there to be such a lag in time for the CRA to collect the ad valorem taxes. Director Hamilton stated this is unusual; the ordinance was passed and recorded in time to meet the deadline to be on this year's tax rolls. City Manager Spina, CRA staff, and Planning staff will be meeting with the Pasco County Property Appraiser's staff to make the appropriate adjustments.

Alan Knight moved to approve the CRA's FY 2017/2018 budget. Seconded by Ken Burgess. Motion passed unanimously.

Meeting Adjourned 5:30 p.m.