

## COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular Community Redevelopment Meeting was held on April 24, 2017 at 5:03 p.m. in the Robert H. Johnson Council Chambers of the Municipal Building. Commissioner Lance Smith called the meeting to order. Roll call was taken. Present were members Lance Smith, Charlie Proctor, Alan Knight, Kenneth Compton and Mayor Gene Whitfield. Ken Burgess arrived at 5:30 p.m. City Manager Dr. Spina and City Attorney Matthew Maggard were also present.

Staff present: CRA Director Gail Hamilton, Grant Specialist Audrey McGuire, Public Works Director Shane LeBlanc, Building Official Bill Burgess, HR Director Sandra Amerson, Airport Manager Nathan Coleman, City Clerk Lori Hillman, and Assistant City Clerk Jessica Carter.

Charlie Proctor moved to approve the minutes of the March 27, 2017, Regular Meeting. Seconded by Kenneth Compton. Motion passed unanimously.

### BUSINESS ITEMS

#### 1. Consider Reorganization of CRA Commission Officers

##### **CRA Board President**

Charlie Proctor moved Kenneth Compton be nominated CRA Board President. Seconded by Alan Knight. Motion passed unanimously.

##### **CRA Board Vice President**

Alan Knight moved Charlie Proctor be nominated CRA Board Vice President. Seconded by Lance Smith. Motion passed unanimously.

#### 2. Living Food Bakery Façade Grant Application

CRA Director Gail Hamilton presented the CRA Board with the Living Food Bakery façade grant application for \$2,000.00. The owners of the Living Food bakery completely renovated their building located at 38201 10<sup>th</sup> Avenue; the cost of renovating the building to a bakery with a commercial kitchen was more than \$118,000. The business and building are an asset to the City and continue to bring new people to the downtown area. The Living Food Bakery has already received \$500 in grant funds for a new sign which was approved at the January 23, 2017 CRA Meeting. Currently there is \$35,935.94 in the Building Façade Grant budget.

Lance Smith moved to approve Business Item 2. Seconded by Alan Knight. Motion passed unanimously.

#### 3. Residential Construction Incentive – 5010 9<sup>th</sup> St. and 5617 13<sup>th</sup> St.

Ms. Hamilton presented a residential construction incentive. Mr. Robert Starr through a Pasco County Tax Sale purchased two lots, 5617 13<sup>th</sup> Street and 5010 9<sup>th</sup> Street. Mr. Starr has met with CRA and Planning staff and is ready to develop plans for single-family homes, but the cost of the liens for the City and County along with the purchase price of the lots make the project financially unfeasible. Staff feels the lots will remain empty unless the City provides incentive for construction. The City will recoup the cost of the liens through property taxes on new homes over time with added benefit of new homeowners in the downtown district.

##### Spoke from the Floor: Building Official Bill Burgess

Mr. Burgess stated he is in favor of this incentive. He would like to see an increase in revenue to the City through taxes and property values. Many times, properties remain vacant because the property owners have passed away and there is no one to handle their assets, which is the case with the 13<sup>th</sup> Street home. Mr. Burgess recommends a Sunset Clause to ensure development will start by a certain date. Ms. Hamilton suggested 18 months.

City Attorney Matthew Maggard suggested they create a Developer's Agreement for the City Council to approve stating exactly what the developer will provide in exchange for the City forgiving the code enforcement liens. The City has done something similar in Zephyr Commons, where the City will require certain items in the house to make sure it is in line with the design standards.

City Manager Steve Spina is not in favor of waiving the cost of the demolition liens, but the mowing and clean-up costs are minimal to the City including administration fees, which are not a direct cost to the City. The alternative though is the properties stay vacant and there is no additional tax revenue coming into the City.

Lance Smith made a recommendation to move forward with a policy and to review it at a Special CRA Meeting on May 8, 2017 at 5pm. Seconded by Charlie Proctor. Motion passed unanimously.

#### 4. CRA Director's report

##### Jeffries House

Ms. Hamilton updated the CRA Board on the progress of the Jeffries House. Landscaping is going in and the CRA is slowly moving their office in. Main Street Director is currently in the Jeffries House. Ms. Hamilton is still looking for furniture to fill the building. Once the landscaping is finished, they will start planning the Grand Opening reception.

##### Design Standards

Ms. Hamilton updated the CRA Board on the status of the CRA Design Standards. Staff has been working with the Planning Staff reviewing the Design Standards for the CRA District. Comments from the Planning Staff have been provided to the consultant. Staff is planning to present Design Standards to the CRA Board in May.

##### Herbal Kitchen

Ms. Hamilton informed the CRA Board of a new business downtown. The Herbal Kitchen held their ribbon cutting on April 12, 2017. If you happen to be downtown on 5<sup>th</sup> Ave, feel free to stop by and check it out.

##### Neighborhood Clean-up

Ms. Hamilton stated the next community cleanup, is scheduled for May 20, 2017, 8:00 am to 12:00 pm., with hotdogs being served at noon. Our neighborhood will be Lincoln Heights, the staging area will be located at the Train Depot, on South Avenue.

Meeting Adjourned 5:40 p.m.