

COMMUNITY REDEVELOPMENT AGENCY MEETING

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A Regular CRA Meeting was held on January 26, 2026 at 5:45 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 855-960-693. Vice Chair Jodi Wilkeson called the meeting to order at 5:45 PM

Roll call was taken. Present were members Jodi Wilkeson, Charles Proctor, Kenneth Burgess. City Attorney Matthew Maggard was also present.

Present virtually were Lance Smith, Steven Spina, Mayor Melonie Bahr Monson and City Manager William Poe.

Staff present: Chief of Police Derek Brewer, Lt. Matt Hillen, Officer Keenan Mullins, Public Works Director Shane LeBlance, Building Official Kalvin Switzer, Senior Code Support Specialist Jackie Boges, IT Director Mike Panak, CRA Director Gail Hamilton, Human Resources & Risk Management Director Sandra Amerson, Planning Director Todd Vande Berg, Historic Preservation Specialist Will McCaw, Public Information Officer Kevin Weiss, Assistant City Clerk Eileen Mercado and City Clerk Ricardo Quiñones.

Jodi Wilkeson explained several members were not physically present due to attendance at Legislative Action Days in Tallahassee. A quorum was present in Council Chambers.

Charles Proctor motioned to discuss business item 1.3 after item 1.1. Seconded by Kenneth Burgess. Motion passed unanimously.

1. BUSINESS ITEMS

1.1 Approval of CRA Meeting Minutes - December 08, 2025

Kenneth Burgess motioned to approve the minutes as presented. Seconded by Charles Proctor. Motion passed unanimously.

1.3 Diane Bell McDaniel Residential Ownership Incentive 5449 10th Street

CRA Director Gail Hamilton presented an application for a Residential Ownership Incentive Grant in the amount of S 10,000 for Diane Bell McDaniel, located at 5449 10th Street, Zephyrhills. She stated this was the first application approved under the increased S 10,000 grant amount and confirmed that the applicant met all program requirements. Staff reviewed the title and closing information and recommended approval.

Charles Proctor motioned to approve the Residential Ownership Incentive Grant for Diane Bell McDaniel. Seconded by Kenneth Burgess. Motion passed unanimously.

1.2 2026 Zephyrhills Photo Contest Winner

CRA Director Hamilton announced the 2026 Zephyrhills Photo Contest winners and recognized the photographers present. Awards were presented as follows:

- First Place: "Kid at Hercules Park"
- Second Place: "Airplanes"
- Third Place: "Mural Family"

Staff noted that the first-place photo was submitted to the FCCMA Photo Contest, and the public was encouraged to vote online. Prize checks were distributed to the winners, and the photos will be temporarily displayed before being returned to the photographers.

2. CRA DIRECTOR'S REPORT

CRA Director Gail Hamilton provided a brief update on the Zephyr Park project, stating that the kickoff meeting was held with contractor Reeves Young, consultant Kimley-Horn, and City staff and that construction fencing will be installed soon. Landscaping improvements along 5th Avenue

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from U.S. 301 to 12th Street are anticipated to begin by the end of the month, with work on 1st Street to follow, and potentially occur concurrently if feasible. The Clock Plaza portion of the project will begin after Founders Day, as construction cannot start prior to the event. Staff indicated that the scope will primarily include irrigation and landscaping improvements, as well as an addition to the existing restroom facility, with the goal of completion by October.

Discussion followed regarding public communication of closures and minimizing impacts to events and businesses. Staff confirmed that construction on 5th Avenue will not interfere with Founders Day or adjacent businesses and that coordination has occurred to maintain access. Staff also stated that press releases and community updates will be issued regarding project timelines and park improvements.

3. MAIN STREET ACTIVITY REPORT

No Main Street report was provided, as the Main Street Director was attending a required meeting out of town. An update will be provided at a future meeting.

4. CITIZEN COMMENTS

Kim Barker, Vitus Realty, 13915 7th Street, Unit 10, Dade City, addressed the Board regarding the Residential Ownership Incentive Grant program. She shared her experience assisting the grant recipient with the home purchase and stated that the increased grant amount enabled the buyer to submit a competitive offer and secure the property. Ms. Barker expressed appreciation for the program and support for ongoing downtown and CRA investments.

ADJOURN 5:59 PM

Submitted by Ricardo Quiñones