

**COMMUNITY REDEVELOPMENT AGENCY MEETING**

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A Regular CRA Meeting was held on April 27, 2026 at 5:00 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 855-960-693. Board Chairperson Steven F. Spina, Ph.D. called the meeting to order at 5:00 PM

Roll call was taken. Present were members Jodi Wilkeson, Charles Proctor, Kenneth Burgess, Steven Spina and Mayor Melonie Bahr Monson. City Manager William Poe and City Attorney Matthew Maggard were also present. Lance Smith arrived at 5:02 PM.

Staff present: Chief of Police Derek Brewer, Public Works Director Shane LeBlanc, CRA Director Gail Hamilton, Main Street Zephyrhills Director Antwon Gildon, Planning Director Todd Vande Berg, Principal Planner Rodney Corriveau, Historic Preservation Specialist Will McCaw Finance Director Ted Beason, Public Information Officer Kevin Weiss and City Clerk Ricardo Quiñones.

1. **BUSINESS ITEMS**

1.1 Reorganization of CRA Board

***Charles Proctor motioned to nominate Jodi Wilkeson as Board Chairperson. Seconded by Kenneth Burgess. Motion Passed Unanimously.***

***Kenneth Burgess motioned to nominate Lance Smith as Board Vice Chairperson. Seconded by Charles Proctor. Motion Passed Unanimously.***

Lance Smith arrived at 5:02 PM

1.2 CRA Master Plan

CRA Director Gail Hamilton presented the draft CRA Master Plan update, explaining that the document serves as a long-range framework intended to guide redevelopment efforts, capital improvements, economic development, infrastructure enhancements, and neighborhood investment within the CRA district over the next several years. Hamilton also discussed potential financial uncertainties facing CRA agencies statewide, including discussions in Tallahassee regarding CRA funding and property tax reform.

Hamilton reviewed public outreach results from workshops and online surveys, noting recurring themes that included improved sidewalks, lighting, alleyways, flooding mitigation, bicycle and pedestrian connectivity, neighborhood enhancement, additional restaurants and entertainment, public art, housing improvements, and park investments. She also discussed redevelopment opportunities along Gall Boulevard, gateway features at entrances into the City, enhancement of Main Street and surrounding corridors, improved connectivity to Zephyr Park, neighborhood identification signage, and strategies to encourage additional housing and redevelopment activity.

Principal Planner Rodney Corriveau informed the Board that Staff is pursuing designation of the CRA and portions of the industrial corridor as Opportunity Zones in coordination with Pasco County. Board members also discussed the possibility of future CRA boundary expansion, though no action was taken on that topic.

Board discussion focused on the need to keep the plan broad enough to allow flexibility for future projects while prioritizing achievable annual goals through the budgeting process. Members also emphasized the importance of improving public awareness of CRA grant and incentive programs through stronger outreach, testimonials, and marketing efforts. Additional discussion included redevelopment opportunities surrounding Zephyr Park, pedestrian safety improvements, potential redevelopment incentives, public art initiatives, housing diversity, and preserving neighborhood character while encouraging reinvestment.

1.3 Purchase 38641 and 38645 6th Avenue, Zephyrhills, FL

Director Hamilton presented a proposal for the CRA to purchase properties located at 38641 and 38645 6th Avenue. She explained that the properties have been longstanding code enforcement concerns and described the acquisition as an opportunity to eliminate blight, encourage redevelopment, and assemble additional property for future infill housing or mixed-use development. Hamilton also noted the presence of alley access and existing impact fee credits associated with the site.

Board members discussed the importance of ensuring that any future redevelopment remains compatible with the surrounding neighborhood and incorporates thoughtful architectural design, landscaping, and buffering. Additional discussion addressed the CRA's growing inventory of acquired properties and the importance of actively marketing redevelopment opportunities rather than holding properties long term.

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*Steven Spina motioned to approve the purchase of the properties located at 38641 and 38645 6th Avenue. Seconded by Kenneth Burgess. Motion Passed Unanimously.*

*Steven Spina motioned to amend his motion to authorize the City Manager to execute all related sales documents. Seconded by Kenneth Burgess. Motion Passed Unanimously.*

2. **CRA DIRECTOR'S REPORT**

Director Hamilton provided updates on several ongoing CRA projects and initiatives. She reported that construction activities are underway for the 8th Street and Oakside Cemetery improvements and noted that decorative lighting installation had begun along 8th Street. Hamilton also provided updates on the Clock Plaza redesign project, including ongoing work on construction plans, refinements to landscaping and shade features, and the planned relocation of the historic clock and memorial bricks within the redesigned plaza.

Additional updates included progress on the 5th Avenue Streetscape project, new park signage installations, upcoming CRA district Code Enforcement sweeps, continued revisions to the City's food truck ordinance, and planned landscaping replacement efforts at Hercules Park due to plant material losses occurring after expiration of the contractor warranty period. Hamilton also reported that Alice Hall Community Center would remain operational during Zephyr Park construction activities while Staff continues evaluating long-term plans for the facility.

3. **MAIN STREET ACTIVITY REPORT**

Main Street Zephyrhills Director Antwon Gildon provided an update on upcoming programs, business activity, and marketing efforts within the downtown district. He announced that registration had opened for the fourth annual Kids Fest event scheduled for June 20 and stated that organizers are currently seeking sponsors and "Touch-A-Truck" participants.

Gildon also discussed ongoing public art planning efforts in coordination with the CRA, including concepts for interactive public art features near the future Clock Plaza improvements. He reviewed recent social media growth and marketing performance, highlighting increased public engagement and promotion of downtown businesses, including the opening of Pompano Coffee. Additional updates included investor recruitment efforts, upcoming Main Street networking events, and the launch of a new webpage dedicated to the Home Theatre restoration project.

4. **CITIZEN COMMENTS - NONE**

**ADJOURN 6:05 PM**

Submitted by Ricardo Quiñones