

COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular Community Redevelopment Meeting was held on October 25, 2021 at 5:00 p.m. in the Council Chambers of City Hall.

CRA Board President Wilkeson called the meeting to order at 5:10 p.m. Roll call was taken. Present were members Jodi Wilkeson, Lance Smith, Kenneth Burgess, Alan Knight, Charles Proctor and Mayor Gene Whitfield. City Manager William Poe and City Attorney Matthew Maggard were also present.

Staff present: Police Chief Derek Brewer, CRA Director Gail Hamilton, IT Director Mike Panak, Main Street Director Faith Wilson and City Clerk Lori Hillman.

1. BUSINESS ITEMS

1.1 Approval/Correction of September 27, 2021 Minutes

Lance Smith moved to approve the minutes of the September 27, 2021 CRA Meeting. Seconded by Kenneth Burgess. Motion passed unanimously.

1.2 Matching Residential Paint Grant – 5741 8th Street

CRA Director Gail Hamilton presented a matching residential paint grant for 5741 8th Street (navy blue base with white trim). The grant application meets all requirements and staff recommended approval.

Kenneth Burgess moved to approve Business Item 1.2. Seconded by Charles Proctor. Motion passed unanimously.

1.3 Tiny Homes Zephyrhills Incentive

CRA Director Gail Hamilton said staff began working with Christine and Aaron Bennett on the renovation of an abandoned home located at 5115 5th Street in 2018 to become a commercial retail outlet called Studio Z, a coffee and pottery shop. Due to Studio Z being the only retail space on the block along with the mandated requirements, the Bennetts could not make the numbers work to be successful.

Ms. Hamilton said the Bennetts are back with a Tiny Homes Zephyrhills Project at 4th Avenue and 5th Street. A Tiny House Phase One Cost Breakdown was presented for the install and preparation of three homes (a fourth home may be added on the lot if they can make it fit). The tiny home itself will cost \$70,248.11 and will be a short-term rental. The City currently provides a \$2,500 per structure incentive for rental properties in an attempt to blend the rental property into a homeowner occupied neighborhood which increases the value of the homes with an increased taxable value benefiting the CRA. Staff negotiated a \$5,000 incentive to offset the cost of City required Hardie Siding, a front porch, and a poured concrete pad for parking. She explained the Tiny Homes are a commercial enterprise similar to the businesses on 5th Avenue that receive \$5,000 exterior incentives for their buildings. Staff recommended Council's approval of a \$5,000 incentive for all three tiny homes.

A conversation ensued around sidewalks being installed with the third and fourth Tiny Homes since the project began prior to the implementation of the CRA design standards requiring sidewalks. A suggestion was made to place a five year lien on the property. If the property is sold prior to five years, the City will receive the entire grant amount of \$5,000.

City Manager William Poe said staff will create guidelines and stipulations on how the incentives are issued, similar to economic incentives.

Charles Proctor moved to approve a \$5,000 incentive for the 2nd and 3rd Tiny Homes with a condition to place a five year lien on the properties. Seconded by Lance Smith. Motion passed unanimously.

CRA Director Gail Hamilton said staff will create a policy for incentives for Board review.

2. CRA DIRECTOR'S REPORT

2.1 CRA Director Gail Hamilton said a Neighborhood Cleanup will be held November 6th at Depot Park. Staff is working on FY 21-22 budgeted items of sidewalks, trails, and Hercules Park along with a downtown events schedule, gateway signage for US-301 and 5th Avenue (rendering will be presented at November 29th Meeting), and Tyson Homes at Henry Dr. and 8th

St. (rendering will be presented at the November 29th Meeting). She said she will be out of the Office Tuesday, October 26th participating in the state Main Street Selection ADHOC committee, selecting the next three cities for Main Street designation followed by an FRA conference in Fort Myers and returning on Friday, October 29th.

3. MAIN STREET ACTIVITY REPORT

3.1 Main Street Director Faith Wilson said October has been a busy month with Paulie Palooza leading the event schedule on the 16th, an Eagles Indoor Market on the 18th and Harvest Festival on the 23rd. The Zephyrhills High School Homecoming Parade is scheduled for Thursday, October 28th with the Halloween Howl event occurring on Saturday, October 30th, 4:00 p.m. – 9:00 p.m. with a haunted house, hay ride, kids zone, a petting zoo, face painting and a ghost tour. Main Street is working to complete Pocket Park (Transplant Park) located on the corner of 5th Avenue and 12th Street and actively campaigning to receive funding for the next mural. She thanked everyone for their continued support of Main Street.

Commissioner Knight said he would like to see a mural that depicts what is going on in Zephyrhills.

Ms. Wilson said will relay Commissioner Knight's comments to the design committee. She said a lot of business have offered their buildings; the fire station, the Zephyrhills Brewing Company and the Eagles are fundraising to contribute to their mural. The neighborhood is eagerly awaiting pieces of Zephyrhills' history.

Spoke from the floor: Cliff Moffett, President Zephyrhills Museum of Military History - 3944 South Avenue – Zephyrhills, FL

Mr. Moffett said the Military Vehicle Preservation Association (MVPA) will host the first annual Premier Veterans' Event November 12th, 13th and 14th. The main feature will be the WW2 Armor that will perform a WWII reenactment with five fully functional and operational WWII tanks. There will be a night time shooting event at dusk with tanks firing 50 caliber machine guns. He said this is quite an experience to witness in person with the tanks firing and the smell of gun powder. He said there will be safety crews on site for 100% safety. There will be two Vietnam helicopters providing rides to the public beginning Friday at 1:00 p.m. through Sunday for \$100. Hotels are being booked for Thursday evening arrivals with Monday departures. Mr. Moffett will knock on every door in the neighborhood and leave a flyer of the event.

4. CITIZEN COMMENTS

N/A

Meeting Adjourned: 5:51 p.m.
Submitted by Lori L. Hillman