

COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular Community Redevelopment Meeting was held on May 22, 2023 at 5:00 p.m. in the Council Chambers of City Hall and via GoToMeeting +1 (872) 240-3311 - Access Code: 776-482-533.

CRA Board Chairperson Kenneth Burgess called the meeting to order at 5:02 p.m. Roll call was taken. Present were members Lance Smith, Kenneth Burgess, Jodi Wilkeson, Steven F. Spina, Ph.D., Charles Proctor and Mayor Melonie Bahr Monson. City Manager William Poe was present. City Attorney Matthew Maggard was absent.

Staff present: CRA Director Gail Hamilton, Finance Director Ted Beason, Public Information Officer Kevin Weiss, IT Director Mike Panak, Finance Supervisor Jessica Carter and City Clerk Lori Hillman.

1. BUSINESS ITEMS

1.1 Presentation of 2022 CRA Audit – Comprehensive Annual Financial Report

CRA Director Gail Hamilton stated Florida Statute 163 mandates approval and acceptance of the CRA Audit by the CRA Board. The CRA's net position in 2014 was \$14,000 with a current net position of \$700,000 plus dollars. She said the CRA's funds are reinvested within the district to raise property values.

Finance Director Ted Beason said a fund balance of \$700,000 can be carried forward by designating funds be reserved for a specific project.

Steve Spina moved to accept the 2022 CRA Audit. Seconded by Lance Smith. Motion passed unanimously.

1.2 Quinones Residential Ownership Incentive Grant – 5515 16th Street

CRA Director Gail Hamilton presented a Residential Ownership Incentive Grant located at 5515 16th Street. Mr. and Mrs. Quinones are aware the grant requires them to occupy the home and file homestead exemption on the property for five years with a lien filed on the property for the five year duration. If homestead exemption is not filed, the property is vacated or sold within the five year period, the entire \$5,000 will be due within 15 days of notice by the Zephyrhills CRA. The grant application meets the guideline requirements of the Residential Ownership Incentive Grant and staff recommended approval.

Jodi Wilkeson moved to approve Business Item 1.2. Seconded by Charles Proctor. Motion passed unanimously.

1.3 Kelsey Redman Residential Ownership Incentive Grant Program – 38555 1st Avenue

CRA Director Gail Hamilton presented a Residential Ownership Incentive Grant located at 38555 1st Avenue. Ms. Redman is aware the grant requires her to occupy the home and file homestead exemption on the property for five years with a lien filed on the property for the five year duration. If homestead exemption is not filed, the property is vacated or sold within the five year period, the entire \$5,000 will be due within 15 days of notice by the Zephyrhills CRA. The grant application meets the guideline requirements of the Residential Ownership Incentive Grant and staff recommended approval.

Lance Smith moved to approve Business Item 1.3. Seconded by Jodi Wilkeson. Motion passed unanimously.

1.4 Christina Lee Vespie Residential Ownership Incentive Grant – 5422 8th Street

CRA Director Gail Hamilton presented a Residential Ownership Incentive Grant located at 5422 8th Street. Ms. Vespie is aware the grant requires her to occupy the home and file homestead exemption on the property for five years with a lien filed on the property for the five year duration. If homestead exemption is not filed, the property is vacated or sold within the five year period, the entire \$5,000 will be due within 15 days of notice by the Zephyrhills CRA. The grant application meets the guideline requirements of the Residential Ownership Incentive Grant and staff recommended approval.

Charles Proctor moved to approve Business Item 1.4. Seconded by Lance Smith. Motion passed unanimously.

2. CRA DIRECTOR'S REPORT

CRA Director Gail Hamilton said staff, Kimley-Horn and Wharton-Smith are currently working on alternatives for Hercules Park and the Guaranteed Maximum Price (GMP) for presentation to City Council on June 12, 2023.

City Manager William Poe said \$4.8M was originally budgeted for Hercules Park with an initial estimate of \$5.3M. When the bids were received, they were much higher than expected; specifically, the custom water park. He said the project is \$3M over budget. The funding mechanisms in place are Penny for Pasco and ARPA.

CRA Director Gail Hamilton said the project can be designed in Phases but the cost is \$8.3M. She said the park was created to honor the Hercules Power Company's history and workers. She said pictures were reviewed containing stacks and stacks of barrels with turpentine. Barrels were created in the splash pad area to shoot water, a tree was created with cut marks that has water flowing to fill a bucket, and inlays were created with the Hercules Powder Company logo. She said the plan contained a lot of customization and was the largest single item. This item will be broken down and brought back with proposed alternatives. The project will begin three months after approval by Council.

CRA Director Gail Hamilton said the contract with B.R.W. for 10 miles of sidewalk is on Council's agenda for approval this evening. If approved, she would like to get started to complete some sidewalks before school starts in the Fall. She will bring back a time schedule.

CRA Director Gail Hamilton said CRA staff, James Pankonin with Kimley Horn, and the Parks and Recreation Board held a Hercules Park public input meeting which was well attended. Once the renderings for the Veterans area are complete, another public meeting will be held for input.

CRA staff are working on cost estimates for the lighting of trees on 8th Street to create a connection from 5th Avenue to the Library on 8th Street in an effort to grow downtown and add businesses to the side streets zoned Commercial Retail.

Staff is working with Pasco County on an Interlocal Agreement for CR-54, which is currently SR-54, to begin beautifying with trash containers, benches, and landscape pots. Staff is also looking at costs to replace signage and will bring back a cost package for board review and approval.

3. MAIN STREET ACTIVITY REPORT

CRA Director Gail Hamilton said a Night Market was held downtown on Saturday, May 20th with over 40 vendors and two bands that will continue through June and July. Main Street partnered with the Friends of the Library to create a mural on the crosswalk in front of the Library. The cost of the mural is \$5,000 and will be paid by the Friends of the Library.

4. CITIZEN COMMENTS

N/A

Meeting Adjourned: 5:45 P.M
Submitted by Lori L. Hillman