COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular Community Redevelopment Meeting was held on June 26, 2023 at 5:00 p.m. in the Council Chambers of City Hall and via GoToMeeting +1 (571) 317-3122 - Access Code: 597-869-845.

CRA Board Chairperson Kenneth Burgess called the meeting to order. Roll call was taken. Present were members Kenneth Burgess, Jodi Wilkeson, Steven F. Spina, Ph.D., Charles Proctor and Mayor Melonie Bahr Monson. Lance Smith was absent. City Manager William Poe was present and City Attorney Matthew Maggard arrived at 5:30 p.m.

Staff present: CRA Director Gail Hamilton, Police Chief Derek Brewer, Public Information Officer Kevin Weiss, Planning Director Todd Vande Berg, Senior Planner Rodney Corriveau, IT Director Mike Panak, Main Street Coordinator Antwon Gildon and City Clerk Lori Hillman.

1. BUSINESS ITEMS

1.1 Approval of June 12, 2023 Meeting Minutes

Charles Proctor moved to approve the June 12, 2023 Meeting Minutes. Seconded by Jodi Wilkeson. Motion passed unanimously, 4-0.

1.2 CRA Master Plan, Design Standards Update and Creation of CRA Vision Plan

CRA Director Gail Hamilton said the CRA Master Plan update was included in the 2023 approved budget. A Visioning Plan will be added to solicit community input for a better understanding of the CRA along with an update to the design standards for completion by March 2024.

Jodi Wilkeson moved to approve the CRA Master Plan, Design Standards Update and Creation of CRA Vision Plan. Seconded by Steve Spina. Motion passed unanimously, 4-0.

1.3 Commercial Matching Facade Grant – HJR LLC / Hangry Joe's Hot Chicken – 5347 Gall Blvd.

CRA Director Gail Hamilton introduced Hangry Joe's Hot Chicken owner Brad Smith and clarified the siding on the front of the concept plan is a cement fiber siding product called Nichiha.

Brad Smith – 406 Finn Way – Dunedin, Florida

Mr. Smith said he is the master developer for Florida, North Carolina, Tennessee and Georgia and is excited to bring Hangry Joe's to the first Florida location in Zephyrhills. The restaurant is a hot chicken concept with a variety of spice levels, with or without heat. He intends to open the restaurant eight weeks after permit approval, anticipating a September 2023 opening.

CRA Director Gail Hamilton said the application meets all grant guidelines and recommended approval.

Steve Spina moved to approve the Commercial Matching Facade Grant. Seconded by Charles Proctor. Motion passed unanimously, 4-0.

1.4 Restaurant Food Services Grant Program

CRA Director Gail Hamilton said she created the Restaurant Food Services Grant Program with dollar amounts and stipulations for the Commissioners review and feedback to begin October 1, 2023 to incentivize restaurants in the CRA District with a proven track record. A line item for Restaurant and Food Services will be added to the budget. This is a matching grant for the renovation of existing buildings, a retrofit (Interior Buildout: plumbing, electrical, HVAC, fire sprinkler/fire suppression system, ADA accessibility, etc.) – Exterior: roof repairs, signage, design assistance, structural reinforcement, etc.), not for brand new buildings. The increase in the value of the building stays with the building for the next lessee. She said the two priorities for the community are a coffee shop and a place to have dinner. The grant is a work in progress and has not been reviewed by the City Attorney.

A discussion ensued relating to nonconventional restaurants such as older homes converted into restaurants and/or coffee shops, increasing the Commercial Facade Matching Grant from $5,000 to $75,000 per business annually to be distributed in varying amounts on a first come, first served basis in conjunction with need, define restaurant experience/proven track record for restaurants and define furniture, fixtures and finishes that are excluded from the grant. A suggestion was made to appoint a business person, banker and building department employee to review quantifiable information, increase the Commercial Facade Matching Grant to $100,000, and add a contingency cushion.

2. CRA DIRECTOR'S REPORT

CRA Director Gail Hamilton said B.R.W. Contracting has begun and sidewalks are being built. Staff has been working with consultants on value engineering at Hercules Park for a presentation to Council this evening. She introduced Main Street Director/Coordinator Antwon Gildon who has served on the Main Street Board and has been a breath of fresh air for staff and the community.

3. MAIN STREET ACTIVITY REPORT

Antwon Gildon, Main Street Director/Coordinator, said he has begun the reeducation process for the Main Street Committees since moving into his role and said Main Street will hit the ground running in July. Main Street will showcase what is happening within the community i.e, the Tennis Center, airport, skate park, etc. He wants to make sure the community is aware of Main Street and will be conducting surveys in the near future to solicit feedback from workers, residents, and businesses to promote the downtown district. He said event weaknesses will be addressed with additional volunteers.

4. CITIZEN COMMENTS

N/A

Meeting Adjourned: 5:42 p.m.
Submitted by Lori L. Hillman