COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular Community Redevelopment Meeting was held on July 24, 2023 at 5:00 p.m. in the Council Chambers of City Hall and via GoToMeeting +1 (872) 240-3412 - Access Code: 527-601-373.

CRA Board Vice Chairperson Charles Proctor called the meeting to order at 5:08 p.m. Roll call was taken. Present were members Jodi Wilkeson, Steven F. Spina, Ph.D., Charles Proctor, Lance Smith and Mayor Melonie Bahr Monson. Kenneth Burgess was absent. City Manager William Poe and City Attorney Matthew Maggard were present.

Staff present: CRA Director Gail Hamilton, Police Chief Derek Brewer, Finance Director Ted Beason, Public Information Officer Kevin Weiss, IT Director Mike Panak, Finance Supervisor Jessica Carter, Main Street Coordinator Antwon Gildon and City Clerk Lori Hillman.

1. BUSINESS ITEMS

1.1 Approval of June 26, 2023 Meeting Minutes

Jodi Wilkeson moved to approve the June 26, 2023 Meeting Minutes. Seconded by Steve Spina. Motion passed unanimously, 4-0.

1.2 Approval of May 22, 2023 Meeting Minutes

Lance Smith moved to approve the May 22, 2023 Meeting Minutes. Seconded by Steve Spina. Motion passed unanimously, 4-0.

1.3 Approval of April 24, 2023 Meeting Minutes

Lance Smith moved to approve the April 24, 2023 Meeting Minutes. Seconded by Steve Spina. Motion passed unanimously.

1.4 Review of Tentative FY 2023-2024 CRA Budget

CRA Director Gail Hamilton narrated a PowerPoint presentation of the tentative CRA FY 2023-2024 Budget with Major Projects to include:

- Zephyr Park/Oakside Neighborhood Improvements - $150,000
  New aluminum fencing around stormwater ponds and neighborhood signage.

- Commercial & Residential Land Purchase - $240,000
  Buildings in the CRA are being demolished due to lack of maintenance. There are opportunities for the CRA to make land deals by acquiring property. Staff is working on a policy to purchase residential and commercial land for the CRA Board's approval to implement October 1, 2023.

- Clock Plaza Improvements - $250,000
  Consultant GAI will make recommendations to include Clock Plaza in the Master Plan for parks or address as economic development in the downtown area.

- Downtown Home Theater Rehab - $125,000
  Main Street received $1.25M in state appropriations funding for the restoration of the Home Theater. Council members and the Mayor will have one-on-one conversations with the City Manager.

- Sidewalks and Trails Design & Engineering - $250,000
  High priority sidewalks are currently being built that were identified in the CRA Sidewalk Master Plan. Mid-level and low priority identified sidewalks will be built in FY 23-24. The majority of the streets in the CRA will have at least one 6' sidewalk on one side of the street. The trail on 20th Street to 5th Avenue has not been addressed due to the right-of-way.

- 5th Avenue Hardscape - $150,000
  West side of US-301 to 1st Street will mirror the downtown area with pots, benches, trash receptacles, banners and new landscaping. FDOT and Pasco County are working on an agreement to transfer the road from the state to county. Staff is working with FDOT on an interlocal agreement.

- Entrance Signage - $100,000
  There are existing plans, multiple designs with pieces and parts that FDOT will accept and some that they will not accept. Staff will work with what FDOT will accept and the

City's new logo. The new branding is currently in process and the design for the entrance signs have not been approved.

- CRA Park Signage – Rebranding - $100,000
  Park signage within the CRA District will be updated with new branding.

- Public Art Downtown - $100,000
  Create an art plan.

CRA Director Gail Hamilton said the CRA budgeted $75,000 and Public Works budgeted $25,000 to fund the Parks Master Plan. The Little But Loud/Backyard Project was not included in the budget. Main Street is currently using the site for the Night Markets while staff entertains ideas on how to continue and grow the downtown area.

2. CRA DIRECTOR'S REPORT

CRA Director Gail Hamilton said staff is working with the Pasco County Property Appraiser and BGE to identify vacant properties within the CRA and a groundbreaking ceremony, "Community Day", for Hercules Park. The CRA Master Plan and Design Standards update will begin October 2023. New picnic tables were ordered for Clock Plaza and should arrive mid-September 2023. ABC Action News ran a story on the City sidewalks and neighborhood improvements. Main Street and the CRA partnered to provide an appreciation lunch for Public Works employees.

3. MAIN STREET ACTIVITY REPORT

Main Street Coordinator Antwon Gildon narrated a PowerPoint presentation. He said Main Street is at the end of the Summer Night Market series which was a great opportunity to showcase the City. The Car Show was a huge success; self-contained, great pathway, with no issues in the City Hall Employee Parking area. A combined committee meeting will be held August 8, 2023 to educate and share information to members. He attended the Main Street State Conference in Ocala last week and said his head is swimming with information. He said the successful cities had a buy in from Councilmembers, City Managers and Mayors and encouraged attendance to next year's conference.

4. CITIZEN COMMENTS

N/A

Submitted by Lori L. Hillman
Meeting Adjourned: 6:02 p.m.