

COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular Community Redevelopment Meeting was held on March 25, 2024 at 5:00 p.m. in the Council Chambers of City Hall and via GoToMeeting (646)-749-3122 - Access Code: 700-978-325.

CRA Board Chairperson Kenneth Burgess called the meeting to order at 5:03 p.m. Roll call was taken. Present were members Steven F. Spina, Ph.D., Charles Proctor, Kenneth Burgess, Jodi Wilkeson, Lance Smith and Mayor Melonie Bahr Monson. City Manager William Poe was present. City Attorney Matthew Maggard was absent.

Staff present: Police Chief Derek Brewer, CRA Director Gail Hamilton, IT Director Mike Panak, Public Information Officer Kevin Weiss, Community Planner and GIS Tommy-Lee Hunt, Main Street Director and Coordinator Antwon Gildon and City Clerk Lori Hillman.

1. BUSINESS ITEMS

1.1 Amendment to Residential Ownership Incentive Grant

CRA Director Gail Hamilton said the Residential Ownership Incentive Grant currently states, "Only single-family homes are eligible for grant program. Legal nonconforming, multifamily structures, duplex and triplexes can be considered only if converted to single family residence." She said the original intent of the Residential Ownership Incentive Grant was for existing single family detached homes. The grant guidelines were amended to read, "Only single-family detached homes are eligible for grant program. Legal nonconforming, multifamily structures, duplex and triplexes are not eligible for the grant program." The language has been reviewed and approved by the City's attorney. Staff recommended approval.

Steve Spina moved to approve the Amendment to the Residential Ownership Incentive Grant. Seconded by Lance Smith. Motion passed unanimously.

1.2 2023 Community Redevelopment Agency Annual Report

CRA Director Gail Hamilton said staff assessed the district and created plans to improve the infrastructure, parks, neighborhoods and housing. The CRA spent \$421,940.00; 10% for grants and contributions, 44% for capital outlay, 16% for operating expenditures, and 30% for personnel services. 2023 projects included the Zephyr Park / Oakside Neighborhood Plan, Zephyr Park Design and Public Input Workshop, Hercules Park Groundbreaking, creation of Streetscape Enhancements Plans on 5th Avenue, Oakside Cemetery Improvement Plan and the creation of a partnership with Pasco County and Pasco County Code Enforcement to schedule an annual joint clean-up with Pasco County providing the dumpsters and funding of tipping fees. Grants and incentives for 2023 included four residential paint, two commercial facade, one residential matching, eight residential ownership incentives and one developer incentive for 6th Street Bungalow Court. Staff will work to create a grease trap incentive for new business owners.

City Manager William Poe said the workshop held with local realtors was extremely important. He said there were only two attendees out of 25 that were aware of the available grant incentives. The realtors asked a lot of great questions and shared ideas.

2. CRA DIRECTOR'S REPORT

CRA Director Gail Hamilton is currently working on the CRA Master Plan Update (anticipated completion date late summer 2024), creation of the City-Wide Master Parks Plan, and CRA Neighborhood Tree Program which will be presented at next month's meeting. Staff have received construction documents for the Oakside Zephyr Park Neighborhood improvements and will secure a cost estimate for the entrance signage with a sign at the corner of US-301 (Gall Blvd.) and 5th Avenue late summer 2024. Staff will also secure park signage with the City's new logo. A public meeting was held for Zephyr Park improvements and staff are currently awaiting a task order for construction documents. Silver discs were placed in the trees at Zephyr Park due to the ongoing tree survey. All trees have been identified, assessed and numbered. The tree survey is complete and under review by staff. Sidewalk construction continues and BGE has created an APP showing the location and progress of sidewalks with pictures that are available on the City's website.

3. MAIN STREET ACTIVITY REPORT

Main Street Director and Coordinator Antwon Gildon presented a recap of the 113th Founder's Day event. He attended an inspiring Winter Quarterly Meeting in St. Cloud and will attend a Spring

Quarterly meeting in Stuart April 7-9, 2024. Four Main Street board members will attend the Central Regional Board Training in Plant City on Thursday, March 28, 2024, to learn what is needed to become the best Main Street in the state of Florida. The Main Street Economic Vitality, Promotion, Organization and Design committees meet monthly at City Hall in the second floor conference room. Antwon announced Main Street received accreditation from the National Main Street Program.

4. CITIZEN COMMENTS

N/A

Meeting Adjourned: 5:58 p.m.
Submitted by Lori L. Hillman