COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular Community Redevelopment Meeting was held on June 24, 2024 at 5:00 p.m. in the Council Chambers of City Hall and via GoToMeeting (408)-650-3123 - Access Code: 835-642-549.

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

Staff present: Police Chief Derek Brewer, CRA Director Gail Hamilton, Utility Director, IT Director Mike Panak, Public Information Officer Kevin Weiss, Historic Preservation Specialist / Community Planner Hunter Gearhart, Planning Director Todd Vande Berg, Deputy City Clerk Ricardo Quiñones and Airport Executive Assistant Lucy Huber.

1. BUSINESS ITEMS

1.1 Approval of May 13, 2024 Meeting Minutes

Lance Smith moved to approve the May 13, 2024 Meeting Minutes. Seconded by Charles Proctor. Motion passed unanimously 4-0

1.2 Zephyr Park Design Presentation by Kimley Horn

CRA Director Gail Hamilton introduced the Kimley Horn Associates James Pankonin and David Guido.

James Pankonin with Kimely Horn Associates narrated a presentation of the the revised master plan, that was updated with feedback given from the Parks & Rec Advisory Board on February 15, 2024. Mr. Pankonin's presented the following update:

- Enhancements to existing features such as the Splash Pad, WPA footbridge, Veteran's memorial.
- Add a wooden boardwalk over the lake will have cypress trees along the sides creating a new experience and provide cover from the rain with option for local art.
- With the boardwalk, shaded area, covered benches and sidewalks throughout will create parkwide connectivity.
- Fountains were added to the lake for beautification and water quality and circulation.
- Fitness zone added to consolidate the scattered fitness equipment.
- Per Park Advisory Board feedback, plans show an additional playground near a new parking area
- Large 5700sqft event lawn anchored by bandshell with capacity for large gatherings up to 1,800 or more. Additionally, there will be smaller greenspaces for small events and informal gatherings.
- Planned floodplain compensation area for times of high water.

Mr. Pankonin stated that the Board emphasized the importance of preserving trees and maintaining the park's history. Some concerns the Board voiced were ongoing maintenance of the park, water quality and availability for local art. The master plan does not show Alice Hall as there is open discussion to either maintain or replace however there is space in the plan for either outcome.

Discussion was had about the park layout, available funding, phasing of the project, associated timelines and repurposing historic names.

Spoken from the floor: Shane Barker – 14232 17th Street Dade City

Shane thanked the Board for their positive support of the Zephyr Park design. He emphasized the food truck accommodations and focus on history while incorporating technology.

Spoken from the floor: Kim Barker – 14232 17th Street Dade City

Kim explained that while she lives in Dave City, she owns a real estate brokerage with deep roots in East Pasco and Zephyrhills. She thanked the Board for their investment in the downtown district. She expressed that the west side of 301 needs public investment and Zephyr Park could be it. She expressed that Zephyr Park can be the crown jewel of the downtown district and encouraged the Board to prioritize the funding for this project and if phasing is needed, let's make it two; the front phase and back phase.

Gail Hamilton said that Staff will review and bring back the proposal for construction documents.

1.3 RESIDENTIAL PAINT GRANT - Richards Alba - 38633 4th Avenue

CRA Director Gail Hamilton presented a Residential Paint Grant submitted by Dylan and Victoria Richards and Christopher Alba of 38633 4th Avenue to repaint their home at the cost of $800. The application meets all grant requirements and staff recommend approval of the $800 grant.

Kenneth Burgess moved to approve the Residential Paint Grant. Seconded by Charles Proctor. Motion passed unanimously 4-0

1.4 Matching Commercial Facade Grant - Salon on 5th 5126 7th Street Zephyrhills

CRA Director Gail Hamilton presented a Matching Commercial Facade Grant submitted by Amber Bruss of Salon on 5th located at 5126 7th Street to paint the building, install a new handicap ramp, install new signage, install a front door and landscaping. The total cost of the project is $10,200. The application meets all grant requirements and staff recommend approval of the $5,000 grant.

Lance Smith moved to approve the Commercial Facade Grant. Seconded by Charles Proctor. Motion passed unanimously 4-0.

1.5 CRA Commercial Improvement Grant Draft

CRA Director Gail Hamilton presented a draft to revise the Commercial Improvement Grant. The Commercial Improvement Grant is not being utilized as is by merchants. The CRA has added additional eligible expenses to the grant and increased the maximum from $5,000 to $20,000. This would allow new and existing businesses to make improvements to the entire building. Gail requested the Board consider Tabling this matter due to time constraints.

Lance Smith moved to table the CRA Commercial Improvement Grant. Seconded by Kenneth Burgess. Motion passed unanimously 4-0.

1.6 Private to Public Parking Lot Opportunity

CRA Director Gail Hamilton presented two locations to the Board that could be converted from private to public parking lots to accommodate the City's growing need for public parking. On location at the First Baptist Church which would come with no taxes, the city would handle the maintenance and liability insurance. The other location is at the Peeples Family parking lot on the corner of 5th and 6th. Peeples pay $1,400 per year in taxes, the City would reimburse Peeples the taxes and pay the maintenance. Either option would allow the location to be signed as public parking.

Conversation was had on the public use of the two parking lot opportunities.

Charles Proctor moved for the City Attorney to review and bring this item back to the Board. Seconded by Lance Smith. Motion passed unanimously 4-0

1.7 Tina & Joe's Cafe Management Agreement

CRA Director Gail Hamilton proposed an amendment to the lease agreement 29-21-03 Tina and Joe's Cafe. As part of the lease agreement for the Jeffries House the bottom floor of the Carriage House was included with intent to be used. Those plans did not work out and Joe has a verbal agreement with Amanda Romaniz but would like to be released from responsibility of the bottom floor of the Carriage House and allow the City to create a new lease agreement for Amanda Romaniz on the bottom floor of the Jeffries House to set up a fresh produce shop.

Spoken from the floor: Amanda Romaniz – with Tina & Joe's

Amanda explained the informal agreement that she and Joe have and the history of her family working with Joe and in the Jeffries House.

Conversation was had over the original agreement's details and what conditions would be needed to modify the lease agreement.

Spoken from the floor: Joe Novak – with Tina & Joe's

Joe expressed that the bottom floor of the Jeffries House was costing him money and not generating revenue.

Lance Smith moved to modify the lease and bring it back to the Board in July.

2. **CRA DIRECTOR'S REPORT**

Due to time constraints CRA Director Gail Hamilton offered to email her report with current updates to the Board.

3. **MAIN STREET ACTIVITY REPORT**

Due to time constraints CRA Director Gail Hamilton offered to email the Main Street Activity Report to the Board.

4. **CITIZEN COMMENTS**

N/A

Meeting Adjourned: 6:11pm
Submitted by Ricardo Quiñones