

COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular Community Redevelopment Meeting was held on July 22, 2024 at 5:00 p.m. in the Council Chambers of City Hall and via GoToMeeting (646)-749-3122 - Access Code: 356-490-565.

CRA Board Commissioner Steven F. Spina, Ph.D called the meeting to order at 5:00 p.m. Roll call was taken. Present were members Steven F. Spina, Ph.D., Kenneth M. Burgess Jr., Lance Smith, Charles Proctor, Jodi Wilkeson and Mayor Melonie Bahr Monson. City Manager William Poe and City Attorney Matthew Maggard were also present.

Staff present: Police Chief Derek Brewer, Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, CRA Director Gail Hamilton, Human Resource & Risk Management Director Sandra Amerson, IT Director Mike Panak, Public Information Officer Kevin Weiss, Main Street Zephyrhills Director Antwon Gildon, Principal Planner Rodney Corriveau, City Clerk Lori Hillman and Deputy City Clerk Ricardo Quiñones.

1. BUSINESS ITEMS

1.1 Approval of June 24, 2024 Meeting Minutes

Kenneth Burgess motioned to approve the June 24, 2024 Meeting Minutes. Seconded by Lance Smith. Motion passed unanimously.

1.2 CRA Commercial Improvement Grant DRAFT

CRA Director Gail Hamilton presented the draft guidelines for the grant program, emphasizing improvements to property value and aesthetics in the CRA district.

Discussions covered:

- Eligible projects, including signage grease traps and parking lot upgrades.
- Conditions for grant stacking and usage limits.
- Monitoring compliance to prevent misuse of funds.

The final draft will be reviewed by the CRA board in August.

2. CRA DIRECTOR'S REPORT

CRA Director Gail Hamilton's report included:

-Parks Master Plan Update: Public survey results and demographic analysis will be reviewed in a joint workshop in August. Options for a community center location and other park improvements were discussed.

-CRA Master Plan: Goals, objectives, and strategies for the next five years are under development. Suggestions from board members for future projects were requested.

-Fifth Avenue Streetscape Budget: Pasco County reviewed and commented on the city's plans, allowing the project to proceed to the bidding phase

-CRA Tree Program: A draft program to plant trees in CRA neighborhoods is underway, focusing on enhancing property values and aesthetics.

-Vacant Parcel Inventory: A comprehensive inventory of vacant land in the CRA district is being compiled for potential acquisition and redevelopment.

-Hercules Park Signage: Engineering for the park's entrance sign is complete, and cost estimates are forthcoming

3. MAIN STREET ACTIVITY REPORT

Main Street Zephyrhills Director Antwon Gildon reported Main Street Zephyrhills received a state award for 30 years of service. Additionally, an architect is developing conceptual designs for the Zephyrhills Theater and the Zephyrhills building is currently closed due to mold and structural concerns. Further updates and cleanout sessions are planned.

4. CITIZEN COMMENTS

Vicki Wiggins - 38550 Fifth Avenue – spoke from the floor.

Mrs. Wiggins announced the Chamber of Commerce annual celebration on August 1, 2024, where Main Street Zephyrhills Director Antwon Gilden will receive the Leadership and Government Award.

ADJOURN 5:51 p.m.

Submitted by Ricardo Quiñones