

MINUTES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
FOR THE DOWNTOWN TARPON SPRINGS REDEVELOPMENT AREA
NOVEMBER 7, 2017

THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF TARPON SPRINGS, FLORIDA, MET IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, ON TUESDAY, NOVEMBER 7, 2017 AT 8:42 P.M. WITH THE FOLLOWING PRESENT:

CHRIS ALAHOUZOS
DAVID BANTHER
REA SIEBER
SUSAN MICCIO-KIKTA
JACOB KARR

MAYOR/CHAIR
VICE MAYOR/VICE CHAIR
COMMISSIONER/MEMBER
COMMISSIONER/MEMBER
COMMISSIONER/MEMBER

ALSO PRESENT:

MARK LeCOURIS
JAY DAIGNEAULT
K. MICHELE MANOUSOS

CITY MANAGER
CITY ATTORNEY
DEPUTY CITY CLERK & COLLECTOR

CALL TO ORDER:

Chair Alahouzos called the meeting to order at 8:42 p.m.

ROLL CALL:

Deputy City Clerk Manousos called the roll.

1. REJECT RESPONSES TO RFP 170128-P-CM: REDEVELOPMENT OF PROPERTY LOCATED AT 144 E TARPON AVENUE

Vice Chairman Banther recused himself, as one of applicants was his tenant.

Karen Lemmons, Economic Development Director, advised there were two proposals submitted through the RFP process for the redevelopment of the vacant lot at 144 E. Tarpon Avenue and the evaluation committee was recommending rejection of both proposal. She explained that five years ago the City established a vision and goals for the property, which included mixed uses – retail, restaurant, residential and offices uses. Furthermore, the two proposals received met some of the goals but not all. City Manager LeCouris added that two previous proposals met the goals and vision; however, the economic downturn hurt the development. Chair Alahouzos asked if the goals and vision were communicated in the RFP, to which Ms. Lemmons responded yes. Upon inquiry by Chair Alahouzos, about the selection committee, Jay Jackus, Procurement Director explained the process.

Public Comments:

The following individuals spoke on this item: David Bolton, 508 North Grosse Avenue; Rich Lundahl, 610 E. Tarpon Avenue; Ed Hoffman, 29 W. Orange Street; Mike Kouskoutis, 623 E Tarpon Avenue; John Tarapani, 22 N. Spring Boulevard; James Cassidy, 425 E. Spruce Street; Anita Protos, 901 Bayshore Drive; Peter Dalacos, 514 Ashland Avenue; Lisa Collins, 615 E. Pine Street; Holly Webb (address not given); and Mark Bernai (sp), 4199 Lambridge Ct., Palm Harbor.

Member Comments:

Member Karr was not in a position to make a decision this evening, felt the City did not do a good marketing the property and would support another RFP. Member Kikta like the idea of a Cross Fit development, but did not receive any information until this evening and would like the applicants to come back. The City Manager wants to look at the RFP process and bring back a better process for the Board to review and approve. There was Board and Staff discussion on a process and procedure for handling these types of RFP's and the CRA Board would like to be involved in the selection process. The City Manager stated he would be bring a new process/procedure back before the holidays. The Chair stated that ultimately the CRA Board set the criteria and staff was following through on the RFP. Member Sieber felt although there were good applicants she would like a new RFP to be done.

MOTION: MEMBER SIEBER
SECOND: MEMBER KARR

To reject the two proposals and direct the City Manager to bring back a new process/procedure for resubmittal on the RFP criteria for the second meeting in December 2017.

Vote on Motion – Upon roll call vote the motion carried unanimously as follows:

Member Karr	Yes
Member Miccio-Kikta	Yes
Member Sieber	Yes
Vice Chair Banther	Abstained
Chair Alahouzos	Yes

Board and Staff Comments:

Penny for Pinellas Vote: The City Manager thanked the voters of Pinellas County on extending the Penny for Pinellas.

Fall Clean Up: The City Manager announced the fall clean up would be Sunday, November 12th.

Solar Meeting: Member Kikta announced a Solar Energy meeting would be held on Thursday, November 9th, from 6 pm to 8 pm in the City Hall Auditorium and encouraged all to attend.

PSTA Budget: Member Banther thanked former Commissioner Dalacos for bringing up the information on routes in Tarpon Springs.

City Strive Invite: Member Sieber announced she was invited to New York this year but unable to attend, even though this was worthwhile forum.

Restrooms: Member Sieber noted the great jobs on the restroom renovations at the Marina and Craig Park.

Seafood Festivals: Member Sieber announced the dates and times for the upcoming seafood festival at the Sponge Docks and the Rotary Club Stone Crab Festival at Craig Park.

Chair Alahouzoz announced the following:

- Friday November 10th
- Thursday, November 8th, PSTA meeting
- November 12-15 Officials from Ecuador will be in the City for an official visit.
- November 14th Board of Commissioner's meeting

ADJOURNMENT:

The meeting adjourned at 10:02 p.m.

CHRIS ALAHOUZOS
CHAIR

ATTEST:

K. MICHELE MANOUSOS, CMC
DEPUTY CITY CLERK & COLLECTOR

CITY CLERK'S NOTE: This meeting has been recorded in its entirety and the recordings are kept on file in the City Clerk's Office for the required retention period.