

MINUTES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
FOR THE DOWNTOWN TARPON SPRINGS REDEVELOPMENT AREA
DECEMBER 12, 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, DECEMBER 12, 2017 AT 9:40 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
ERICA AUGELLO
IRENE S. JACOBS

CITY MANAGER
CITY ATTORNEY
CITY CLERK & COLLECTOR

CALL TO ORDER:

Chair Alahouzos called the meeting to order at 9:40 p.m.

ROLL CALL:

Deputy City Clerk Manousos called the roll.

CONSENT AGENDA:

1. APPROVE MINUTES:

- A. SEPTEMBER 6, 2017 CRA**
- B. SEPTEMBER 19, 2017 CRA**
- C. OCTOBER 3, 2017 CRA**
- D. OCTOBER 17, 2017 CRA**

2. APPROVE ATTORNEY'S FEES:

- A. JIM HELINGER JR AND D. TOBYN DEYOUNG ESQ.**

MOTION: VICE CHAIR BANTHER
SECOND: MEMBER SIEBER

To approve items 1A, 1B, 1C, 1D AND 2A.

Chair Alahouzos asked if there were any Board or public comments and there were none.

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	Yes
Chair Alahouzos	Yes

RESOLUTION:

3. CRA RESOLUTION 2017-04: APPROVE RENEWAL OF LEASE AGREEMENT FOR 325 E. LEMON STREET

City Attorney Augello read the following Resolution by title:

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF TARPON SPRINGS AUTHROZING THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF TARPON SPRINGS AUTHORIZING THE COMMUNITYT REDEVELOPMENT AGENCY TO RENEW AND MODIFY THE COMMERCIAL LEASE AND OPTION TO PURCHASE FOR THE PROPERTY OWNED BY THE COMMUNITY REDEVELOPMENT AGENCY AT 325 E. LEMON STREET.

Karen Lemmons, Economic Development Manager, gave background on item stating that it was a five year lease approved July 1, 2012 with a five year renewal option. She advised the tenant would like a renewal for one year as they are intending to purchase the property before August 1, 2018. If purchase made at that time, it would be brought for CRA Board approval. Chair Alahouzos was glad to hear that the business was doing well and that they plan to purchase the property. Member Karr was in support of the business and encouraged all who are watching to visit. Also, Vice Chair Banther, Member Sieber and Member Miccio-Kikta where in support and happy that they plan to purchase building. Member Sieber said that the business had embraced the community and thanked the owners for all they do.

PUBLIC COMMENTS:

John Troyer, part owner of Silver King Brewery, thanked the Board and announced that their distribution was up over sixty percent in restaurants in which cause people to come visit their brewery and Tarpon Springs.

Brett Gambort, part owner of Silver King Brewery, thanked the Board and said that they plan to grow and it was interesting to hear people who have had their beer at a restaurant in St. Peterburg come visit them in Tarpon Springs.

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

MOTION: VICE CHAIR BANTHER
SECOND: MEMBER KARR

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

MISCELLANEOUS AGENDA:

4. PROCESS AND TIMELINE FOR REDEVELOPMENT OF 144 E. TARPON

Karen Lemmons, Economic Development Director, advised that at meeting the CRA meeting on November 7, 2017 there were two proposals submitted through the RFP process for the redevelopment of the vacant lot at 144 E. Tarpon Avenue. During that meeting, CRA members requested to re-advertise for proposals and provide for public meetings and a process that the CRA members would make the final determination of award. She then reviewed the draft process and timeline. City Manager LeCouris added that this was part of the document in place along with adding suggestions from last meeting, and suggestions from Commissioners. If consensus was given today, the procurement department can start process.

Chair Alahouzouzos felt that this was very clear on what the type of use was and asked if the appraisal was updated, and Mrs. Lemmons said that it was not currently updated because the city did not want to spend money. Member Karr supports mix use and would like clarification on what the CRA was expecting for a sale price. Member Sieber inquired if bidders would be aware of appraised value when they apply, and Mrs. Lemmons replied it was under to scope of summary that contains the property details. Vice Chair Banther thanked staff for the impressive job on this and was glad to see the selection would be made by the Board. He then asked what was included in mixed uses, and Mrs. Lemmons said it could be office, retail, restaurant, any many other things. City Manager LeCouris clarified that it does not have to include residential on top and could be taken out. Vice Chair Banther does not want to take out and not encourage the residential aspect but suggest putting and/or, and for commercial use would like to see no on-site parking. He felt that it should be done properly to get something in place. Member Miccio-Kikta questioned if the applicant had enough time to turn in what was required, and Mrs. Lemmons said they would have to get all required under proposal requirements in sixty days. Member Miccio-Kikta would like to see ninety days, and Mrs. Lemmons said by extending, more might bid on the property. Member Miccio-Kikta felt original appraisal should stay as is because she felt there were a lot of restriction on the property.

The Consensus of the Board was to allow ninety days to submit development proposals to the City; not allow on-site commercial parking; under city vision, add commercial and/or residential; and add the ability of a third floor by conditional use.

ADJOURNMENT:

The meeting adjourned at 10:15 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.