West Tampa Community Redevelopment Area
Advisory Committee

Meeting Minutes
June 26, 2017

Martin Luther King, Jr. Center
2200 N. Oregon Avenue

Attendees

Committee Members: Joe Robinson, Chair; Kenneth Perry, Vice-Chair; Benjamin Buckley; Dedrick Jackson; Delphine Jones; Marvin Knight; Carlos Ramirez; Jeffrey Rhodes; Ed Turanchik; Tina Young; Emanuel Wilson

Excused: Walter Smith II; Ed Turanchik; Emanuel Wilson

Staff: Malcolm Kiner, Urban Development Manager
Michelle Van Loan, Economic Development Staff

I. Welcome / Introductions

Mr. Robinson opened the regular meeting of the West Tampa Community Redevelopment Area Advisory Committee at 5:39 p.m. on June 27, 2017.

Mr. Robinson excused Walter Smith II, Ed Turanchik, and Emanuel Wilson from the meeting.

II. Meeting Minutes May 23, 2017

Mr. Robinson noted that Marvin Knight was excused from the May 23, 2017 Meeting. A motion to approve the May 23, 2017 meeting minutes as amended was made by Mr. Perry and seconded by Mr. Rhodes. The motion passed unanimously.

III. Tampa Police Department Update

Lt. Baker provided TPD overview.

- If you See Something, Say Something!!
- Public can call in tips to police anonymously.
    - Dist. 1 phone: 354-6600
- No major target crimes or patterns of crime at this time.
- Noticing an uptick in gun possession crimes at Columbus court.
- Recent shooting at Armenia Park which was drug related.
- Discussion of guns being shown on YouTube and TPD monitoring of social media.
    - TPD cannot arrest from a photo but begin an investigation based on it.
- Discussion regarding teenager bringing father's gun to bus stop.
- Discussion of gang issues and meeting state criteria for labeling activity as "gang".
    - Lingo used by kids on the street varies by community and constantly changes.

IV. Requests to Address the Committee

Tampa Bay Federal Credit Union: Richard Grammatica, President/CEO
Mr. Grammatica introduced himself, discussed the history of the credit union and the Community Reinvestment Act. They have 5 branches.

Lori Allen discussed the services provided and what assistance is available for low to moderate households. The credit union has developed products to help those who tend to utilize the payday loan businesses. Always looking for opportunities to expand these types of services.

- $5 to open a share account.
- Over 100 organizations in their network, so never far away from a credit union.
- $280 million in assets and 10.44% net worth.
- Provide financial literacy programs, down payment assistance, VA and First Responders mortgages.
- Low down payment loans, allow pooling of income of those in household.
- Business credit cards and checking. No business loans at this time.
-

Mr. Robinson is looking to partner with financial institutions to help with community needs.

V. Staff Reports

Strategic Actions Plan:
Mr. Kiner announced that the SAP contract would be going to the CRA Board on June 8 and to Council on June 22. The Mayor will then sign the contract and we can move forward.

Next month the community engagement will begin by the consultant.

Outline of Scope of Work requested to be placed in Minutes:

Task Description
Task 1 - Due Diligence
1.1: Project Kickoff Meeting
1.2: Past Studies Review
1.3: Infrastructure Existing Conditions Assessment
1.4: Structures - Housing/Commercial/Industrial/Historic
1.5: Regulatory Documents
1.6: Human Services/Culture & History/Business Assistance/Workforce Development/Safety
Task 2 - Economic Approach
2.1: Demographic/Economic Analysis
2.2: Market Analysis
Task 3 -Community Involvement
3.1: Initial Meeting
3.2: Middle Phase Meeting
3.3: Final Meeting
Task 4 - Planning/Project Development
4.1: Opinion of Probable Costs
4.2: Identification of Supportable Development Opportunities
4.3: Business Assistance/Workforce Development
4.4: Plan Development
Task 5 - Implementation Strategies
5.1: Funding, Finance, and Incentive Strategies
Task 6 - Final Report
6.1: Plan Refinement
6.2: Rendering Coordination and Plan Production
Task 7 - Project Team Meetings and Meetings with City, Community Advisory Committee and Stakeholders
7.1: Meetings

Salcines Park: Mr. Kiner reported that the CRA Board tasked the CAC to look at doing improvements at the park. The estimated costs for the Wall are: a) patch the wall for $13,768 or b) full re-stucco of the wall with repairs for $21,758. Both scenarios require the mural to be redone. The public Art staff has an artist that can replace the mural.

- Discussion of mural restoration, replacements, and graffiti coating.
- Discussion of history of Ray Park mural.
- The park has been cleaned and pressure washed. Landscaping is coming.
- CRA also requested that the CAC look at programming at the Park:
    - Currently the park is a passive park
    - Park can be activated with activities such as chess/checkers, farmer's market, etc…
- The CAC is only funding repair of the wall for the purpose of the mural.

Ms. Jones made a motion to repair the wall at a cost of $21,758 per the City specs for stucco wall repair. Ms. Young seconded the motion. Passed unanimously.

West Tampa CRA – City-Owned Property: Mr. Kiner reported back with information of the City-owned parcels along the river:

- City-owned parcels were part of the InVision Plan and West River Project adopted by the City in 2015.
- The plans covered land owned by the City, school district, and Housing Authority.
- The City parcels are shown on the plan conceptually to be used for multi-family with structured parking.
    - **There is no RFP, plans, or developer for the city parcels.**
- The land has been cleared.
- The City is not moving on its land at this time. City is watching the market and the Housing authority development before putting out any RFP of its own.
- The CAC can make its recommendation for use of that property to the City.
- 29 properties are owned by the City in West Tampa and may present opportunities to the CAC as they move forward.

VI. Subcommittee Reports

Special Events Subcommittee:
Ms. Young reported that the committee discussed the following:

- Formalizing and streamlining process for those seeking sponsorships.
- Date being consider is October 2018 in Julian B. Lane Park for a festival.
- Investigating what it takes to organize a festival.

Once all this information has been gathered to be able to create a proposal, the sub-committee will come back to the CAC for discussion and approval.

VII. General Discussion & Questions

Mr. Leroy Moore provided a status update of the Housing Authority project:

- There are no CRA funds in the Housing Authority project.
- Phase I and II are funded.
    - Senior building at Main & Rome will have 160 units and be 100% affordable.

    - Bethune high-rise will receive major renovation and will have 150 units of affordable housing.
    - Boulevard at West River Building on Main, between Willow and Oregon, will have 250 units of mixed housing, 70% affordable. Family building.
    - "Affordable" means below 80% for returning residents and 60% for new residents.
- Demolition starts this Thursday with ground breaking by end of 2017.
- Once construction starts, case workers will start contacting all relocated residents
    - 12 months after ground breaking will need commitments from those wishing to come back.
- There will be a very nice community pool.
- Ground floors of the buildings will have 5,000 sf of commercial space for services (day care, dry cleaning, etc…)
- Hoping for a grocery store.
- Retail space for restaurants and coffee shops.
- There is a proposed 77,000 sf office building that already has 24,000 sf committed.

Mr. Robinson announced the Good Neighbor letters he received for zoning issues:

- 4301/4305 N. River, splitting the lots
- 4102-4108 N. Armenia, proposed auto collision business

VIII. Announcements & Public Comment

- Brenda announced that the North Hyde Park Association had a new Board.
    - Their focus will be on streetlights and sidewalks.
- Back to School Festival at Blake High School on August 5. Must register to attend.
- WURK Radio is up and running and sounding good.
- As a part of the West River Plan there is a possibility the MLK Community Center will be rotated and moved next to the gymnasium.
    - The relocation would also include a new pool

The next meeting will be at the Library on July 25.

Meeting adjourned at 7:05 pm.

West Tampa Community Redevelopment Area
Advisory Committee

Meeting Notes
July 25, 2017

West Tampa Library
2312 W. Union Street

Attendees

Committee Members: Joe Robinson, Benjamin Buckley; Carlos Ramirez; Ed Turanchik; Emanuel Wilson

Excused: Walter Smith II; Marvin Knight; Kenneth Perry; Dedrick Jackson; Delphine Jones; Jeffrey Rhodes; Tina Young;

Staff: Malcolm Kiner, Urban Development Manager
Michelle Van Loan, Economic Development Staff

I. Welcome / Introductions

Mr. Robinson opened the meeting of the West Tampa Community Redevelopment Area Advisory Committee at 5:37 p.m. on July 25, 2017. **Due to lack of a quorum, members met for discussion purposes only.**

II. Tampa Police Department Update

Officer Scaglione provided TPD overview.

- If you See Something, Say Something!!
- Quiet month, crime-wise. No auto burglaries.
- TPD is making arrests in follow up on reported crimes.
- There was a shooting at Columbus court.
- TPD raided a store for selling spice and other illegal items from under the counter. 8 people arrested.
    - Off. Scaglione will follow up on rumor someone died at that location.
- A person did pass away at Main and Albany and there was a peaceful gathering.

III. Requests to Address the Committee

Tampa Housing and Community Development Div.: Vanessa McCleary, Manager.
Ms. McCleary introduced herself, and provided an overview of the 5-year consolidated plan and the annual action plan. The goal of the plans is to identify housing needs across Tampa and the needs of the community, and then prioritize which issues to address with HUD funds. The plan development process included a lot of public engagement with communities and stakeholders.
https://www.tampagov.net/housing-and-community-development

Types of activities they are funding:

- Housing rehabilitation for both single family and multi-family.

- Motels converted into rental units.
- Homeowner assistance for the elderly.
- Assistance for homeowners still struggling with their mortgages.
- Rental assistance.
- Homing the homeless.
- Childcare assistance.
- Small business development.
- Remediation of dilapidated homes.
- There is no funding with these dollars for business stabilization.

Total funding is $9.6 million including CDBG funding of $2.7 million.

Discussion:

- Asbestos and lead were removed prior to any demolition of the Tampa Housing Authority property and the City of Tampa property along the river.
- Mr. Kiner and Ms. McCleary will continue to communicate during the Strategic Action Plan development regarding housing issues. Both will be back to discuss with the CAC.
- The 203 program helps renters get into an ownership role on their residences.
- Mr. Robinson wants to look at option for City owned property within the CRA to be under CRA control.

Tampa Minority Business Development: Gregory Hart, Manager.
Mr. Hart introduced himself, provided an overview of his division and its structure, and provided a handout. It is his Division's responsibility to oversee other department's procurements and to make sure that the business community is aware of the opportunities with the City. Their role is to support the sustainability of for profit businesses looking to grow. They do not have programs for new/start-up businesses.
https://www.tampagov.net/minority-business-development

Minority Business Development Activities:

- Program compliance & monitoring
- Solicitation for set-aside contracts
- Compliance with contracts
- Conflict resolution
- Workshops for businesses
- Program metrics and analytics, disparity analysis, and setting goals
- City procurements through "piggy-backing" off another jurisdictions contract are not under his purview.

Recommendations for businesses:

- Be on DemandStar
- Make sure that your business is in our system with all the correct NIGP codes
- Take advantage of all learning and assistance services
- Get certified as a small, women, or minority business.
    - Push for dual certification if you qualify.

Items of note regarding City procurements and Budgets:

- City's procurement budget includes personnel costs, supplies such as chemicals and fuel.

- The majority of the City's construction contracts are for work in the ground (streets/infrastructure), while most minority businesses in construction are in vertical construction (buildings).
    - The City's procurement needs will not always be in alignment with the business services of small, women, and minority owned businesses.
- About 10% of our certified businesses out grown the program in 3 years.

Need more minority businesses in:

- Supplies and commodities
- Professional services
- Landscapers and landscape architects
- Haulers

IV. Staff Reports

FY18 Budget: Mr. Kiner reported that the projected revenue has increased $149,000 to a projected budget of $966,396 in addition to the $359,000 balance from FY17.

Strategic Action Plan: Mr. Kiner informed the CAC that the Notice to Proceed was issued today to the consultant. The consultants will attend the next meeting for introductions and then will begin work on the community engagement process.

Salcines Park: The City is requesting a West Tampa CAC member to be a part of the Art review committee.

Mr. Wilson will be the WTCAC representative.

Julian B. Lane Park:

- An artist has been chosen for the Boathouse.
- There will be three community meeting to discuss the historical art piece.

V. Subcommittee Reports

None

VI. General Discussion & Questions

Mr. Robinson attended a joint meeting among the various CAC Chairs. It was good to have discussions across the CRAs on what other programs and activities each are engaged in.

Mr. Robinson thanked Ms. Young for all her hard work and efforts on the subcommittee.

Mr. Robinson requested that the West Tampa Chamber attend the next meeting to do a presentation.

Mr. Buckley commented on all the development happening in the North Hyde Park Civic Association area. They have valuable experience in the issues caused by the growth and lessons learned.

VII. Announcements & Public Comment

Question regarding the in-ground plume that is expanding beyond Main St. The plume is entirely on Tampa Housing Authority property and their developments are taking the plume into consideration as far as what type of development will be located above the plume.

West Tampa will need a parking garage eventually, maybe three stories with retail on the first level. There was a parking study completed about 10 years ago that included a transition plan until a parking garage was feasible.

Need to get more people off of I-275 and into West Tampa. Need to review strategies for accomplishing: Uber, changes in transportation, transit tax.

96.3 Radio station is up and running with programming.

Mr. Michael Isaak introduced himself as a candidate for County Court Judge.

On August 18, there will be a meeting on restoration of Voting rights at the Fergus law center. $25 to attend.

The next meeting will be at the MLK Community Center on August 22, 2017.

Discussion completed at 7:25 pm.

West Tampa Community Redevelopment Area
Advisory Committee

Meeting Minutes
August 22, 2017

Martin Luther King Community Center
2200 N. Oregon Avenue

Attendees

Committee Members: Joe Robinson, Benjamin Buckley; Carlos Ramirez; Ed Turanchik; Marvin Knight; Kenneth Perry; Dedrick Jackson; Delphine Jones; Jeffrey Rhodes; Tina Young;

Excused: Emanuel Wilson; Walter Smith II;

Staff: Malcolm Kiner, Urban Development Manager
Shelisia Jackson, Economic Development Staff

I. Welcome / Introductions

Mr. Robinson opened the meeting of the West Tampa Community Redevelopment Area Advisory Committee at 5:35 p.m. on August 22, 2017.

II. Tampa Police Department Update

Officer Baker provided TPD overview.

- If you See Something, Say Something! You can remain anonymous.
- Property crimes are up; TPD is urging residents to lock doors/windows and to keep items secure.
- Main Street Grocery Store was served a drug raid warrant for selling spice recently.
- There was a shooting at Oakhurst Square.

III. Requests to Address the Committee

Kimley Horne: Jerod Snyder, Fred Hearns – Community Liaison
Jerod Snyder introduced himself, and provided an overview of the preparations they will be undertaking to develop and prioritize Strategic Action Plan projects. The goal of their effort is to include community stakeholder's process. There are three community meetings planned. The exact dates, time and location for each meeting is still being determined. The first meeting will happen the 1st week of October. The second and third meetings will occur in November 2017 and February 2018.

Mr. Snyder discussed his company's experience with various community projects similar to the West Tampa undertaking. Mr. Hearns stressed that there are many service needs in the community that cannot be funded by the CRA. In this process they would like to identify those needs and assist with building partnerships to have those needs met.

Discussion:

- Community members wanted to know how information would be distributed. Per Mr. Snyder, there will be notices on the website and they will disseminate information to Mr. Kiner who will forward it via his email database. All attendees were urged to make sure to sign in at each CAC meeting to insure their email address could be added to the database.
- Mr. Robinson suggested that the Kimley Horne representatives try to attend each CAC meeting for the life of the project and be prepared to provide a brief update.

FDOT Tampa Bay Next Presentation:
Tampa Interstate Economic Impact Analysis Update –
Ashley Henzel of the FDOT gave a presentation about Tampa Bay Next. Ms. Henzel provided an overview of the newly revamped project and its structure. FDOT is working on multiple interstate improvement projects to modernize key interchanges, replace aging infrastructure, and improve mobility on portions of I-275 and I-4.

The goal is to enhance community engagement transparency. Last year they opened community conversation by presenting concepts and how they affect the area. This was not helpful in that it did not address the community's true concerns. Now, the conversation is different and the goal is to be holistic and inclusive. Problems they are trying to solve, address four distinct areas:

1) Design – We need to fix bottlenecks in the Downtown and Westshore interchanges.
2) Demand – We need to figure out how to accommodate future population growth and that populations transportation needs.
3) Choice – We lack transportation options. We need to provide more transit options for getting around locally and regionally.
4) Consensus – We need to come together and agree on a plan for future options.

Randy Metz of the Tampa Bay Regional Planning Council gave a presentation about the Economic Analysis Study. The council is independent of the FDOT. Per a national 2015 Texas A&M Traffic Study, Tampa is the 7th most congested city. Their job is to conduct simulations and to gather data to explain the monetary impact on businesses, employment opportunities and how this project would affect property values and the overall way of life for the community.

Chloe Coney of FDOT discussed Workforce Development – The goal of the program will be to increase the demand for transportation/construction jobs and to pull the needed workforce locally. They will be focusing on diversity and inclusion by creating partnerships with educational and staffing outlets to create pre-apprenticeship programs.

Community members wanted to know how the project would benefit West Tampa and suggested their main concern is to figure out how to make the area a more popular destination spot instead of a pass thru/pass by for people traveling on I-275.

IV. Staff Reports

Salcines Park: Mr. Kiner reported that the wall is still scheduled for repair.

Julian B. Lane Park:

- Three community meetings have been planned for the month of August to discuss

the historical art piece. A handout detailing the dates, time and location of each meeting was distributed.

V. Subcommittee Reports

Tina Young provided a brief update on the Special Events Sub-Committee. They meet every 3rd Monday of the month. Their goal is to create a streamlined application process for organizations that approach the committee in the future requesting assistance with community events. They are also planning an activity in celebration of the re-opening of Julian B. Lane Park. It is tentatively scheduled for October 13, 2018.

VI. General Discussion & Questions

There was discussion about the efforts of House Speaker Richard Corcoran who has tried to introduce legislation to end CRAs. The move comes after a recent investigation of a Florida CRA for questionable spending practices. No criminal charges were filed. However, the Florida Legislature drafted legislation to demand more transparency that would eventually phase out CRAs. The legislation failed this year. However, it is likely to be revisited next year. Benjamin Buckley made a motion to have the CAC write a letter to Corcoran defending CRAs and inviting him to come to a CAC meeting and witness how the community monitors and works with CRAs. The motion was seconded by Tina Young and approved unanimously by committee members. Mr. Robinson also requested that Mr. Kiner ask the other CACs to support the letter too.

Committee members want to know what is going on with the vacant parcels of land for sale in the area. They would like to know if the properties could be bought by the CRA and transformed into greenspace.

VII. Announcements & Public Comment

None.

The next meeting will be at the West Tampa Library on September 26, 2017.

Discussion completed at 7:25 pm.

West Tampa Community Redevelopment Area
Advisory Committee

Meeting Minutes
September 26, 2017

West Tampa Free Public Library
2312 W. Union Street

Attendees

Committee Members: Joe Robinson, Chair; Benjamin Buckley; Dedrick Jackson; Delphine Jones; Carlos Ramirez; Ed Turanchik; Emanuel Wilson

Excused: Kenneth Perry, Vice-Chair; Marvin Knight; Jeffrey Rhodes; Walter Smith II; Tina Young

Staff: Malcolm Kiner, Urban Development Manager
Michelle Van Loan, Economic Development Staff

I. Welcome / Introductions

Mr. Robinson opened the regular meeting of the West Tampa Community Redevelopment Area Advisory Committee at 5:40 p.m. on September 26, 2017.

Mr. Robinson excused Kenneth Perry, Vice-Chair; Marvin Knight; Jeffrey Rhodes; Walter Smith II; and Tina Young from the meeting.

II. Meeting Minutes August 28, 2017

Mr. Turanchik moved to approve the August 26, 2017 meeting minutes as amended and seconded by Mr. Jackson. The motion passed unanimously.

III. Tampa Police Department Update

Postponed to next meeting.

IV. Requests to Address the Committee

West Tampa Chamber: Dawn Hudson, President
Ms. Hudson introduced herself and provided an overview of the Chamber and highlights of West Tampa.

- Boundaries: Hillsborough River to Dale Mabry, and Kennedy Blvd. to Hillsborough Ave.
- Establish in 1913 and meets the 3rd Tuesday of the month for lunch.
- Top Chamber goals for the West Tampa CRA area:
    - Develop a parking strategy for Howard, Armenia, and Main St. corridor. Accessible parking is vital to business health and sustainability.

    - Financing, rental and leasing of affordable housing. Need to bring people back into the community.
    - Columbus Drive improvements, HART and upgraded bus stops.
- Working on a "Good News" message campaign for West Tampa.
- Community is invited to next lunch on October 17 at Higgins Hall to help celebrate the retirement of Earl Haugabook.

https://westtampachamber.com/

HART:

Mr. Robinson provided an introduction to the bus route changes.

Marco Sandusky, with Carla Williams, provided the details on the changes through his powerpoint presentation, which can be viewed at:
https://www.tampagov.net/sites/default/files/economic-and-urban-development/files/mission_max_presentation_west_tampa_cra_092617.pdf

- HART did a comprehensive operational analysis to develop the most direct routes and better travel times, especially on major corridors.
- Attempted to provide the best service with their limited resources.
- See map in the powerpoint for the changes and new routes
- While some routes changed, other routes are also picking up the gaps from the changed routes.
    - Look at new route map to see which new route best accommodates your transportation needs. A new bus route may work even better.
        - For example Route #14 will go up/down Armenia/Howard.
        - HART providing FLEX option to Cypress
- Routes will now run more frequently, some running longer/earlier than before.
- There are routes on the back burner for 2019 (Main Street) based on increases in residential areas and needs for accessing job centers.
- Bus to airport car rental facility will begin running Feb 18.
- Autonomous shuttle to run between Marion Transfer station and downtown beginning by Feb 2018.
- Discussion:
    - Tourism Trolley should come from Downtown to Main Street
    - The City gave up green space to a residential development in exchange for a bus stop which was installed on Route #10, now it won't be used.
    - Where is the money that developers place in the HART kitty required by their development agreements.
    - Do we need 3 routes to the airport?
    - #36 moved from Himes to Dale Mabry, but Dale Mabry is not pedestrian friendly to access from the neighborhoods. This change will be very inconvenient and dangerous for riders coming out of the neighborhoods east of Himes.

V. Staff Reports

Salcines Park Mural: Mr. Kiner reported that the first phase of fixing the wall will be complete by the end of this week.

Bobby Wilson is on the art review committee. Process:

- 4 artists will submit qualifications to art committees
- The art committee will come back to the WT CAC for input on the actual artwork chosen for the wall.
- The existing mural will be covered by the stucco, but has been preserved in pictures.

Strategic Action Plan: Mr. Greminger and team (Fred Hearns, Stephanie Ferrell, Dawn Dodge, and Jared Schneider) presented overview of process and current status with a powerpoint which can be viewed at: https://www.tampagov.net/sites/default/files/economic-and-urban-development/files/kimley_horn_cac_meeting_presentation_9.26.pdf

- Community engagement and input:
  - October 23 Community meeting
    - Results presented at 10/24 WT CAC meeting
  - December Community meeting
  - February Community meeting to present Final Strategic Action Plan
  - Outreach through one-on-one contact, social media, WURK, WTMP, Churches, Tampa Bay Times, The Sentinel, and La Gazetta.
  - Business survey which will include such issues at workforce development
- Priorities:
  - Economic development and job opportunities
  - Housing Assistance
  - Business assistance
  - Improvements to infrastructure, neighborhoods, and community facilities
  - Transportation and parking
- Review of Capital Improvement projects by the City and other jurisdictions
- Asset mapping
- Tax Increment Financing overview of revenue projection
- Discussion Items:
  - Historic District designations: Local/National
  - Overlay district guidelines
  - Impact of two large hospital complexes nearby and resulting housing needs/opportunities
  - Economic scenarios should have variety of scenarios reflecting the cyclical nature of the economy
  - Land Trust and Land Banking
  - Streets: paved/cobblestone
  - Trees for landscaping other than palm trees
  - Keep yellow lights at Ray Park
  - How can WT better leverage benefits from large sporting events
  - Use/condition of alleyways

(No Quorum at 6:45 p.m.)

- Discussion of Rome Corridor and designation at Industrial design corridor
  - Parts of Rome are becoming residential, mixed-use corridors
- Oregon & Rome is “a mess”
- Tandem parking for employees in business lot
- No sidewalks on Cypress

- Homes allowed to be built without garages
- Maintain historical culture and history
- Let the neighborhoods associations know what they should do to prepare for the community meetings
    - Letter will go out to them

VI. Subcommittee Reports

Special Events Subcommittee:
Please see the minutes of the subcommittee provided with handout.

VII. General Discussion & Questions

- Mr. Robinson reported on the Good Neighbor letters received:
    - Lot split at 4301 N. Riverview
    - 2173 W. Cass St, semi-detached structure
- Mr. Robinson informed the group that the Chairs and Managers of the City's CRAs are now meeting monthly as a group to share and learn from each other.
- Mr. Kiner is requested to place Micro-Loan discussion on the next agenda.
- Domain Homes is requested to come to next meeting.
- The meeting minutes will contain links to the presentations made to the CAC.

VIII. Announcements & Public Comment

- Roberts City/Philipsville sign was moved for construction and will be put back when construction is complete.
- Can the CRA pay for meeting information cards that can be handed out to folks interested in attending the meetings?

Meeting adjourned at 8:06 pm.

West Tampa Community Redevelopment Area
Advisory Committee

Meeting Minutes
October 24, 2017

West Tampa Free Public Library
2312 W. Union Street

Attendees

Committee Members: Joe Robinson, Chair; Kenneth Perry, Vice-Chair; Benjamin Buckley; Dedrick Jackson; Delphine Jones; Marvin Knight; Carlos Ramirez; Jeffrey Rhodes; Ed Turanchik; Emanuel Wilson; Tina Young

Excused: Walter Smith II

Staff: Malcolm Kiner, Urban Development Manager
Michelle Van Loan, Economic Development Staff
Melissa Davies, Art Programs

I. Welcome / Introductions

Mr. Robinson opened the regular meeting of the West Tampa Community Redevelopment Area Advisory Committee at 5:35 p.m. on October 24, 2017.

Mr. Robinson excused Walter Smith II from the meeting.

II. Meeting Minutes September 26, 2017

Mr. Robinson moved to approve the September 26, 2017 meeting minutes as amended and seconded by Mr. Perry. The motion passed unanimously.

III. Tampa Police Department Update

Postponed to next meeting.

IV. Staff Reports

Salcines Park Mural:
Mr. Wilson reported on the art review committee:

- Three artists invited to submit qualifications to art committee.
- Two teams submitted concepts and their portfolios.
    - Both teams were highly qualified.
    - One team stood out in their innovative way of incorporating the “old” and making it something new in art, and in reflecting the diversity of the community.
    - Michelle Sawyer is a Tampa Native and fellow artist Tony Krol.

Discussion:

- The mural should have an anti-graffiti and UV inhibitor coating.
- The mural at Ray Park needs a touch up also.
- Might want some lighting at the park.

Strategic Action Plan: Mr. Hearns provided an overview of the October 23 Strategic Action Plan Community meeting.

- Despite other community meetings scheduled at the same time, the SAP meeting had a terrific turnout.
    - 100+ people in attendance resulting in participants being seated at overflow tables in the lobby area.
    - This was the first of three meetings. Next meeting should be in early December.
    - The consultants and Mr. Kiner will continue to obtain input from the community through February, 2018.
- Link to power point presentation: https://www.tampagov.net/sites/default/files/economic-and-urban-development/files/kimley_horn_cac_meeting_presentation_9.26.pdf

Discussion Items:

- Concern over loss of affordable housing stock.
    - What are the trends in homestead designation
    - Take a long term look at single family housing stock
    - Look at trends in value of the housing stock
- Concern over job opportunities and income levels of residents, and jobs in the nearby area.
- Land banking opportunities and options for city owned properties.
- Can there be a moratorium on big developments until the Strategic Plan is finished?
- Can we assess how many businesses are owner-occupied or tenants on Main, Howard, Armenia?
    - Mr. Robinson had asked Mr. Kiner to look at owners vs. renters.
- Concern about people being pushed out of their homes due to rising taxes.
    - Education in community regarding homestead and Save Our Homes protections.

V. Requests to Address the Committee

Domain Homes: Jim McCarthy, Kevin Robles, Fred Henry

Mr. McCarthy reviewed the history of his company, involvement in West Tampa, along Kennedy Boulevard, and in N. Hyde Park over past 35 years.

- The company only builds infill housing in urban setting.
    - Build to overlay standards and approved variances.
    - Build sidewalks where required or make the “in Lieu of” payment.
- The company came into West Tampa about two years ago.
- Provided an overview of types and price ranges of homes.
    - The suddenly increasing costs of land in West Tampa is also a concern for company.
- Company approach is to be involved in the community and build where the development is welcomed.
    - January, 2018 will be participating with Youth Build.

    - Work with existing programs.
- Investment money is local and hiring is local.
- Obtain homes through willing sellers only.

Discussion:

- Affordable housing is and remains an issue for community.
- Need developers interested in rehabbing homes.
- Need flexibility in homeownership for young adults and seniors.
- People are being pushed out of the rental market in West Tampa.

VI. Subcommittee Reports

Special Events Subcommittee:

Ms. Young discussed that the Subcommittee is working on a process for outside agencies to apply for sponsorship.

- Planning for fall festival 2018.
- Talking with event coordinators and learning as much as possible.
- Next meeting 11/13 at 5:30 at Just Full Service Center.
    - Meetings are advertised through Mr. Kiner to email distribution list.

VII. General Discussion & Questions

- 2018 Legislative Session: Mr. Latvala supports the CRAs. The lobbyist provided Mr. Kiner with names of pertinent legislators to reach out to.
- Concern about the storm debris being stored at the vacated City Water Department property along the river.
    - CAC would like to know the timing for removing the debris or seeing the storage permit.
- The CAC should start discussions on shaping subcommittees, for example for Housing and Safety.
    - Subcommittees will be based on the needs identified in the Strategic Action Plan.
    - Subcommittees will need a committed chairperson.
    - Housing and safety issues exist now and those committees could be formed sooner rather than later.
- Potential subcommittees:
    - Parking issues – on-street, surface lots, parking garage, and other options
    - Housing – assist in facilitating rehabilitation of existing residential structures
        - 203b Mortgage program – Owner-occupied rehab assistance
        - Promote ownership versus rentals
    - Safety
    - Aesthetics and beautification
- CAC is requesting the new Parks and Recreation Director to come attend a meeting.
- CAC is requesting an update from Parks and Recreation on Rey Park.
- Ms. Van Loan announced that Parks and Recreation is working to re-install the two historical markers removed for the construction on Julian B. Lane Park.
- Mr. Robinson provided a history of Rey Park, the amenities at the Park over time, and the reverter clause included on the deed with the land donation for the park.

- Need programs at Rey Park. Last summer fed about 200 kids lunch from the after school program.

VIII. Announcements & Public Comment

- EJ Salcines will be at West Tampa Library on Saturday October 28 from 11-2.
- Transportation in West Tampa remains an issue
- Very little accessible transportation without a lot of walks and no bus shelters
- FDOT should correct its presentations in that Blake High School is not in Tampa Heights.

Meeting Adjourned

West Tampa Community Redevelopment Area
Advisory Committee

Meeting Minutes
November 28, 2017

West Tampa Free Public Library
2312 W. Union Street

Attendees

Committee Members: Joe Robinson, Chair; Benjamin Buckley; Delphine Jones; Carlos Ramirez; Ed Turanchik; Emanuel Wilson; Tina Young; and Walter Smith II

Excused: Kenneth Perry, Vice-Chair; Dedrick Jackson; Marvin Knight; Jeffrey Rhodes

Staff: Malcolm Kiner, Urban Development Manager
Michelle Van Loan, Economic Development Staff
Councilman Guido Maniscalco
Mark Wilfalk, Solid Waste Director
Adri Colina, Solid Waste Administrative Chief

I. Welcome / Introductions

Mr. Robinson opened the regular meeting of the West Tampa Community Redevelopment Area Advisory Committee at 5:40 p.m. on November 28, 2017.

Mr. Robinson excused Walter Smith II from the meeting.

II. Meeting Minutes October 24, 2017

Mr. Turanchik moved to approve the October 24, 2017 meeting minutes and seconded by Mr. Ramirez. The motion passed unanimously.

III. Tampa Police Department Update

Postponed to next meeting.

IV. Staff Reports

Strategic Action Plan: Mr. Greminger provided an overview of the October 23 Strategic Action Plan Community meeting.

- 100+ people in attendance resulting in participants being seated at overflow tables in the lobby area.
    - Information was obtained through surveys, discussion, table exercises and from participants identifying their priorities on one of the 10 maps provided at the workgroup tables.

- The consultants and Mr. Kiner will continue to obtain input from the community through February, 2018.
- Link to power point presentation: https://www.tampagov.net/sites/default/files/economic-and-urban-development/files/public_meeting_summary_november_cac_update.pdf

Summary of Community Priorities:

- Top 5 Priorities mentioned during the Table Exercise:
  1. Jobs (Economic Development)
  2. Sidewalk/Street Improvements
  3. Safety
  4. Infrastructure/Parking
  5. Parks (Public Space Improvements)
  6. Local Business (Economic Development)
  7. Gateways
  8. Landscaping
  9. Residential (Housing)
  10. Preservation
- Economic Development Summary
  1. Job Creation/Opportunities
     - Increased Local Patronage
     - Office/Retail
  2. Old West Tampa Branding
     - Enhance Character/Charm/Place
     - Market/Advertise/Sell West Tampa
  3. Making West Tampa Home
     - Single Family (Refurbish/Replace)
     - Multi-Family Development
- Infrastructure Summary (Right-of-Way)
  1. Streetscape
     - Sidewalks (wider/more)
     - Lighting
     - Landscape
  2. Traffic calming
     - Howard and Armenia (highest priority)
  3. Parking
     - Garages/Surface Lots
- Public Space Summary
  1. Community Festivals/Fairs
     - Julian B. Lane
     - Salcines Park
  2. Seating and Shade
     - Benches
     - Planters
     - Awnings
     - Trees
  3. Open Space Options

    - Parks
    - Recreation Fields
- Preservation Summary
  1. Main Street District Preservation
      - Storefront Façade
      - Define Downtown
      - Historic Structure Utilization
  2. Brick Street Restoration
      - Street Priorities

Next Steps: Community Meeting December 18, 2017 at the MLK Center at 6:00 PM

- Provide overview of October 23rd Meeting
- Provide update on the Economic Development analysis of TIF Revenues
- Begin to put issues onto maps to start formulating a Plan.

Solid Waste: Mark Wilfalk, Director of Solid Waste addressed the community and concerns regarding storage of hurricane cleanup of vegetative materials (trees and other "living debris")

At the time of the Hurricane, the existing Plan, as they quickly discovered, was out of date. Spaces for temporary storage of cleanup debris had changed in the preceding 13 years. Needed to make very quick decisions on a central location. For the first 30 days after the hurricane work went smoothly and the City was able to clear the debris from the streets. This was the most extensive cleanup the City has had to undertake.

- We were not prepared for the amount of vegetative dust.
- We were not aware initially that the dust was spreading beyond the site until received complaints from community.
- McKay facility could not handle the volume that we were collecting. It could not fit at the site nor could their systems handle the volume.
    - The City does not own the land across from McKay Bay.

We are deeply sorry and apologize to the community that our recognition of this issue was slow and after the fact. We learned a lot during this process.

- We started watering the pile to reduce the dust.
- Unfortunately the type of equipment we used to chip the brush created a worse dust situation.
    - We added a mister to reduce that and it appeared to make an immediate improvement.
- All grinding is complete as of today.
- Next step is to start hauling away all of the debris which will result in a lot of trucks in the roadway moving in and out.
    - Watering will continue to reduce the amount of dust as debris is loaded and hauled out of the community.
    - Truck routes will be limited to reduce the impact on the community.
- Debris monitoring contractor is TetraTek
- Debris collectors are: Ceres and Paynes Environmental, both local companies.
- Debris is being hauled to Florida Organics located near the Rooms to Go off I-4.
- Street sweepers will come through.
- Removal begins tomorrow morning at 7 am and Mr. Wilfalk will be there.

Discussion:

- The dust has not been tested because the only debris brought to the site was

vegetative. No construction debris.

- The City will not be using Rome Street Property again for this kind of operation.
    - Dust control and watering will be written into all future procedures.
- 75-100 people will e hired from within the City.
- At least 4 people will be hired for monitoring from within the City.
- Couplers for trailers will be used on trucks leaving the facility with a load.
- We provided information and masks at the MLK Center, but they did not appear to be receiving very much dust.
    - Mostly the one block west of the facility was affected.
    - The City is open to the discussion of compensation and people should contact the City's Risk Management Division
- We did obtain an environmental permit from DEP. No permit was required from the City as there was no change in Use.
- The 2004 Plan is already in the process of being updated and will be verified over time to make sure that its recommendations are still viable.
- As of two weeks ago, the maintenance people at Columbus Court had not reported any HVAC issues.
- Dr. Fisher has talked with all the Council people and Mr. Wilfalk.
- On a somewhat separate issue, West Tampa is in desperate need of a community clean up.
    - A chair that had been marked with red x has been sitting for 4 months.
    - WT needs a cleanup without charge to the residents. Just come clean up and help the community.
- Community Concerns:
    - No Streetlights on the proposed truck route. Concern about the traffic.
    - Please avoid school zones.
    - Please go slow through community until reach collector streets.

Mr. Turanchik moved that Mr. Wilfalk will come back at the January meeting with a remediation plan to address the issues for West Tampa, including the alleyways and MLK center. Mr. Wilson seconded the motion and it passed unanimously.

- The community also advised Mr. Wilfalk that he might want to have reasonable testing of the dust to put the community fears to rest.

<u>Legislative Update:</u> Mr. Kiner provided update on State Legislative activities concerning CRAs.

- Bills have been filed in both the Florida House and Senate. The House bill is essentially the same bill from last year.
- Impacts:
    - No funding for festivities
    - No funding for social programs
    - No grants for tourist activities
- Most of the additional impacts are on process, reporting, procedures, and training.
- It is assumed that some form of one of these bills will get passed this session and we are preparing for that eventuality.

Mr. Robinson mentioned that the CRA Board is talking to the delegation. Mr. Robinson is meeting with Mr. Putnam on Thursday.

V. Requests to Address the Committee

Hillsborough County SBDC: Jim Chittenden on behalf of Carol Johns. There is a network of Small Business Development Centers (SBDC). They provide training and consulting to small businesses. They can provide specialized assistance based on certain industries, start-up businesses and developing your business plan. Their services are free to the business.

Business cards have been provided if you have any questions and feel free to visit the website for more details on workshops, assistance, and training offered.

Black Business Investment Corp: Postponed.

VI. Subcommittee Reports

Special Events Subcommittee:
Ms. Young discussed that the Subcommittee is working on a process for outside agencies to apply for sponsorship.

- The committee is formalizing the plan and developing theme for fall festival.
- Will have a formal submission process for any festival seeking sponsorship.
- Julian B. Lane Park has been tentatively scheduled for festival in October.
- Will provide an official report at the next meeting.

West Tampa Art: Mr. Wilson announced Meet the Artist events for Salcines Park Mural.

- Tuesday 12/5 5:30-7:30 PM at West Tampa Library
- Thursday 12/7 5:30-7:30 PM at West Tampa Library

VII. General Discussion & Questions

- Are there CRA dollars to pay locals to do a type of Clean Team? Can we look into this?
- Applications for serving a second term on the West Tampa CAC are due by Dec 4, 5:00 PM. Mr. Kiner will follow up with those who have expiring terms.
- Mr. Buckley requested that all the members' term be mentioned for the record:
    - Mr. Buckley – Expires Jan 2019
    - Mr. Jackson – Expires Jan 2019
    - Ms. Jones – Expires Jan 2018
    - Mr. Knight – Expires Jan 2018
    - Mr. Perry – Expires Jan 2019
    - Mr. Ramirez – Expires Jan 2018
    - Mr. Rhodes – Expires Jan 2018
    - Mr. Robinson – Expires Jan 2018
    - Mr. Smith II – Expires Jan 2018
    - Mr. Turanchik – Expires Jan 2019
    - Ms. Young – Expires Jan 2019
    - Mr. Wilson – Expires Jan 2019
- Mr. Kiner will send the CAC the schedule of CRA Board meetings so that the CAC may have a member at every meeting.
- Can the Rays stadium be located in WT near the interstate on the land owned by the

City, Parks department, Housing Authority, and County?
    - Based on the existing plans by the Housing Authority and their moving forward already with construction and rehabilitation of multiple buildings in 2018, this scenario is unlikely.
    - The City of Tampa owns a small percentage of contiguous land in the area.
- WT needs Teco lighting south of the interstate. Can we get a report by them for Jan meeting?
- Mr. Robinson will be attending the next CRA Board meeting.
- The CAC will discuss proposed subcommittees at the January meeting.

VIII. Announcements & Public Comment

- There will be no West Tampa CAC meeting on December 26, 2017.
- There is a community meeting for the Strategic Action Plan (SAP) on December 18, 2017.
    - How do we inform the community of these meetings if they don't have computers?
        - Mr. Hearns went out and put signs along the major WT corridors.
        - Meeting notices will be sent to: La Gazetta, The Sentinel, and the Seminole Bulletin.
    - Can we have assigned "Block Chiefs" who can put out signs?
    - Can CAC members be responsible for putting out signs?
- Can the City's Communications staff come talk about what free services WT can take advantage of?

Meeting Adjourned