

**West Tampa Community Redevelopment Area
Advisory Committee**

Meeting Minutes

October 22, 2019

**West Tampa Free Public Library
2312 W. Union Street**

Attendees

Committee Members: Joe Robinson, Chair; Benjamin Buckley; Delphine Jones; Marvin Knight; Kenneth Perry; Carlos Ramirez; Jeffrey Rhodes; Anthony Serrano

Excused: Dedrick Jackson; Walter Smith II; Emanuel Wilson; Tina Young

Staff: Malcolm Kiner, Urban Development Manager

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 22, 2019. Quorum at 5:42 pm. CAC members introduced themselves.

Mr. Robinson excused Mr. Jackson, Walter Smith II, Emanuel Wilson, and Tina Young.

II. Meeting Minutes September 24, 2019

Mr. Perry moved to approve the September 24, 2019 meeting minutes as amended. Motion seconded by Mr. Rhodes. The motion passed unanimously.

III. Tampa Police Department Update

Tabled.

IV. Staff Reports

FRA Update- Staff highlighted the West Tampa CRA's participation in FRA, Chair Robinson shared information he learned about the Community Reinvestment Act and would like to learn more at a future meeting. Member Jones discussed what she learned about Brownfields. Member Buckley discussed his takeaways from FRA and what he learned from other CRA's that presented during the conference. He specifically discussed marketing and outreach so the CAC meeting attendance can be more robust.

Mr. Buckley motioned to have Mr. Kiner invite the Film Commission to attend a future WTCAC meeting to discuss the film industry in Tampa and the potential for projects in West Tampa. Mr. Ramirez seconded the motion. Passed unanimously.

Main Street Cameras – Mr. Kiner provided a presentation on proposed cameras along Main Street at Rome, Albany, Howard, and Armenia.

Mr. Perry made a motion to approve a \$60,000 budget for the cameras. Mr. Knight seconded the motion. Passed unanimously.

V. Request to Address the Committee

Metropolitan Ministries: Mark Rios provided an overview of the location, set-up, and traffic patterns for their holiday food tent. Handout of location on City property between Oregon and Rome. Dates are:

- Nov. 21-27
- Dec. 13-15
- Dec. 18-24

Tampa Housing Authority: David Iloanya provided an update and PowerPoint presentation on the status of the Encore! and West River projects.

Encore!

- Restoration of St. James Church, future museum
- BayCare Medical Group moving into retail space
- Technology Park/Solar Park
- Community Urban Farm at Meacham Farms
- Encore! Community Training Center under construction

Renaissance at West River

- Bethune high-rise rehabilitation
- New building under construction
- Buildings #3 and #4

VI. General Discussion and Questions

Sub-Committees:

Special Events:

- The committee will bring the newsletter for CAC review at upcoming meeting.

Housing:

- Staff provided a brief presentation on the Homeowner seminar that occurred on October 17 at 6 – 7:15 pm at JBL River Center

Infrastructure:

Working on:

- West Tampa overlay amendment work continues
- Announced the committee is working with code enforcement on 4 designated alleyway cleanups during the year.

Economic Development:

Working on the following topics:

- Job Fair in early 2020

Good Neighbor Notices:

- Mr. Robinson presented staff with notices

VII. Announcements & Public Comment

- Good Neighbor Notices:
 - Chair Robinson presented staff with notices
- West Tampa Chamber is hosting the Flavor of West Tampa Cigars and Sangria on November 10th at Julian B. Lane Riverfront Park
- Nosakhere Kamau announced a Jazz Festival at Waterworks Park on January 11, 2020

Meeting Adjourned 7:42 p.m.

West Tampa Community Advisory Committee – Subcommittees

Special Events – Tina Young, Chair

Meets the 4th Monday of each month at 4 pm at Project Link Office.

Economic Development – Walter Smith II, Chair

Meets the 1st Monday of each month at 6 pm at the Walter Smith Library.

Infrastructure – Carlos Ramirez, Chair

Meets the 2nd Wednesday of each month at 5:30 pm at JCC.

Housing – Bobby Wilson, Chair

Meets the 2nd Tuesday of each month at 5:00 pm at the West Tampa Free Public Library.

**West Tampa Community Redevelopment Area
Advisory Committee**

Meeting Minutes

November 26, 2019

West Tampa Free Public Library - 2312 W. Union Street

Attendees

Committee Members: Joe Robinson, Chair, Walter Smith Jr., Dee Jackson, Marvin Knight, Ken Perry, Bobby Wilson, Anthony Serrano

Excused: Ben Buckley

Staff: Malcolm Kiner, Urban Development Manager

I. Welcome / Introductions

Mr. Smith opened the regular meeting of the West Tampa Community Redevelopment Area Advisory Committee at 5:31 p.m. on November 26, 2019. Joe Robinson, Chair arrived 15 minutes in.

II. Meeting Minutes October 22, 2019

There was not a quorum at the start of the meeting, so the vice chair moved the agenda on to presentations/reports. Once a quorum was attained, in discussion Mr. Robinson pointed out that the motion regarding the Metropolitan Ministries tent was not in the minutes. The amendment being a motion to allow Joe Robinson to talk with the CEO of Metropolitan Ministries about using the tent in 2021 after their holiday event during the Super Bowl for a community event. Ken Perry provided a motion to approve the action. Marvin Knight provided the second and the motion passed unanimously. Mr. Knight then moved to approve the October 22, 2019 meeting minutes as amended. Motion seconded by Mr. Serrano. The motion passed unanimously.

III. Tampa Police Department Update

Captain Cate, TPD provided an update to the committee about a recent shooting at the linear park. There were two homicide victims. A suspect is in custody. Officer Bunn let the committee know of her recent tour of the CRA area with a representative from TECO to review the condition of lighting and overgrown trees. They took detailed notes about lights that were not working and/or needed to be updated to LED. Their goal is to increase visibility as a way to deter crime. She also shared the outcome of her efforts to partner with Parks Department regarding the trimming of overgrown trees. As a result, Parks Department has sent a team along the Main Street and Howard Avenue corridor to trim back overgrown trees this month. They will continue with their efforts to get the entire area taken care of on a regular basis.

IV. Staff Reports

Main Street Cameras – Mr. Kiner confirmed that the project and budget was approved at the last CRA Board meeting. The next step is for TPD to go through the purchasing process. Additionally, the cameras will not be specifically tasked with facial recognition software as requested. They will be put up along Main Street at Rome, Albany, Howard, and Armenia. There was a general discussion about putting cameras in alleyways and for the CRA to fund the purchase of Ring Doorbells for every homeowner within the CRA. Malcolm confirmed to the committee that TPD cannot put cameras in alleys because they don't have a constant

power source.

V. Request to Address the Committee

Jose Garcia of Rebuilding Together Tampa Bay provided a brief presentation on their efforts in the community. One project that they have funded is an interior makeover project at the Rey Park Recreation Center. The day of service event is scheduled for December 7th at 8am. They also plan to start a building project for an affordable home at 1920 W. Union Street.

VI. General Discussion and Questions

Sub-Committees:

Special Events:

- Sub-committee Chair not present.

Housing:

- No update provided at this time

Infrastructure:

- Sub-committee Chair not present.

Economic Development:

Working on the following topics:

- Land acquisition is a focus for the sub-committee still under discussion.
- Workforce Training/Development – The CRA cannot fund this type of expenditure. It cannot be changed except for at the state level.

A request was made to invite the new CRA Attorney to the next CAC meeting as introduction and to answer questions about House Bill 9 and Workforce Development. The committee would also like to know exactly what workforce development means. A presentation will be organized for a later date.

Good Neighbor Notices:

- 1327 W. Cass Street – Restaurant Special Use Public Notice for Beer & Wine
- (Multi- Addresses 1104 1106 S. Howard Ave. etc.) Proposed Zoning District Change from Meridian Partners Law – Valdez Cigar Factory is working to approve a project to convert the factory to a 70-room boutique hotel.

VII. Announcements & Public Comment

Denise Brett of Habitat for Humanity announced the groundbreaking for the first Tiny Home at 1327 W. North B. Street in West Tampa on December 19th at 5:30 pm.

Joe Robinson requested that Lisa Ann Millfin be invited to do a presentation on the Community Reinvestment Act.

Meeting Adjourned 7:10 p.m.

West Tampa Community Advisory Committee – Subcommittees

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| <p>Special Events Tina Young, Chair Meets the 4th Monday of each month at 4 pm at Project Link Office.</p> | <p>Economic Development Walter Smith II, Chair Meets the 1st Monday of each month at 6 pm @ Walter Smith Library</p> | <p>Infrastructure Carlos Ramirez, Chair Meets the 2nd Wednesday of each month at 5:30 pm at JCC.</p> | <p>Housing Bobby Wilson, Chair Meets the 2nd Tuesday of each month at 5:00 pm at the West Tampa Free Public Library</p> |
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**West Tampa Community Redevelopment Area
Advisory Committee**

Meeting Minutes

January 28, 2020

**West Tampa Free Public Library
2312 W. Union Street**

Attendees

Committee Members: Joe Robinson, Chair; Walter Smith II, Vice-Chair; Benjamin Buckley; Dedrick Jackson; Delphine Jones; Carlos Ramirez; Jeffrey Rhodes; Anthony Serrano; Emanuel Wilson; Tina Young

Excused: Marvin Knight and Kenneth Perry

Staff: Malcolm Kiner, Urban Development Manager
Michelle Van Loan, Interim CRA Manager

I. Welcome / Introductions

Mr. Robinson opened the regular meeting of the West Tampa Community Redevelopment Area Advisory Committee at 5:34 p.m. on January 28, 2020. CAC members introduced themselves.

Mr. Robinson excused Mr. Knight and Mr. Perry.

II. Meeting Minutes September 24, 2019

Mr. Rhodes moved to approve the November 26, 2019 meeting minutes as amended. Motion seconded by Mr. Ramirez. The motion passed unanimously.

III. Tampa Police Department Update

Major Mills and Captain Cate presented the TPD Update.

- Recent shooting is being investigated
- Officer Barnes is out talking to property owners regarding Teco private security lights
- Teco should have all LED lights in by March 31

IV. Staff Reports

Safety cameras are being bid out. They will be located in the areas of Armenia, Howard, Albany, and Rome.

V. Request to Address the Committee

FDOT: Kirk Bogen presented an overview of the Supplemental Environmental Impact Statement and the latest iteration of I-275/I-4 interchange plans, the Locally Preferred Alternative (LPA).

- Reconfiguration of 60 at Westshore. Reo will connect to Kennedy
- Howard Franklin to Downtown: 2 toll lanes
- Bring roadway/interchanges to modern standards and improve through lanes
- Provide direct connection to Veterans and TIA
- Improved connection from Ashley to Tampa

- Widen Flyover from southbound 275 to I-4
 - Eastbound exit lane to Ybor will be relocated to 14th/15th Streets to reduce the number of cars crossing traffic
 - 13th Avenue will be widened to assist flow to 21st/22nd
- Floribraska ramp will remain open
- 275 MLK exit widened to 2 lanes
- Westbound I-4 to northbound 275 will be widened to 2 lanes.
- Westbound I-4 merge with 275 through downtown will be widened to 3 lanes
- Relocation of downtown exit to improve flow

Construction on 275, between Howard Franklin and Hillsborough River will start 2023/2024. Seeking funding for downtown interchange.

February 25: Public meeting at HCC Dale Mabry Campus, 5-7:30. 6 pm presentation.

February 27: Public meeting at Port Tampa Cruise terminal #6, 5-7:30. 6 pm presentation.

Discussion:

- Concern regarding: no buffer walls/sound, existing noise barriers do not work, light bleed into community, Stormwater runoff
 - Noise barriers will be constructed as part of project
- Stormwater ponds are unsightly with trash
 - Hired local minority vendors for pond maintenance
 - Cleanliness has been a little improved, trimmed trees
- There will be no property acquisition in West Tampa
- Issue is where the roadway comes down into the community. Dual left turns are not being used correctly. Signage is not helpful.
- Need better lighting and beautification at the underpasses.
- Need pedestrian friendly and connectivity
- Pendants lights should not be used
 - Lights will be mounted on the walls of the underpasses

Office of the Comptroller of the Currency (OCC): Lisa Ann Mifflin provided an overview of the Community Reinvestment Act, requirements of banks and how they are regulated.

- Overview of OCC roles.
- Overview of the CRAAct requirements.
- Partnering with banks so they can meet their CRAAct requirements.
- Layering of funding options to make projects happen.
- Bank supported CDFI.
- Land Trusts and how they assist with affordability.
- All reports on a bank's compliance are posted publically, including their rating. See FDIC website.
- Overview of how banks are doing business and the assistance they can provide in your community, both financial and financial literacy education.
- The UCC publication on historic tax credit is very informative.
- Grants are more challenging than loan products because the money does not come back to be recycled to the next applicant. Larger banks may have foundations that can assist with resident grants.

Discussion:

- Buy up land when feasible
- Bad grades for a bank affect their ability to merge/expand
- Banks, including online, is how a bank reaches out to community
 - Branches at non-profits
 - Mobile branches
 - Show how you are reaching low income in online resources

Please send a copy of the presentation to the CAC.

VI. General Discussion and Questions

Sub-Committees:

Special Events: Tina Young

- Discussion of draft newsletter layout
 - What's Happening
 - Special Events
 - Highlight businesses
- Will be online and electronically distributed in churches, businesses, library, etc...
- Not senior friendly, need better sized-font and better contrast between font and page color

Housing: Bobby Wilson

- Next housing program will focus on homeowners on the bubble.
- Issue: Code Enforcement put a notice on the wrong house.

Infrastructure: Carlos Ramirez

Met the deadline for the text amendment application. There will be public meetings to obtain the input from the community.

- Partnering to look at parking issues for WT.

Wednesday, 2/21 at 5:30 pm at JCC: First half of the Infrastructure/Economic Development subcommittee meeting will focus on Parking issues, parking study, and land acquisition for parking.

Economic Development: Walter Smith

- Ms. Mifflin came to the sub-committee meeting. Lots of discussion of how the CRA can and can't help, received many good ideas for funding opportunities and accessibility of funding.
- Sustainability and resiliency issues:
 - Tampa needs to catch up on clean energy
 - Small business loans to address vacant/dormant buildings, retrofit
 - Programs and partnerships to leverage WT CRA TIF dollars
- Ms. Mifflin will assist us in organizing workshops to assist businesses reach banks
- Marketing campaign so that community is aware of the resources available and being developed

Mr. Serrano moved to reprogram \$55,000 into the marketing budget to help in the effort to inform the community of the resources available and to market our WT CAC programs and partnerships. Motion seconded by Ms. Young. The motion passed unanimously.

Discussion of micro-grids for community sustainability.

VII. Announcements & Public Comment

- Good Neighbor Notices:
 - Chair Robinson presented staff with notices
- 2/9 West Tampa Market, every 2nd Sunday in March and April at Freedom Park.
- We need to look at spending CAC money, we need to think of it in terms of “investing” our funds.
 - Our dividends from our investments should be financial and social.
 - The SAP is the criteria by which we decide to make those investments.
- The Mayor is working towards issuing a new RFP for the 18 acres and will be coming to the CAC for their input.
- Opportunity Zone needs to include all the census tracts in West Tampa.
- Marketing for the CAC is a priority.
- Next year the Metropolitan Ministries will leave their tent for additional events.
- Should start working on the next festival.
- New family owned dentist will be moving into 302 N. Howard. They will be going for their zoning hearing. Audience welcomed them.
- Trees on Howard need to be trimmed.

Meeting Adjourned 8:09 p.m.

West Tampa Community Advisory Committee – Subcommittees

Special Events – Tina Young, Chair

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Housing – Bobby Wilson, Chair

Meets the 2nd Tuesday of each month at 5:00 pm at the West Tampa Free Public Library.

**West Tampa Community Redevelopment Area
Advisory Committee**

Meeting Minutes

February 25, 2020

**Martin Luther King Community Center
2200 N Oregon Avenue**

Attendees

Committee Members: Joe Robinson, Chair; Walter Smith II, Vice-Chair;;; Delphine Jones; Carlos Ramirez; Jeffrey Rhodes; Anthony Serrano; Emanuel Wilson; Tina Young Marvin Knight; Kenneth Perry

Excused: Benjamin Buckley

Staff: Malcolm Kiner, Urban Development Manager
Michelle Van Loan, CRA Director
Shelisia Jackson, OSSIV

I. Welcome / Introductions

Mr. Robinson opened the regular meeting of the West Tampa Community Redevelopment Area Advisory Committee at 5:39 p.m. on February 25, 2020.

Mr. Robinson excused members that could not be in attendance. Mr. Robinson requested that staff reports be held off until after Vanessa McCleary's presentation. Carlos Ramirez made a motion to approve the change to the agenda. Marvin Knight made a second to approve. The motion passed unanimously.

I. Meeting Minutes January 20, 2020

After review, Jeffrey Rhodes moved to approve the January 20, 2020 meeting minutes with no revisions. Motion seconded by Kenneth Perry. The motion passed unanimously.

Meeting Minutes January 9, 2020 (Special Call Meeting)

After review, Tina Young moved to approve the January 09, 2020 special call meeting minutes as submitted. Motion seconded by Jeffrey Rhodes. The motion passed unanimously.

I. Tampa Police Department Update

(Officer Lisa Bunn) presented the TPD Update.

- Crimes TPD are getting calls about in the area are car burglaries. Ofc. Bunn advised attendees to please remember to lock your car doors and do not leave valuables in plain view.
- Ofc. Bunn mentioned that they are trying to address crime around the Fremont Linear Park. Suggested it may be helpful to increase lighting and

possibly have a camera installed. A solar light has been installed at the park.

After additional discussion about the Fremont Linear Park by committee members Bobby Wilson made a motion to ask staff to look into the costs of adding a camera at the Fremont Linear Park. Motion seconded by Carlos Ramirez and passed unanimously.

I. Request to Address the Committee

City of Tampa Housing & Community Department (HCD): Vanessa McCleary, HCD Manager presented an overview of the RFP being prepared regarding the redevelopment of the city owned land within the West Tampa CRA. Per Ms. McCleary, on February 12th the Mayor unveiled the recommendations from the Affordable Housing Advisory Committee (it is 1 of 5 committees she put together to look at five issues regarding initiatives important to moving Tampa forward). One of the goals is to add over 10,000 units of affordable housing. When she made that announcement, she also discussed the 15 acres of the Rome property and the three acres at the Baseball Field site. The advisory committees' final recommendation reports and meeting minutes are available at www.tampagov.net/T3. The presentation tonight is just about developing an RFP of the 15-acre property. She is looking for feedback from the committee regarding RFP particulars. Housing resilience, affordability and sustainability are very important. The goal is to:

- Encourage a development that is built using local resources.
- Incentivize developers to use local workforce, and WMBE.
- Create a development that is 40% workforce housing, 20% affordable housing and 40% market.
- Make sure the project fits with West Tampa aesthetic.
- Requiring the developer to have community input throughout the process.
- The RFP will require over 10,000 square feet of office/retail space.

Ms. McCleary explained the review process and let the community know that there will be another public input session.

Many committee members were concerned about what is considered affordable housing. They were not happy when they got clarification about the definition of what is considered affordable housing and workforce housing. Some of the ranges shared were up to \$1200 is considered affordable. 1600 - \$2400 a month is considered workforce housing.

There is not a date for putting the RFP out. It will go out only after the public input process is complete. Ms. McCleary then asked committee members to share their thoughts about what needs to be included in the RFP:

- Job Center on site
- Land Banking for West Tampa CRA

- Promote job training to West Tampa residents
- Add incentive to developer for offering bonus points for selecting existing West Tampa business retail spaces.
- Affordable housing should be to purchase affordable housing versus renting.
- Six foot sidewalks
- Public garden
- Shade trees throughout development
- Other transit options beside HART
- Docking stations needed
- The process should be an (RFQ) Request for Qualifications then we move on to trying to get a RFP.
- Make sure development on this site is compatible to the West River development.
- Existing underground utilities need to be accessible.
- Require the WMBE ordinance required from conception to future operations.
- Require workforce development plan.
- Take advantage of Opportunity Zone to maximize funding of development.
- Include historical requirements.
- Incorporate West Tampa Overlay design guidelines.
- Community Benefit Clause needed.
- Reference the West Tampa Strategic Plan.
- Microgrid should be considered - Solar Powered Energy.
- No development until after SuperBowl 2021.
- Development should have LED Street Lighting.
- Buffer the residential area from main traffic pattern.
- Advocate for the West Tampa Community to have a K-8 school
- Add someone from the CRA CAC to the RFP selection committee.
- Ensure the city monitors the development agreement
- Include the redevelopment of Kid Mason into the development plan.

I. Staff Reports

Per Malcolm Kiner, the purchase of safety cameras has been approved. The installation should begin in the next couple of months.

Malcolm shared that his last day is this Friday. Michelle Van Loan, CRA Director is available if anyone has any questions until his replacement is hired.

I. General Discussion and Questions

Sub-Committees:

Special Events: Tina Young

- Newsletter draft distributed for review. It is set to be created/distributed quarterly, distributed via mailings, on the website, and located at local businesses.

After review, there were no additional revisions needed. Ken Perry made a motion to approve the layout. Motion seconded by Walter Smith and passed unanimously.

- A motion was began by Anthony Serrano to ask staff to work with the Special Events Sub-Committee to consider preparing an RFP to hire an event planner to organize the Unify Festival. Jeffrey Rhodes provided a second. Staff mentioned that hiring an event planner is not something that can be paid for by CRA funds. Additional discussion will take place at the next sub-committee meeting to discuss the issue.

Infrastructure: Carlos Ramirez

- Public meeting with City of Tampa Transportation in attendance to discuss parking issues.
- Met the deadline for the text amendment application. City staff has questions and will work to come up with a schedule. Once, it is established Mr. Ramirez will provide an update.
- Code Enforcement has agreed to do quarterly clean-ups.
- Discussing the resurfacing of Howard and Armenia.

Housing: Bobby Wilson

- Proposed having a combined sub-committee of Housing, Infrastructure and Economic Development. There is a lot of overlap going on right now. There will still be chairs for each division.
- Next meeting is March 11th at the Bryan Glazer JCC.
- The committee is working to create the framework for a three programs to address affordable housing assistance for current homeowners, renters and potential homeowners. They will come back to the April meeting with more details.
- Mr. Wilson made a motion to earmark \$1 million in funds for three potential housing programs (affordable housing, rental rehab, and current homeowner assistance). The sub-committee will get together to flesh out program particulars and criteria. Walter Smith seconded the motion. After discussion, a vote was called and passed unanimously.
- Mr. Wilson made a motion to ask Dennis Fernandez to inventory historic buildings within the CRA. The motion was seconded by Tina Young and passed unanimously.

Economic Development: Walter Smith

- Looking at conducting a parking study.
- The sub-committee is talking about a potential parking garage location on Green and Ysolina Streets.

I. Announcements & Public Comment

- Trees along Howard Avenue - when will they be removed/trimmed. Per Michelle, she was informed that the City is not responsible for the trees, they belong to the County. We will work with the County to begin discussions.
- There was discussion from the public about alley vacating and closing alleys.
- There was discussion about bump outs along Howard.
- The Early Learning Childcare Center asked committee members to consider providing support to the school by funding security cameras and potentially funding a facade grant. Michelle Van Loan will talk to the schools representative offline to confirm their eligibility. The group is also sponsoring a Fresh Market Food Giveaway this upcoming Saturday. Flyers were distributed.

Meeting Adjourned 7:55 p.m.

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