

**East Tampa Community Redevelopment Area
Community Advisory Committee Meeting**

Meeting Minutes

May 2, 2023

Ragan Park Community Center
1200 E. Lake Avenue, Tampa, FL 33605

Community Advisory Committee

*Fran Tate, Chair
Clinton Paris, Vice Chair
Rhonda Billups
Connie Burton
Norene Copeland Miller
Bobby Jean Curry*

*Cynthia Few
Natasha Goodley
Jeffery Johnson
Grace Glenn
Denese Meteye James
Cynthia Donnell*

Attendees

Committee Members: Fran Tate, Natasha Goodley, Rhonda Billups, Cynthia Few, Cynthia Donnell, Denese Meteye James, Bobby Jean Curry, Sonya Brookins, Clinton Paris, Connie Burton *Virtual: Grace Glenn, Natasha Goodley, Norene Copeland Miller (An in-person quorum was attained)*

City Staff: Cedric McCray, Vanassa Ross, Brett Burks, Chris Ullian, Gregory Spearman, Katrina House, German Orejuela (Gourdian)

Other attendees: Cody Fetherolf, Kella McCaskill, (virtual: Andrea White, Robert Morrison, Lanita Brown, Alison Hewitt, Bobby Creighton, Rosalie Jones, Bridget Frazier, Pearlene Beckam, Wessie Brown, Joe Robinson, Stanley Gray, Stephanie Smith, Andy Mikulski, Kelly Scharf, Matt Pleasant, Carlos Muniz, Be Parks, Craig Fox, Connie Burton, Harold Jackson, Aidza Thomas, Tim Heberlein)

6:05 a.m. Meeting Called to Order

Invocation:

Atty. Clinton Paris, CAC Member

Introductions/Roll Call

Approval of Minutes: April 4, 2023

MOTION: Clinton Paris moved to approve the minutes as presented. The motion was seconded by Grace Glenn. Motion carried.

I. PUBLIC COMMENTS - IN PERSON AND VIRTUAL (3 minutes per speaker)

The following individuals made public comments:

- Bobby Creighton
- Kella McCaskill
- Joe Robinson

II. Residential Owner-Occupied Rehabilitation (ROOR) Program – Natasha Goodley & Staff

- Working with Job Order Contract (JOC) Program
- Suggested a pilot program to at the start to work out any programmatic kinks.
- Job Order Contracting program presentation (Gregory Spearman and Katrina House)
- Minority and vendor participation required by City leadership and must meet required goals.
- Mr. German Orjuela with the Gordian Group present.
- 10% for SLBE 15% for WMBE participation goals have been exceeded for each job.
- Five contractors used to complete the designated work.
- Explanation of the processes (Katrina House)
- The vendors have exceeded the requested goals from 25% to 40% (N. Goodley)
- Concerns about bundling participation and creation of the scope of work per property? (C. Burton)
- The five prime contractors are responsible for hiring subcontractors and holding them accountable for work to be completed. (K. House)
- Sample report and subcontractor certification participation process (K. House)
- We can provide the stats to the ETCAC and the level of participation across the board. Please encourage interested parties to contact Mrs. House. (G. Spearman)
- Suggesting 5-6 properties for the pilot program to start.
- What is the dollar amount for smaller projects? (C. Paris)
- Under the \$150,000 range (K. House)
- Engage to create awareness about the program for WMBEs within E. Tampa. (C. Paris)
- Marketing funds available to get the word out. (N. Goodley)
- What is the fee for the Gordian service? (C. Paris)
- The fee is 5% per project. Herman and I have worked with each other for a period and have a good partnership. (K. House)
- Who checks to ensure the quality of work is where it needs to be? (C. Paris)
- The contractors, ETCRA staff, and designated ETCAC representatives will be welcome to attend the walk through. (V. Ross)
- When will be able to move forward with some of the projects? (N. C. Miller)
- Looking to start once approved on October 1, 2023, with selecting properties for a pilot program. (C. McCray)
- Highlight and review of important sections of the Residential Owner-Occupied Rehabilitation program (C. McCray)
- How will we deal with seniors within our community that may have some challenges? (C. Burton)
- We will consider the needs of the residents that may need assistance. (C. McCray)
- It could be a conflict of interest with staff assisting applicants. There are other entities to assist that could be able to work with applicants. (N. Goodley)
- How will assist property owners that do not have sole ownership? (C. Paris)
- Funds have been requested to assist residents with heirs' property. (V. Ross)
- Insuring the property for a period might be a waste of money in this process (C. Paris)
- We would also like to include financial education component for the applicants to ensure residents are able to maintain and retain ownership of the property (N. Goodley)
- Clarification on subcontractor payment process. (German Orejuela with Gordian)

- Why are we reducing the overall amount from \$100K to up to \$60K? (R. Billups)
- I believe that \$60K might be a little low. (C. Donnell)

MOTION to approve ETCRA (ROOR) Program: Rhonda Billups moved to approve the East Tampa Residential Owner-Occupied Rehabilitation Grant program for up to \$100,000 per property. The motion was seconded by Norene Copeland Miller. Motion carried with Clinton Paris voting no.

- What is the lien term for the \$100,000? (C. Burton)
- If the property sells within 3 years of the 10-year affordability period, the homeowner will owe the balance or 7 years once the property is sold.
- I think the starting amount of \$100K is way too high. (C. Paris)

MOTION to skip agenda items 4 – 8 on the ETCAC agenda to allow time for FY24 budget presentation and discussions. Rhonda Billups moved amend the May 2, 2023, agenda. The motion was seconded by Sonja Brookins. Motion carried unanimously.

III. East Tampa CRA FY24 Budget - Cedric McCray

- The ETCAC Tax Increment Funding (TIF) allocation is estimated at 10.1 million for FY24.
- Staff salaries and expenses.
- ETCAC retreat training and FRA Conference – 5 spots for conference attendance.
- Professional services
- 2021 ETSAP and future projects? (C. Burton)
- Marketing dollars for each specific program.
- Redevelopment investment covering current and future grant programs approved as well as the amounts.
- Are we duplicating services in East Tampa as it relates to programs? We should look to partner with other organizations. (C. Burton)
- Infrastructure & Capital projects. (Land Assemblage and process of working with our Real Estate Dept. to expedite the process).
- Concerns about price gouging in East Tampa. (C. Burton)
- Clarification on 3 million dollars for housing programming and initiatives. (v. Ross)
- Alleyway study and recommendations and allocations.
- The Chair requested clarification on alleyway study. (F. Tate)
- Can we start the work in the alleys further east? (C. Burton)
- This allocation is just for the study and potential solutions. The work will come later. (C. McCray)
- Street resurfacing in SE Seminole Heights? (F. Tate)
- 34th Street Public Artwork for the roundabouts. Will reprogram as needed in the future. (C. McCray)
- East Tampa Regional Park – ETCRA has met its commitment and the dollars in that line item have been expended. (C. McCray)
- East Tampa Gateways and signage? (R. Billups)
- Gator building and overall cost for consulting firm and suggestions on future use. (C. McCray)
- Beautification and wayfinding for neighborhood signage.

- Sidewalks program
- Environmental Detective and what is covered by the City of Tampa? Opposed to the expense. (C. Burton)
- Branding on ETCRA equipment.
- CPTED – Crime Prevention Thru Environmental Designed (Cameras for the purpose of curbing illegal dumping)
- Historic Preservation line item for markers and other future projects in East Tampa.
- Can we allocate funds for Memorial Park Cemetery to finish the fencing on the perimeter of the cemetery? (F. Tate)
- Quality of Life funds covering ongoing programs and equipment used in East Tampa. (c. McCray)
- Thank you to Ms. Ross for her efforts with the budget and working with the subcommittees.

MOTION to move forward with the FY24 East Tampa CRA budget recommendations by Clinton Paris. Approved unanimously. The motion was seconded by Rhonda Billups. Motion carried unanimously.

IV. Fran Tate, CAC Chair's Update

- No report

V. East Tampa CRA Manager's Update ~ Cedric McCray

- No report

VI. Cedric McCray, East Tampa CRA Manager's Updates (V. Ross & B. Burks)

VII. New Business/CAC Member Updates

- Highlighted the hiring of Ms. Stephanie Carrero as OSS III for the ETCRA Office. (C. McCray)

VIII. Adjournment

Meeting adjourned at 8:47 P.M.

Next meeting: June 6, 2023, at 6 PM

Minutes prepared by Cedric McCray, City of Tampa East Tampa Development