

**DREW PARK COMMUNITY REDEVELOPMENT AREA
ADVISORY COMMITTEE
February 4, 2020, 5:30 p.m.
Tampa Police District 1 Headquarters
3818 W. Tampa Bay Blvd.**

**MINUTES
Call to Order: 5:35pm**

Attendees: Damien Beal, Chair, Ann Kulig, Dr. Allen Witt, Randy Forister, Ian DeRan, Maritza Astorquiza, Julio Piazza

- I. Opening Comments / Introductions
Damien Beal opened the meeting with introductions of committee members

- II. Tampa Police Department Update Tampa Police Department

TPD announced a spike in auto burglaries on the South end and North end of Drew Park, many of the business cameras in the area have been a big help. They asked the committee to keep watch for any suspicious activity.

Major Mills introduced himself to the committee and provided them with information on his background, if the committee has any issues he offered his contact information.

Action Items

- III. Approval of Minutes N/A

Staff Reports

- IV. Project Updates Malcolm Kiner

Tampa Bay Linear Park Construction Update

Staff provided an update on the construction of the Linear Park, park construction is under way, the project is scheduled to last 120 days. Staff will provide a construction schedule at the next committee meeting.

V. Discussion / Questions

Strategic Action Plan Scope Review

Staff provided the committee with copies of the SAP draft scope of work and asked for their feedback. The committee requested the following items be added to the scope:

- One additional community meeting making that two at the beginning and one at the end of the assessment along with reporting to the CAC.
- A copy of the schedule
- The committee would like to know how the process will be marketed to the community ex. Email, website, door to door
- Provide signage throughout the community with meeting notifications
- Ask the consultant to explain why the “conditions assessments” task is valued at \$47K, is that information the consultant is receiving from the City?
- Print Materials in both English and Spanish and will there be an interpreter available.

VI. Announcements

Advisory Committee & Staff

VII. Public Comment

Important Dates

CRA Board Meeting

February 13, 2020 @ 9:00 a.m.

Advisory Committee Meeting

March 3, 2020 @ 5:30 p.m.

**DREW PARK COMMUNITY REDEVELOPMENT AREA
ADVISORY COMMITTEE
June 2, 2020, 5:30 p.m.
Virtual Meeting**

MINUTES

Attendees: Damien Beal, Chair, Randy Forister, Ann Kulig, Mike Kass, Dr. Allen Witt

Staff: Jeanette LaRussa Fenton, Drew Park/West Tampa Interim CRA Manager
Shelisia Jackson, Office Support Specialist IV

I. Opening Comments / Introductions

Chairman Damien Beal opened the meeting at 5:31 p.m. with introductions of committee members.

II. Tampa Police Department Update

No report as Capt. Hill had to leave the meeting prior to his report due to a police emergency.

Action Items

III. Approval of Minutes **N/A**

Staff Reports

IV. Project Updates **Jeanette LaRussa Fenton**

Tampa Bay Linear Park Construction Update

Staff provided an update on the construction of the Linear Park. The project is on schedule and should be completed by early July.

Strategic Action Plan Update

Staff reported that the consultant, VHB, is gathering data and conducting analysis. The next step will be community engagement. Due to group meeting restrictions because of COVID-19 the Advisory Committee requested that alternatives to in person meetings be explored and report back at the next meeting.

Façade Grant Application

Dale Mabry Land Holdings LLC has been approved for a \$44,164 Façade Grant for property at 4732 N. Dale Mabry. This was the site of the former Landers Steakhouse which has been abandoned and an eyesore for several years. The owner is investing a total of \$1,254,000 for interior and exterior improvements. The renovated site will house restaurant, retail, and offices.

Lot Maintenance

The lots owned by the CRA on Hubert and Hubert/Coolidge have not had any maintenance in several months due to an administrative oversight and vacancy of the Drew Park CRA manager. Maintenance has been arranged and will be ongoing.

Staff Hiring

Interviews for the Drew Park/West Tampa CRA Manager and the Economic Development Specialist positions are underway. The interview process should be completed within 2 – 3 weeks. Both positions are expected to be filled by late July/early August.

V. Discussion / Questions

FY21 Budget

Staff presented the draft FY21 budget with preliminary revenue projected at \$1,577,397.00. This amount will change once final revenues are certified by the Tax Collector in late June. Staff reviewed the various line item amounts. The Advisory Committee was in general agreement and a final draft budget will be presented at the next meeting.

VI. Announcements

Staff announced the meeting dates for the next CRA Board on June 11 and Drew Park Advisory Committee on July 7.

VII. Public Comment

None

Meeting was adjourned at 6:15 p.m.

Task	Items	April, 2020				May				June				July				August				September				October				November				December				January, 2021			
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Task 1: Project Management and Coordination	Estimated Project Length (248 days)																																								
	NTP - April 17, 2020																																								
	Kickoff Meeting																																								
	Project Close Out - December 15, 2020																																								
Task 2: Public Engagement and Outreach	Estimated Task Length (120 days)																																								
	Drew Park Citizen Advisory Committee Mtgs ¹																																								
	Community Stakeholders Mtgs																																								
	Community Workshop 1 ²																																								
	Community Workshop 2 ²																																								
	Community Workshop 3 ²																																								
	Online Community Survey																																								
	Property Owner Project Mailing																																								
	Task 3: Condition Assessments	Estimated Task Length (90 days) ³																																							
Review of Documents																																									
Streets and Transit Infrastructure																																									
Land Use Transitions																																									
Regulatory Analysis																																									
Market Assessment - FEA																																									
Law Enforcement Activity																																									
Code Violations																																									
Vacant and Underused Sites																																									
TIF Redevelopment Priorities																																									
Incentives																																									
Task 4: Assessment Presentation		Estimated Task Length (30 days)																																							
	Prepare draft presentation																																								
	City review																																								
	Drew Park CAC presentation																																								
Task 5: Draft Strategic Action Plan	Estimated Task Length (45 days)																																								
	Prepare draft SAP report																																								
	City review																																								
	Drew Park CAC review																																								
Task 6: Final Strategic Action Plan	Estimated Task Length (45 days)																																								
	Prepare final SAP report																																								
	City review																																								
Task 7: Presentations	Estimated Task Length (10 days)																																								
	Drew Park CAC presentation																																								
	City CRA presentation																																								

Notes:
¹ - Project schedule anticipates monthly meeting dates on the first Tuesday evening.
² - Community workshop dates dependent upon ongoing COVID-19 requirements. Meeting dates and formats (i.e. virtual vs. in-person) are subject to change.
³ - Condition assessments will occur simultaneously, based upon receipt of City digital data.
⁴ - Revised based upon discussion with City PM and City COVID-19 effects.

Drew Park CRA SAP Update

VHB Project No.: 66276.02

Market Assessment

Florida Economic Advisors, LLC - June 2020

Florida Economic Advisors was retained to conduct an economic analysis that investigates the market opportunities for redevelopment of the Drew Park CRA, a mixed-use neighborhood in West Tampa situated between Raymond James Stadium and the Tampa International Airport.

Major Study Conclusions:

The summary findings of the Drew Park CRA economic and market analysis are presented in the matrix below:

Land Use	Market Opportunity	Explanation
Single-Family Residential	Neutral	Recent trade area development trends have shifted to MF; CRA is more conducive to MF development. Small affordable SF would work best, if developed at all.
Multi-Family Residential	Favorable	Recent trade area development trends have shifted to MF; CRA is more conducive to MF development, has lagged behind trade area in delivery. Development should focus on larger units.
Office	Favorable	Professional office has considerable onsite potential, due to trade area capture and latent demand; regional office would require redevelopment and redesign of CRA.
Industrial	Neutral to Favorable	Countywide industrial demand is lessening, but CRA has onsite potential, due to trade area capture shares and latent demand; modest delivery of new space possible.
Retail	Neutral	Highly competitive, oversupplied market. Essential for project design to be flexible for top-flight tenants. CRA retail growth will result in decline of retail within other trade area locations.

**Tampa Community Redevelopment Agency
Drew Park CRA Fiscal Year 2020 TIF BUDGET
As of May 31, 2020**

	FY20 Revised Budget	Encumbrance	Actual	Funds Available	FY21 Draft Budget
I. OPERATIONS & ADMINISTRATION					
Salaries	\$76,500.00	\$0.00	\$51,000.00	\$25,500.00	100,100.00
Office and Operating Expenses	11,800.70	0.00	1,249.75	10,550.85	3,900.00
II. CONTRACTUAL AND PROFESSIONAL SERVICES					
District Maintenance/Improvements					
Other Services-Landscaping	117,078.30	0.00	0.00	117,078.30	24,000.00
District Electric Utility Services	2,252.02	1,250.00	563.59	438.43	1,500.00
District Water and Refuse Services	7,563.21	0.00	1,918.91	5,644.30	6,000.00
Other-Professional Services	125,000.00	82,100.00	13,900.00	29,000.00	0.00
Marketing and Promotion					
Other-Professional Services	31,048.98	0.00	2,500.00	28,548.98	0.00
Travel and Per Diem	98.53	0.00	0.00	98.53	0.00
Promotions	200.00	0.00	0.00	200.00	0.00
Business Façade & Site Improvement Program	181,963.00	221.86	51,675.00	130,066.14	100,000.00
Law Enforcement Services	7,027.72	0.00	0.00	7,027.72	0.00
COVID-19 Assistance to Business	400,000.00	0.00	0.00	400,000.00	0.00
III. Redevelopment Investment					
Affordable Housing Intiatives			0.00		100,000.00
IV. CAPITAL IMPROVEMENT PROJECTS					
Neighborhood Infrastructure Improvements	2,859,428.05	0.00	0.00	2,859,428.05	1,413,719.00
Tampa Bay Blvd Linear Park Project	161,534.09	154,726.41	6,807.68	(0.00)	0.00
Tampa Bay Blvd Linear Park Project	1,376,186.46	500,593.88	852,406.12	23,186.46	0.00
TOTAL	\$5,357,681.06	\$738,892.15	\$982,021.05	\$3,636,767.76	\$1,749,219.00

**Drew Park Community Redevelopment Area
Community Advisory Committee**

Meeting Minutes

December 2, 2020

**Hillsborough Community College – Dale Mabry Campus
4001 West Tampa Bay Boulevard**

Attendees

Committee Members: Damien Beal, Chair; Ann Kulig, Vice-Chair; Maritza Astorquiza; Bobby Calhoun; Dr. Allen Witt; Randy Forister (virtual); Ian DeRan (virtual)

Excused: Michael Kass; Julio Piazza

Staff: Jesus Niño, Urban Development Manager
Ashlyn Shrewsbury, Economic Development Specialist II

Guests: Neale Stralow, VHB
Jared Jones, VHB

I. Opening Comments / Introductions

Mr. Beal opened the regular meeting of the Drew Park Community Advisory Committee (CAC) at 5:35 p.m. on December 2, 2020. There was no quorum for this meeting. CAC members introduced themselves.

II. Public Comment

No comments from the public.

III. Staff Reports

Mr. Niño introduced himself and the new Economic Development Specialist II for West Tampa/Drew Park CRAs, Ms. Ashlyn Shrewsbury.

V. Strategic Action Plan Update

Mr. Neale Stralow introduced himself as the Senior Planner at VHB, the firm selected update Drew Park Strategic Action Plan. Along with Mr. Stralow was Mr. Jared Jones, also from VHB. Mr. Stralow provided the following update:

- Process was started in March 2020 but was delayed due to COVID-19 that limited the use of public workshops.
- The process involved an online survey, interviews with the CAC board members, and other virtual meetings.
- Four strategies were identified, and recommendations will be developed based on these strategies.
- Major themes identified:
 - Crime reduction
 - Creation of on-street parking
 - Installation of street lighting and cameras
 - Fixing streets, sidewalks, and stormwater systems
 - Increasing business owner involvement
 - Marketing the district to increase investment
- So far, 46 survey responses have been gathered. The survey will remain open for a

few more weeks to allow for additional responses.

- 1500 mailings went out to individuals within the Community Redevelopment Area (CRA), but involvement has remained low.
- Part of the project inventory includes pavement conditions, mobility options, etc., and additional traffic issues will be looked at.
- The three affordable housing options identified are in the residential area of Drew Park, located in the southwest portion of the Drew Park CRA.
- Bus stops, both current and potential, will be looked at for both school-aged children and adults.
- These improvements will be funded through use of Tax Increment Funds (TIF), not by increasing taxes on area property.
- This plan does not identify which properties within the CRA are owned by local Tampa or Hillsborough citizens and which are owned by outside holding companies.
- Four strategies identified:
 - Invest TIF in infrastructure to encourage increased community investment and improve the quality of life.
 - Continue to improve the appearance and investment appeal of highly visible gateways and major corridors.
 - Provide grant incentives to support public strategic and private catalytic projects.
 - Improve housing conditions and reinvestment.
- There are no direct rankings among these four strategies, all are seen as important. The low, medium, and high priorities among the sub-strategies are based solely on Mr. Stralow's thoughts from conversations with the CAC and the online survey.
- Next steps:
 - Mr. Stralow and staff will draft a plan with the help of City staff. This process should take between 30-45 days.
 - Once finalized with staff, Mr. Stralow will present again to the CAC board for the members to take action.
 - After the CAC takes action, the plan will be presented to the Community Redevelopment Agency (Agency) board for final approval. The goal is for this to occur at the February 2021 meeting, but COVID-19 could again cause a delay.
- Mr. Stralow is available to be contacted directly if additional comments or issues occur involving the Strategic Action Plan.

VI. General Discussion and Questions

- Mr. Nino encouraged the public and CAC to reach out to himself or Ms. Shrewsbury with any additional comments or future questions.

VII. Announcements

- Mr. Beal thinks there should be a workshop to discuss the recommendations for the Strategic Action Plan once Mr. Stralow completes his draft. This will allow the CAC to go over everything before it is presented to the Agency.

Ms. Astorquiza made a motion to adjourn the meeting. Ms. Kulig seconded the motion. Meeting Adjourned at 7:24 p.m.

Drew Park Community Advisory Committee – Important Dates

CRA Board meeting:
Drew Park CAC meeting:

December 10, 2020, 9:00 a.m.
January 5, 2021 5:30 p.m.

Tampa Convention Center
Hillsborough Community College