

**West Tampa Community Redevelopment Area
Community Advisory Committee**

Special Virtual Workshop Minutes

January 5, 2022

Virtual

Attendees

Committee Members: Carlos Ramirez, Chair; Joe Robinson, Vice-Chair; Sandy Sanchez; Janice Williams; Delphine Jones

Staff: Jesus Niño; Ashlyn Shrewsbury

I. Welcome / Introductions

Mr. Ramirez opened the special virtual workshop of the West Tampa Community Advisory Committee (CAC) at 5:31 p.m. on January 5, 2022.

II. Public Comment

Michael Randolph, with the West Tampa CDC, mentioned the increasing number of crimes in the Tampa Bay area. Since last year, the number of murders have increased, along with the number of robberies. January 30th or 31st, the CDC is planning a public meeting to discuss what works to fight crime in other communities, such as Baltimore and Los Angeles, and how that can be used in Tampa. The goal is to also get the “streets” involved in making a change in the community.

III. Grocery Store Question and Answer Session

Mr. Jason Powers and Mr. Steve Hove, with White Development Company (the developer of the grocery store project), were present online to provide an overview of the project and answer any questions the community had.

- Concerns were brought up at the November CAC meeting from the public regarding this new grocery store development coming to the Main Street area as part of the West River development. Mr. Robinson requested that the developers come and speak to the group to hear their thoughts on how the project is being developed.
- The tenant has not been announced yet for this grocery store.
- The site plan was shown, and it was submitted in November, and they have already received their first round of comments.
- The proposed store will be 31,485 square feet.
- The design was done with the large oak trees that are present in mind, to try and save as many of those as possible, which will line the back side of the store and make it more aesthetically pleasing.
- The Chestnut Street connector will be made into a linear park that will connect to the Riverwalk and the proposed expansion of that.
- The grocery store entrance to the North will allow for the best pedestrian access entry from the West River development.
- There will be a large surface parking lot and the store will be one level.
- There will be a new street adjacent to the store, called Monroe Street and is a continuation of Monroe from the other side of the interstate, which will have access to the parking lot, and Chestnut will also allow access.
- There has also been planned underground stormwater retention on the site.

- North Boulevard will have a right-in, right-out entrance and will also come with a deceleration lane that will start right after the bridge.
- The building will have a custom brick façade to maintain the historic nature of the area and will also include tile artwork incorporated into the building.
- Decorate site lighting will be used and there will be a large screen wall and loading dock on the end of the North Boulevard side.
- There have already been a few alterations done to the original site plan to address concerns from the City and to address pedestrian crossing issues.

Based on questions from the community, the following answers were provided or comments were made:

- The developer will provide a contact to the tenant for the community, so that the tenant can look at the database of residents that are looking for jobs.
- The community is concerned that there will be a lot of traffic congestion in the area from this development.
- The area was originally zoned NMU-35, which has a variety of uses. A grocery store would be allowed under that zoning.
- While not completely sure, the developer believes there will be about 120 new jobs created, with around half being minimum wage, while the other half range all the way up to management level around \$120,000-\$140,000 a year.
- There will not be a liquor store next to the grocery store as part of this development. The store will sell beer and wine as usual.
- The developer will look into the historic nature of why the new street was named Monroe.
- This property was already rezoned in 2020, and there are no real public hearings left, but the developers are willing to meet or talk to anyone who would like to.
 - This project should be closed on in the next few months, and construction is anticipated to finish around 18-24 months from now.
- These developers have done many similar developments to this before now.
- The new Monroe Street will be 283 feet from the corner of North Boulevard and Main.
- There will be a lot of new sidewalks added and connected to existing ones to accommodate pedestrian traffic, including students from the nearby schools walking to the grocery store at lunch.
- In comparison to other stores of this nature, this store will be similar in size to the Publix on Bayshore and Platt, and it will be slightly larger than the Sprouts located in Tampa Heights Riverfront.
- Mr. Brian Seel from the Tampa Heights Riverfront community brought this issue up at the last CAC meeting, and he wanted to let the public know that there was not adequate public notice given to the community prior to the original rezoning.
 - City Council has already approved the site plan as is, so there is limited ability to make changes.
 - The developer is working hard to make changes to make this more pedestrian friendly due to concerns brought up by Mr. Seel.
 - Mr. Seel also asked for the addition of public entrances at North Boulevard and Main and the north part of the building and transparent windows.
- The developer hasn't made their second round of submittals to the City yet for comment, but they are committed to making this development as safe as possible.
- The developer is going to check on the size of the semi-trucks that will be coming to this store and what hours they will be going in and out.
- The tenant is willing to work with the City to made good improvements to the crosswalks and intersections at this development.

- The grocery store will be a full-service store and the developer will provide a contact person from the tenant so that the community can discuss anything they would like to see in the grocery store with them.
- While some have expressed concerns about the proposed orientation of the building, Mr. Robinson is happy with the orientation.
- This will not be a Green Wise grocery store.
- There have not been any traffic studies done, as neither street currently holds enough traffic to even support the development, so the developer doesn't believe the new development will provide a lot of traffic issues.
- There is not currently a pork chop planned to keep left turns from occurring on the North Boulevard sign, but the developer did also receive that comment from the City and will work to address that.
- The Riverwalk will connect to the new linear park, which should connect pedestrians directly to the store.
- The façade does have glass windows, but they are not transparent, as they will be in front of cabinets and shelves, so the tenant would not want them to be transparent.
- Chestnut already dead-ends and will be part of the linear park and will turn into Monroe.
 - Chestnut will have access to the shopping center too.
- The developer will address the pedestrians crossing driveways issue to make sure drivers see pedestrians as they received comments from the City on that as well.
- There is concern that when school lets out North Boulevard and Main become pick-up points and could lead to a lot of congestion.
 - The developer will look at the impact of this.
- Staff will provide the developer with a contact for the bus lines so that bus stops and new bus lines can be looked at for this project.

Next steps for this project will include the developer looking at all of the comments received and seeing if it is possible to incorporate some of these into their plan. The developer will work to provide some kind of update at the next CAC meeting on January 25th by sending an email to staff to distribute.

V. Announcements

There were no announcements.

Meeting adjourned at 6:45 p.m.

**West Tampa Community Redevelopment Area
Community Advisory Committee**

Meeting Minutes

January 25, 2022

**David M. Barksdale Active Older Adult Center
1801 N. Lincoln Avenue, Tampa, FL 33607**

Attendees

Committee Members: Carlos Ramirez, Chair; Joe Robinson, Vice-Chair; Sandy Sanchez; Emanuel (Bobby) Wilson; Tina Young; Delphine Jones; Janice Williams; Kandfry Ocana-Hendrick; Heem Baisden; Matthew Juaire (virtual)

Excused: Michael Braccia; Walter Smith II

Staff: Jesus Niño; Ashlyn Shrewsbury; Rob Rosner

I. Welcome / Introductions

Mr. Ramirez opened the regular meeting of the West Tampa Community Advisory Committee (CAC) at 5:30 p.m. on January 25, 2022. There was a quorum present. A roll call was held to introduce each CAC member.

Mr. Ramirez gave Mr. Braccia and Mr. Smith excused absences.

Mr. Ramirez reminded the public that while the Public Comment section is their opportunity to speak for three minutes, if at any time they have a question, regarding a presentation or any other material covered in the meeting, they should reach out to their representative on the CAC.

II. Public Comment

There was no public comment made.

- Poor audio prevented Mr. Michael Randolph with the West Tampa CDC from making any public comment at this meeting.

III. Presentations

Service Recognition Award – Dedrick “Dee” Jackson

- Mr. Ramirez presented a service recognition award to former CAC member, Mr. Jackson, in recognition of his years of distinguished service as a member of the City of Tampa Community Redevelopment Agency’s West Tampa Community Advisory Committee.
 - Both Mr. Robinson and Mr. Baisden also spoke kind words about Mr. Jackson and his service to the community.

Stakeholder Engagement – Opportunity Zone Prospectus

Mr. Rob Rosner was present at the meeting, along with consultants from GAI and Fluent (Bo Kemp, Natalie Frazier, and Laura Smith) being present online.

- Mr. Kemp went through a presentation of an overview of Opportunity Zones (OZ) and the proposed goals of their prospectus.
 - The goals include:

- Enhanced resilience and sustainability with attractive amenities.
 - Inclusionary investment with an eye towards discouraging displacement.
 - Entrepreneurial environment with access to talent to serve a diverse set of industries.
- OZ's were created in 2017 with passage of a budget.
- Governors nominated 25 percent of their census tracts for approval, and it was targeted to low- and median-income markets.
- Three technical benefits to encourage investors include tax deferral, tax reduction, and tax exclusion.
 - After 10 years if invested, the investor doesn't have to pay taxes on the capital gain.
 - This is not just an investment opportunity for the wealthy.
- Early stages of the OZ investments were aimed at investment ready projects (2018-2020)
- Intermediate stages of OZ investments are aimed at concept ready projects (2020-2022)
- Late-stage OZ investments will look at combined operating and real estate projects (2021-2026).
- The prospectus is meant to illustrate Tampa's efforts to minimize the risk of OZ investment.
- The next steps of the process include community and stakeholder engagement, identifying completed projects and identifying potential projects.
- Mr. Robinson commented that there is racial discrimination and redlining going on with this process as Census Tract 44, a predominately African American neighborhood was left out of the OZs completely.
 - Other CAC members echoed this sentiment.
- No additional census tracts can be added unless ones are taken away.
- Mr. Rosner mentioned that the process for OZ selection was that the City submitted 38 places to the Governor, of which the Governor then selected the final 22 tracts.
 - Census Tract 44 was originally included but was not selected by the Governor.
 - The goal for tonight was to get community engagement, not request funding.
- The CAC requested that further discussion on this topic be moved to the next Infrastructure Subcommittee meeting.
- A market study was done, and that material was also given to the CAC to look over.
- Any feedback on the materials presented can also be sent to Mr. Niño.
 - In regards to feedback, any that can have action will.
- Mr. Kemp has worked on OZ legislation since the beginning and made the following comments:
 - Every state went about choosing their OZs very differently.
 - A lot of major University cities were chosen due to having a high student population of low to moderate income.
 - The only way to change a census tract is by a vote of the Federal Congress to allow for OZ reallocations.
 - There is a broad recognition that some places that really need OZs were left out.
 - The federal government is working on something to address this issue, but it will still require approval by Congress, and likely won't happen until after the 2024 election.
 - OZ's are not restricted by the type of business, and new schools could be a potential type of project, but there would have to be a way to show private

investors that they would see a return on investment.

Rome Yard Community Benefits Agreement (CBA)

- Mr. Rob Rosner was present to provide an update on the CBA, along with Peter Van Warner (Related Group representative) online.
 - The first draft of the CBA was received but it is still in negotiations and will need legal review.
 - The CAC can provide comments, and comments from the community engagement meetings will be integrated in the document as well.
 - This preliminary draft is a three-page legal version, and there will be a longer, more detailed version as well.
 - Mr. Warner (Related Group representative) provided the following updates:
 - The third community engagement was held virtually last night.
 - 40 percent has been committed to the project for Minority Business Enterprises (MBE) Section 3 local businesses.
 - The CDC of Tampa and the West Tampa CDC are partners in this project, along with Mr. Fred Hems providing historical information.
 - The Arts Subcommittee will be added as a partner in the CBA to collaborate on art programs in the development.
 - Staff will send out the draft CBA to the CAC members for review tomorrow.

DuCon Construction Presentation – West River Development

- Mr. Ernie DuBose and Ms. Tarnisha Cliatt with DuCon Construction were also present at the meeting. They have worked on the West River development and will now be working on the Rome Yard development in a larger capacity.
 - Through their work, they are committed to 35 percent minimum Women and Minority Business Enterprises, along with 20 percent minimum black owned businesses.
 - DuCon will work with subcontractors to get them certified with the City of Tampa.
 - They are currently planning a subcontractor event for next month where they walk through the process and forms needed for the certification.
 - Any subcontractors can contact DuCon either at www.ducon.us or romeyard-tampa.com.
 - Mr. Robinson suggested that the form and other materials also be presented in Spanish too.
 - DuCon is going to work on getting a bilingual individual to help with the certification process.
 - Mr. Wilson mentioned that with the new grant programs that have been approved or drafted, these new local subcontractors could be very helpful for the process as well.
 - Staff will send out the subcontractor certification form through the distribution list as well.
 - Retail planned for the development will be focused on small business, local business, and affordable retail space.

IV. Old Business

There was no old business discussed at this meeting.

V. Action Items

Meeting Minutes for the November 30, 2021 meeting and the January 5, 2022 special meeting

- A motion to approve the minutes from November 30, 2021 and January 5, 2022 was made by Mr. Wilson, with a second by Mr. Robinson. The motion passed unanimously.

Rental Rehab Program

- The Housing Subcommittee has reviewed the draft for the Exterior Rental Rehabilitation Program and provided comments.
 - The City's legal department finally reviewed the program, and they had several issues with some of the language, which included a fear of gentrification if the language is not changed.
 - Due to this issue, staff recommends the program go back to the Housing Subcommittee for further review and edits.
- Currently there are two residential grant programs that have been approved.
 - The Residential Exterior Improvement Grant program is for homeowners.
 - In partnership with the City, there is also a grant for anyone going through the City's State Housing Initiatives Partnership (SHIP) program, a grant can be given to help fund exterior work that the City won't fund.
- The next residential programs that the Housing Subcommittee will look at include Down Payment Assistance and FHA 203K.

Reprogramming of Funds for Rental Rehab Program

- Since the program is going back to the Housing Subcommittee for further review, the CAC is going to wait to reprogram any funds for it.

VI. Reports

Community Policing Update

- Corporal Howell, with the Tampa Police Department (TPD) was present at the meeting to provide the following updates:
 - The Mental Health Squad and Homeless Liaisons have been active in the area working to help mitigate the homelessness issue in the area, which includes helping the people get a place at tent city until they can find more permanent housing.
 - The crime units have been active and have removed many guns off the street.
- Mr. Wilson brought up an issue with homeless people breaking into homes that are being rehabilitated and stealing tools, specifically in the Union and Chestnut areas.
 - Corporal Howell said that they are aware of squatters being an issue as developers have requested help having the buildings checked too, and that he will look into the robbery as well.
 - Corporal Howell also mentioned that homeowners with Ring doorbells also catch crimes as well, and TPD is automatically notified when that happens.

Code Enforcement Update

- Mr. Carlos Rios was online to provide an update on Code Enforcement in the West Tampa area.
 - For October, November, and December 2020, there were 344 new code cases. 240 of those came to complaints, and there are 104 left in the process.
 - Code Enforcement is also working to address the homelessness issue, especially on Main Street, and making sure things are getting cleaned up, such as shopping carts and extra trash.
- Mr. Wilson mentioned a camper that has been blocking the alleyway between Union and Howard, and Howard and Albany for at least two to three weeks.

- Both Code Enforcement and TPD are going to look into that issue.
- Staff is still working with the Mobile Hotspot Unit and other organizations to address the homelessness issue along Main Street and at Salcines Park.
 - The hotspot has been out to that area four times and have been provided services to several different individuals.

VII. Staff Reports

Ms. Shrewsbury went over a presentation of the grants applications for West Tampa that have been completed, approved, or fully submitted since she started with the City in November 2020.

- These grants include:
 - 1723 W. Kennedy – Façade Grant for \$32,247, which has been completed.
 - 303 N. Oregon – Façade Grant for \$36,759, which has been approved by the Community Redevelopment Agency board and work is ongoing.
 - 2131 W. Main Street – Façade Grant for \$50,000 and Vanilla Shell Grant for \$17,457, both of which have been approved by the Community Redevelopment Agency board and work is ongoing.
 - 2144 W. Main Street – Façade Grant for \$50,000 and Vanilla Shell Grant for \$25,000. Both have submitted applications and staff is reviewing these applications currently.
- Staff continues to work with other property owners, both commercial and residential to submit grant applications.

Mr. Nino provided the following updates:

- Staff is working with TPD and the Tampa Electric Company (TECO) to order more cameras to be placed down Main Street from Fremont to Rome.
 - The CAC would prefer the cameras go from Fremont to Howard.
- A Phase II Environmental Site Assessment was needed for the Redner Property and is currently ongoing.
 - The closing date was moved until after the Phase II is complete.
- The Parks and Recreation department is working on further designs for the parks improvements and once those designs are ready, staff will bring them to the subcommittees for further review.
 - There is not a date set yet for when those designs will be finished.
 - Staff will also coordinate with appropriate City staff to go to the Infrastructure Subcommittee to further discuss the Fremont Linear Park and whether or not the streets will be open or stay closed.

With the BUILD grant, as the CAC Representative, Mr. Ramirez has been tasked with also including any expected upgrades in that area through 2027.

- This will include verbiage in writing of what lighting will be used in the area and representative of West Tampa.
 - Currently there are short LED light poles that are used down Howard, and it is recommended that these be the style that is continued throughout the area.
 - This can be discussed further at the next Infrastructure Subcommittee meeting.

Ms. Shrewsbury sent out an email earlier today with updated answers to the questions posed by the CAC to the West River Grocery Store developer.

- The CAC still has concerns over no entrance on Main Street, specifically for pedestrian traffic, but with trees lining this area, that is a difficult task.
- The newly created Munro Street will be a continuation of the street of the same name from south of Interstate 275.

- Ms. Jones would also like to request that staff find out how far down Main Street the current Moses White Street goes.

V. General Discussion and Questions

Sub-Committees:

Economic Development:

- Mr. Smith was not present at this meeting to provide an update.

Special Events and Projects:

- Ms. Young provided the following updates:
 - Jazz on the Lawn is scheduled for March 12, 2022, and there has been a Co-Sponsorship application submitted that will be reviewed by the Special Events subcommittee at their January 31, 2022 meeting.
 - There have been no new special projects applications submitted.
 - The West Tampa Cultural Event is slated for this fall.
 - Prior to COVID, the CAC wanted to put out a Request for Proposals (RFP) to hire someone to plan and organize the event.
 - This idea will be revisited at the next subcommittee meeting.
- Ms. Shrewsbury provided the following update on the next West Tampa newsletter:
 - Department edits have been made and sent back to the company that is putting the newsletter together.
 - Once staff receives the edited newsletter back, it will be sent to the Special Events subcommittee for review and edits, before going to the CAC for their review and approval, hopefully at the February CAC meeting, if not before.

Infrastructure:

- Mr. Ramirez gave the following updates for Infrastructure:
 - There was no Infrastructure Subcommittee meeting this month due to illness.
 - The parking study is ongoing.
 - The CAC received a copy of the revised geographical study area, which includes a larger area above Interstate 275, to include Main Street, and a large area below Interstate 275, including North Hyde Park.
 - The subcommittee also provided comments to the consultant, Pond and Company, at their last meeting regarding the proposed scope of work.
 - Mr. Robinson made a motion to approve the revised scope of work, along with including the comments provided at the last subcommittee meeting, for continuing forward with the parking study. The motion was seconded by Ms. Young. The motion passed unanimously.
 - Alleyway cleanup is continuing, with staff moving forward with identifying alleys for Phase IV and Phase V.
 - The next subcommittee meeting is scheduled for February 15, 2022.

Housing:

- Mr. Wilson stated that the Housing Subcommittee reviewed the draft application for the Exterior Rental Rehabilitation grant program and provided comments to staff.
 - Since the City's legal department had some issues with the program language, so it will go back to the Housing Subcommittee for further review and edits.

Arts:

- Ms. Sanchez provided the following updates:
 - While the Arts Subcommittee has not had a meeting recently, Ms. Sanchez has started discussions with several private individuals regarding art murals, including a potential one behind the radio station on Green Street.
 - The subcommittee previously discussed putting up commemorative signs in areas of historical importance to the community.
 - Ms. Sanchez discussed this with Mr. Dennis Fernandez with the City's Historic Preservation department, and he provided some guidance.
 - As long as the subcommittee doesn't try to replicate what the City is already doing, then it may be okay.
 - A sign would need to be designed and a committee would have to be formed to select locations for the signs.

Other General Discussion

The following was also discussed:

- The Florida Department of Transportation, FDOT, reached out to Mr. Robinson regarding signs on Interstate 275, designating entering and leaving the Historic West Tampa area.
 - Traffic counts were previously requested, but due to lack of data, FDOT can use an asset map to justify the signs.
 - Staff is currently working on getting an asset map together for this project.
- The West Tampa CAC Chair, Mr. Ramirez, was the speaker at the January meeting of the Community Redevelopment Agency (CRA) board.
 - Mr. Ramirez shared that the CRA was very happy with all of the work going on in the area.

VI. Announcements

There were no announcements made.

Meeting adjourned at 8:03 p.m.

**West Tampa Community Redevelopment Area
Community Advisory Committee**

Meeting Minutes

March 29, 2022

**David M. Barksdale Active Older Adult Center
1801 N. Lincoln Avenue, Tampa, FL 33607**

Attendees

Committee Members: Carlos Ramirez, Chair; Joe Robinson, Vice-Chair; Sandy Sanchez; Emanuel (Bobby) Wilson; Tina Young; Delphine Jones; Janice Williams; Kandfry Ocana-Hendrick; Heem Baisden; Jeanette LaRussa Fenton

Excused: Michael Braccia; Walter Smith II

Staff: Jesus Niño; Ashlyn Shrewsbury

I. Welcome / Introductions

Mr. Ramirez opened the regular meeting of the West Tampa Community Advisory Committee (CAC) at 5:30 p.m. on March 29, 2022. There was a quorum present. A roll call was held to introduce each CAC member.

Mr. Ramirez gave Mr. Braccia and Mr. Smith excused absences.

II. Public Comment

- Mida Martinez, with the East Tampa CAC introduced herself. East Tampa is interested in the alleyway cleanup program from West Tampa and all the success they've had, and how this can happen in East Tampa as well.
- Michael Randolph, West Tampa CDC mentioned that there is a virtual meeting scheduled for April 26th to discuss public health and safety, along with economic development and affordable housing, and how to connect the dots. The last meeting on this subject included people from around the country in high crime areas discussing what works in their area. This next meeting will feature people from around the world. Mr. Randolph also mentioned that on April 7th the Rome Yard development will be coming back before City Council, and that includes the West Tampa CDC's involvement with the project.

III. Old Business

Mr. Niño provided an update on items that the CAC has requested additional information from staff on.

- Staff talked to Tierra Thompson with the Tampa Police Department (TPD) about Ms. Jones' Crime Watch sign, and currently TPD is not replacing those signs, but Ms. Thompson will look into that further.
- Currently there is not a TPD liaison assigned to address issues with the University of Tampa students in the neighborhoods.
 - If issues arise, staff was directed to have residents call the general, non-emergency TPD line.
- Code Enforcement was contacted about the illegal dumping, especially mattresses, along the Florida Department of Transportation (FDOT) property near the interstate.

- Mr. Morris Massey, with the City's legal department, put together a handout regarding Sunshine Laws for the CACs and staff made the members aware that they signed a document when they applied that they would uphold the Sunshine Law.
 - Mr. Robinson also reminded the CAC members to make sure if they are contacting City attorneys or City Council, to call their City-issued cell phone instead of their personal cell phones.
- Mr. Niño also reminded the CAC to follow Roberts Rules of Order in meetings to include:
 - Make sure the Chair recognizes you before a motion is made. Also, make sure motions have a second, then allow for discussion, then vote.
 - If a CAC member leaves the room and a quorum is lost, the meeting has to be recessed until the quorum is regained.
 - For items not on the agenda, but a motion is made, allow for public comment before the vote.

IV. Action Items

The first few items under this section were old business and were already moved forward by consensus from the CAC members, but they are on the agenda for a motion for the record.

Meeting Minutes for the January 25, 20221 meeting

- A motion to approve the minutes from January 25, 2022, was made by Mr. Robinson, with a second by Ms. Sanchez. The motion passed unanimously.

Special Events Application – Jazz on the Lawn

- A motion was made by Mr. Robinson, with a second by Ms. Sanchez to approve the Jazz on the Lawn Special Event Cosponsorship application. The motion passed unanimously.

Reprogramming of Funds – Parking Study

- A motion was made by Mr. Robinson to reprogram \$39,240 for the parking study, with a second by Mr. Wilson. This item has already been approved by the Community Redevelopment Agency board and City Council. The motion passed unanimously.

West Tampa Newsletter

- A motion was made by Mr. Robinson, with a second by Mr. Wilson to approve the current issue of the West Tampa newsletter. The motion passed unanimously.

Reprogramming of Funds – Park Improvements

- A motion was made by Mr. Robinson, with a second by Ms. Sanchez to reprogram \$950,000 for Salcines Park improvements and \$1.4 million for Rey Park improvements, with the understanding that there is already \$400,000 additional funds reprogrammed for Rey Park. The motion passed unanimously.
 - A special Infrastructure Subcommittee meeting was held on March 23rd to discuss next steps with Parks and Recreation, and everyone is on the same page.
 - Mr. Wilson would like the distribution lists for these meetings to be checked as he was not informed of the special meeting.
 - Mr. Wilson also asked if the water feature at Salcines Park that was previously discussed was included.
 - Mr. Ramirez let him know that it was discussed, and Parks will put

in plumbing at the park, but they will need to have further discussions on this topic as Parks was afraid that this would provide a bathing opportunity, that was no ideal.

- Everything that was discussed at the special meeting was not final, and there will be a chance to provide additional comments.

Rental Rehab Program

- Some comments from the Housing Subcommittee, staff, and legal have been incorporated into the latest draft, but there were still a few edits that have not been incorporated.
- This item was moved back to the Housing Subcommittee to view a clean copy of the program after all comments and edits have been incorporated.

Reprogramming of Funds for Rental Rehab Program

- Since the program is going back to the Housing Subcommittee for further review, the CAC is going to wait to reprogram any funds for it.

V. Presentations

Public Arts in West Tampa – Sandy Sanchez

- Ms. Sanchez gave a presentation about some of her ideas and the possibilities for art in West Tampa.
 - Ms. Sanchez went to the Centro Español, as a private citizen, not a CAC representative, and met with Ms. Kim Jowell from the Education Foundation.
 - The Foundation is responsible for renovations, and they recently replaced the windows, which was around \$250,000.
 - Ms. Jowell does not know what the next phase of renovations will be, but Ms. Sanchez brought up renovating the auditorium to be better suited for educational purposes and community opportunities.
 - Ms. Jowell mentioned that she would discuss this with her board at their next meeting in April.
 - Ms. Sanchez also discussed this possibility with Mr. Dennis Fernandez of the City's Historic Preservation department.
 - Mr. Robinson mentioned that the balconies and ticket booth both need to be addressed and renovated or replaced.
 - The CAC mentioned that historic preservation grants would be well suited for this property and that this building would also be a good location to sublease space to the A.K.A. sorority that spoke to the CAC a few months ago.
 - Mr. Niño will follow-up on this.
 - Ms. Fenton also mentioned that the original lease required the Centro Español to undertake fundraising to restore the auditorium.
 - Mr. Niño will look into that provision of the lease and invite the City's Real Estate team to a future CAC meeting to discuss the lease and its status.
 - Mr. Robinson made a motion, with a second by Ms. Fenton, to have Mr. Niño invite Real Estate to a CAC meeting to discuss this lease and also looking into housing the A.K.A.'s there, per an amendment by Mr. Wilson. The motion passed unanimously.
- Ms. Sanchez also discussed other art project possibilities to include murals on both public and private space.

- Several West Tampa businesses are interested in having murals put on their businesses.
- Other possibilities for art include bus stops, bike racks, alley activations (especially the one behind Freedom Park), dumpsters, Edison Light installations, blue light installations, memorial bricks, gateway signs, fences, fire hydrants, and tree painting.
- There is a mural planned at 1609 N. Albany, by Mr. Baisden and Mr. Dee Jackson on the wall of the radio station. This will feature a memorial to several historic features of West Tampa and the logo.
- Mr. Jackson is also interested in art wrapping the eighteen electric boxes in West Tampa, but that will require City approval.
- Ms. Sanchez made a motion to have staff allow her to talk to Ms. Robin Nigh with the City's Public Art department about if any of these ideas can be done in West Tampa, with a second from Ms. Young. The motion passed unanimously after the following discussion.
 - Art is allowed in the Community Redevelopment Plan, specifically physical art.
 - Currently private property art projects will have to submit a one-time request to the CAC for funding, since the special projects application is only for public property.
- Ms. Sanchez also discussed the underbridge lighting on N. Boulevard with Mr. Rob Rosner recently, and while Ms. Nigh does not have an estimate for this project currently, the Tampa Heights Riverfront does have funding now that can be used for this project.
- Staff will see if a façade grant can be used for an art mural on private property.
- The subcommittee will further discuss projects for underbridge lighting, including the Columbus Drive bridge.
- Ms. Fenton mentioned that for future murals, they should consider featuring West Tampa women instead of always featuring men as women have been very influential in West Tampa's history as well.

VI. Reports

Community Policing Update

- There was no TPD representative present to provide an update.

Code Enforcement Update

- Mr. Carlos Rios was online to provide an update on Code Enforcement in the West Tampa area.
 - From December through March, there have been 528 cases, with 354 coming into compliance, and 148 still active.
 - The CAC expressed concerns that there is still parking issues in the area.
 - These issues include people parking in front of and beside people's driveways and along the sidewalk and blocking alleyways.
 - There are also issues with parking along Oregon and Main up to the corner and making it difficult to see when turning at that intersection.
 - For this issue, Mr. Niño has reached out to Mr. Leroy Moore, Mr. William Porth, and Mr. Rios to find a solution.
 - In some places there are no parking signs, they are just not enforced.
 - Mr. Niño and Mr. Rios are going to work together on all of these parking issues and identifying the appropriate party to come out and write tickets

when necessary.

VII. Staff Reports

Mr. Nino provided the following updates:

- Redner Property: there are continuing environmental issues on this site.
 - At least fifty percent of the property have contaminants.
 - Legal has said that the rest of the site will have to be evaluated, and there are options to addressing this issue.
 - Options include removing and replacing a certain amount of soil, designating the site as a brownfield, or walking away from the property completely.
 - Brownfield designation will allow staff to apply for grants and tax credit reimbursements on the site.
 - Additional environmental testing will occur now, and City staff is reaching back out to the property owner to request an extension on the sale.
- Alleyway Cleanups: so far over one hundred alleyways have been cleaned up, and phases IV and V have just been completed.
 - Letters and education were provided to the property owners adjacent to the alleyways.
 - There have been some illegal dumping that have been removed from the clean alleys, but it doesn't appear to be an increasing issue as compared to before the cleaning took place.
 - There will likely be one to two cleanup phases left for open alleys (to include some South of Gray Street as mentioned by Mr. Ramirez), and then staff will look at cleaning vacant alleys.
 - The Planning division is coming to the Infrastructure Subcommittee meeting in April to discuss alley conditions due to the issues currently occurring with alley access as part of the West Tampa Overlay.

V. General Discussion and Questions

Sub-Committees:

Economic Development:

- Mr. Smith was not present at this meeting to provide an update.

Special Events and Projects:

- Ms. Young provided the following updates:
 - The signature event has been scheduled for Sunday, October 9, 2022, at Julian B. Lane from 11 a.m. to 5 p.m.
 - Staff is working with legal and purchasing on a Request for Proposals (RFP) for an event coordinator to assist with planning and executing the event.
 - Jazz on the Lawn took place on Sunday, March 27, 2022, and was a great event.
 - This will be an annual event at the full-service area of Just and Stewart schools.
 - While the original marketing flier only had the City of Tampa logo, the revised fliers and banners had the West Tampa logo.
 - Mr. Baisden is planning an event for Juneteenth and will be submitting a Special Events Cosponsorship application soon.
 - Ms. Belix Parks, new to the department, will be working on updating the West

Tampa logo for the Community Redevelopment Area (CRA) and will be working with the CAC, subcommittees, and community for input on this.

- The Flavor of West Tampa event is scheduled for November 6, 2022, at Julian B. Lane, and this event will likely be submitted for a Special Events Cosponsorship grant.

Infrastructure:

- Mr. Ramirez gave the following updates for Infrastructure:
 - The last subcommittee meeting featured discussions on park improvements, which are moving along, and the West Tampa Overlay in terms of alley access.
 - Mr. Ramirez met with City staff to discuss why the subcommittee originally wanted alley access.
 - The code does currently have driveway width requirements and staff is looking at what alleys are wide enough to allow access and which are not.
 - The comments and suggestions from staff were provided to the CAC and subcommittee to look over.
 - Mr. Ramirez asked the CAC to look over these suggestions and send any comments back to Mr. Niño on this matter.
 - Safety was the main concern for requiring alley access, and Ms. Sanchez does not feel these suggestions from staff address that issue.
 - Granite curbs being cut is also an issue that is being looked at, along with the character of the block, size of alleys, etc.
 - This issue will be discussed further at the April Infrastructure Subcommittee meeting.

Housing:

- Mr. Wilson stated that he met with Ms. Parks and staff to discuss promoting the housing grant programs.
 - The goal is to have a flier distribution mid-April, community event in late April, and a soft launch for application acceptance the end of May.
 - This will allow staff to see what issues may arrive before a full launch of the program.
 - A Request for Proposals (RFP) is being worked on to hire a consultant to handle the housing programs, hopefully by July.
 - The legal department is still looking at all of the grant languages to achieve uniformity and all of the grants will have a grant agreement to be signed by the applicant.

Arts:

- Ms. Sanchez had no additional updates to provide following her earlier presentation.

Other General Discussion

The following was also discussed:

- There was a meeting tonight on the Cigar Lofts in Old West Tampa, but the community did not get any specific information to join.
 - Mr. Robinson did receive a notice about this, and public comments can be submitted to www.cigarlofts.com.
 - Mr. Niño will reach out to the developer about this project per the CAC's request.
- Ms. Lisa Mifflin from the U.S. Treasury Department will present at the April CAC meeting and how leveraging of funds can help bring more projects to the area.

- Burnz restaurant is interested in opening a roof top bar, which Mr. Niño will contact them about.
- Ms. Parks will be putting together a marketing campaign to promote all of West Tampa's grant programs, and this includes print and electronic avenues.
 - The CAC would like an update on Ms. Park's marketing plan once developed.
- Letters were sent to Main Street businesses a while back about expanding the commercial corridor as part of the West Tampa Overlay.
 - This issue can be revisited in future amendments.
- The CAC would like an update on the Rome Yard Community Benefits Agreement from Mr. Rosner.
- Staff let the CAC know that per the City's attorneys, CAC members can no longer participate in CAC meetings virtually. If virtual, the member would be treated as general public and only be allowed to speak during public comment. Their vote would not count virtually.
- Mr. Ramirez is going to start counting absences for CAC members and he will let all members know this ahead of time. The rules currently say three unexcused absences will lead to dismissal from the board, but staff will doublecheck on that rule.
- Ms. Sanchez asked if the CAC meetings could be moved back to the West Tampa Library or the MLK Center, but logistically and acoustically, the Barksdale is the best solution currently.

VI. Announcements

Mr. Ramirez welcomed Ms. Jeanette LaRussa Fenton as a new member of the West Tampa Community Advisory Committee.

Meeting adjourned at 7:43 p.m.

**West Tampa Community Redevelopment Area
Community Advisory Committee**

Special Workshop Minutes

April 13, 2022

Virtual

Attendees

Committee Members: Carlos Ramirez, Chair; Joe Robinson, Vice-Chair; Emanuel (Bobby) Wilson; Tina Young; Delphine Jones; Janice Williams; Jeanette LaRussa Fenton

Staff: Jesus Niño; Ashlyn Shrewsbury; Rob Rosner; Morris Massey

I. Welcome / Introductions

Mr. Ramirez opened the special workshop meeting of the West Tampa Community Advisory Committee (CAC) at 4:03 p.m. on April 13, 2022.

II. Public Comment

- Michael Randolph, West Tampa CDC, thanked the CAC for setting this workshop up. The agreement requires forty percent minority businesses for the project, which will help the community. There will also be grants that the CDC will pursue and use to leverage additional funds for more projects. Mr. Randolph was concerned that on page 3, section 5 of the Community Benefits Agreement that the CDC wasn't listed as an organization under the West Tampa Cultural Center.

III. Rome Yard Community Benefits Agreement (CBA)

Mr. Rob Rosner was on the meeting to provide an update on the CBA before it goes before City Council on April 21, 2022.

- The full document was sent out to the CAC prior to this meeting for review.
- The information in the CBA is the same as what was shared last time, it was just moved to a stand-alone document instead of an exhibit in another document.
- The Riverwalk plans as part of the BUILD grant were clarified as part of this process.
- The only information added were in Section 5B that added context to the Martin Luther King Center improvements allowing for exterior painting, along with some interior upgrades.
- There will be further opportunities for community engagement in the future as the process occurs, and there is open monitoring quarterly with City staff to ensure that the CBA is being complied with.
- The project will be built in phases and there will be a new agreement for each phase.
- CAC members wanted to make sure that women in West Tampa history were also included in the cultural center, along with multiethnic representation.
- Ms. Fenton asked that the West Tampa Chamber also be included in the section on page 4, B3.
- The developer decided to make all of the townhomes affordable, instead of having some be market rate.
 - The CAC expressed concerns that this will eliminate individuals over 140 percent AMI that need help and would like to live in the area too.
 - The CAC would like this to include the 141 to 199 percent range too.

- This was not included in the original Request for Proposals (RFP), so it would be an issue to require it now, but it will be mentioned to the developer.
 - This was done to keep corporations from buying up the townhomes.
- On page 5, section C, the CAC expressed concerns that by having the limits be the City boundaries instead of the County some businesses would be left out; however, this does not keep them from participating, it just won't count towards the forty percent required amount.
- The development corporation can only assign to their affiliates.
- The comments received will be taken back to the developer to see if they can be incorporated or addressed.
- The adjacent properties to the Rome Yard are not included in the CBA.
- The CAC agreed with what is going on in the CBA pending the comments they made today.
 - Their main concern is the affordable versus market-rate for townhomes.

V. General Discussion and Questions

There was no additional discussion or questions.

VI. Announcements

There were no announcements.

Meeting adjourned at 5:04 p.m.

**WEST TAMPA COMMUNITY REDEVELOPMENT AREA
COMMUNITY ADVISORY COMMITTEE**

Meeting Minutes

April 26, 2022 at 5:30 p.m.

David M. Barksdale Active Older Adult Center
1801 N. Lincoln Avenue, Tampa, FL 33607

Attendees

Committee Members: Joe Robinson, Vice-Chair; Sandy Sanchez; Emanuel (Bobby) Wilson; Tina Young; Delphine Jones; Janice Williams; Heem Baisden; Jeanette LaRussa Fenton; Walter Smith II

Excused: Michael Braccia; Carlos Ramirez, Chair; Kandfry Ocana-Hendrick

Staff: Jesus Niño; Belix Parks

I. Meeting Called to Order
Meeting was called to order by Mr. Joe Robinson at 5:34pm.

II. Opening Comments & Roll Call
Mr. Robinson excused those CAC members absent.

III. Public Comment

Presentations

IV. Community Reinvestment Act Lisa Mifflin US Treasury Department

Old Business

V. N/A

Action Items

VI. Approval of Minutes – March 29th and April 13, 2022 minutes CAC
VII. Res. Rental Rehab Program CAC
VIII. Res. Rental Rehab Program Reprogramming of Funds CAC
IX. Clean Team Boundary for RFP CAC

Reports

X. Community Policing Update: 6:15 PM Police Department
XI. Code Enforcement Update Neighborhood Enhancement Division
XII. Staff Report Jesus Niño/Ashlyn Shrewsbury

- Budget Discussions
- Alleyway Cleanups

XIII. General Discussion & CAC Subcommittees - Reports

- Economic Development Walter Smith Jr., CAC Member
- Special Events & Special Projects Tina Young, CAC Member
- Infrastructure & Safety Carlos Ramirez, CAC Member
- Housing Bobby Wilson, CAC Member
- Arts Sandy Sanchez, CAC Member
- Other Items of Discussion CAC & Staff

XIV. Announcements
XV. Adjournment

**West Tampa Community Redevelopment Area
Community Advisory Committee
Special Budget Workshop**

Meeting Minutes

May 11, 2022

Virtual Meeting

Attendees

Committee Members: Carlos Ramirez, Chair; Joseph Robinson; Delphine Jones; Sandy Sanchez; Tina Young; Jeanette LaRussa Fenton; Tina Young

Staff: Jesus Niño; Ashlyn Shrewsbury

I. Welcome / Introductions

Mr. Robinson opened the virtual special budget workshop of the West Tampa Community Advisory Committee (CAC) at 4:06 p.m. on May 11, 2022. Mr. Ramirez welcomed everyone.

II. Public Comment

Michael Randolph, with the West Tampa CDC, discussed how inflation is at a forty-year high currently and that 90 percent of the houses on the market are overpriced. The West Tampa CDC is working on a new program called B.A.C. to help with business development and capital for the area.

III. Fiscal Year 2023 Budget Discussion

The goal of today's meeting is to budget the Tax Increment Financing (TIF) revenue funds for fiscal year 2023, not to reprogram existing funds.

- The goal of this meeting was to budget the new projected revenues for fiscal year (FY) 2022.
 - Any money left over from fiscal year 2022 will be carried over and funds can be reprogrammed for different projects at a later date.
 - Any line items that have a zero-dollar amount for FY 2022 are due to their being enough funds left in the current fiscal year to be carried over.
 - Staff presented a proposed budget as a recommendation, which the CAC went through line by line and approved by consensus to move forward.
 - The proposed budget was based on a conservative 5 percent budget increase, but it will likely be more.
 - The actual increase will not be known until after the Property Appraiser provides final numbers in June.
 - The Neighborhood Infrastructure Improvements line item is more of a holding line that can be reprogrammed for specific projects.
 - The CAC reached a consensus on the items presented in the Operations and Administration line items.
 - The Operations and Administrations line-item amounts were prepared by the Budget and Revenue department at the City.
 - The salary line item is a fully loaded rate, which covers a portion of the CRA Manager, Economic Development Specialist II, Department Director, Office Support Specialist, and the Communications and Project Coordinator positions.

- Employee training covers staff's certifications and travel and per diem covers CAC board training and training and hotel for the CAC Chair and Vice Chair.
 - Staff will work to get Florida Redevelopment Association access for all of the CAC members.
- The CAC reached a consensus on the items presented in the Contractual and Professional Services line items.
 - District maintenance and improvements added \$100,000, which can be used for proposed alley cleanups.
 - Overlay amendments added \$40,000 and additional \$40,000 and staff will see if the City is going to charge the CAC for the previous amendments made.
 - Parking study is already underway, and no additional funds are needed at this time.
 - There are two public art line items, and these will be combined in cleanup. No additional funds are needed at this time.
 - Staff is working on having a Request for Proposal (RFP) for a permanent clean team that will go out in the next couple of weeks. \$100,000 has been added to this line item for now.
 - The marketing line item will have carryover of over \$242,000, so no additional money is being added currently.
 - This line item does include the signature event and co-sponsorships for events.
 - There is currently no budget for the signature event, but the Special Events subcommittee is going to work on that.
 - The Unity Garden is a performance grant, and was allocated in the last budget, so no additional funds were added.
 - Dues and Subscriptions has two line items that will be combined in a cleanup.
- The COVID-19 assistance line item will be reprogrammed at a future CAC meeting, but that cannot be done today.
- Mr. Robinson requested that an interest line-item be added.
 - This automatically goes into the Neighborhood Infrastructure line item, but a note can be added to show how much is interest.
- The CAC reached a consensus on the Redevelopment Investment line items.
 - A line item was added here to address graffiti abatement with \$20,000 added.
 - Business Enhancement Micro Grants added \$100,000 as a smaller version of the current façade grant program.
 - Neighborhood Group Special Projects Grants has carryover of \$200,000, which should be enough for now.
 - Staff and subcommittees can work on an additional program for projects on private property.
 - The Neighborhood Rehab Loans line item and the Affordable Housing Initiatives line item were added before current staff's time, and there is currently no program attached to them. The CAC would like to reprogram this money at the next CAC meeting.
 - The Rental Rehab program goes to the Community

- Redevelopment Agency board for approval at the May 12, 2022, meeting, and \$300,000 has already been reprogrammed for that.
- The Vanilla Shell line item, Upstairs Residential Conversion, and the Restaurant and Food Services line item have enough carry over that no new funds are being added.
 - Residential Exterior Improvements have already started receiving applications and staff expects more so \$300,000 more is being added.
 - Façade Grant program added \$100,000 more.
 - The Housing Down Payment Assistance program is in conjunction with the City's Program.
 - The CAC reached a consensus on the Capital Improvements line items.
 - There are two land assemblage line items that will be combined into one, and \$1.25 million has been added in case the CAC would like to look at additional properties to acquire.
 - The street improvement line item added \$300,000, which can be used towards alleyway paving, sidewalks, or other items above what the City will do.
 - Main Street Revitalization added \$1 million since there are a lot of upcoming projects to work on there.
 - Salcines Park and Rey Park will both have their own line items in the budget to be approved by the CAC since funds were already reprogrammed for those, and \$400,000 additional funds will be added to the Parks Improvement line item.
 - The CAC requested a line item be added under Operations and Administration for CAC member training and \$10,000 was added there.
 - Mr. Robinson would like all CAC members to be able to attend the Florida Redevelopment Association conference.
 - Ms. Fenton suggested staff look at the CAC policy for direction on member training.
 - Staff will update the budget spreadsheet and formulas and resend to the CAC members before the vote for approval at their next meeting.

V. General Discussion and Questions

There was no additional discussion or questions.

VI. Announcements

There were no announcements made.

Meeting adjourned at 5:50 p.m.

**WEST TAMPA COMMUNITY REDEVELOPMENT AREA
COMMUNITY ADVISORY COMMITTEE**

May 24, 2022 at 5:30 p.m.

David M. Barksdale Active Older Adult Center
1801 N. Lincoln Avenue, Tampa, FL 33607

Meeting Minutes

Attendees

Committee Members: Carlos Ramirez, Chair; Joe Robinson, Vice-Chair; Sandy Sanchez; Delphine Jones; Janice Williams; Michael Braccia; Walter Smith II; Heem Baisden; Jeanette LaRussa Fenton; Tina Young (virtual)

Excused: Kandfry Ocana-Hendrick; Emanuel (Bobby) Wilson

Staff: Jesus Niño; Brian Le (T&I)

Meeting Called to Order, Opening Comments & Roll Call

Mr. Ramirez opened the regular meeting of the West Tampa Community Advisory Committee (CAC) at 5:35 p.m. on May 24, 2022. A roll call was held and there was a quorum present.

Mr. Ramirez gave Kandfry Ocana-Hendrick and Bobby Wilson excused absences.

Public Comment

Michael Randolph, Executive Director for the West Tampa CDC, spoke about the West Tampa CAC's efforts to purchase the Cigar factory on Howard Avenue and he recommended the future uses lead to jobs creation, community wealth building, and crime reduction. He stated, in Tampa the poverty rate is 17% to 20% and in West Tampa it is even worst. The CDC put together a community impact test that will be sent to the CRA for use for the acquisition of the Cigar factory. Does the use build community wealth, does the use pay for itself (community impact, not just money), does it create jobs, does it leverage resources to create more wealth, and does the use reduce crime. There are three things the CDC can do related to the impact test: a technology center, wealth building center, and TV video production center and how to use these mechanisms to bring in money. How does the CDC fund these, \$800,000 will come from the community development fund, \$500,000 from the Bank of America and other banks, and finally \$300,000 from grants in general. During the next few weeks, the CDC will go to the silent majority in West Tampa and that is over 65% of people that do not come to meetings in order to take the proposal to them so they understand what West Tampa will look like in the future. The building can be a place for the community.

Presentations

Chair Ramirez asked the Hillsborough County Planning Commission staff to introduce themselves. Alvaro Gabaldon and Melissa Dickens were present. Mr. Gabaldon presented the Comprehensive plan update. The plan gets updated every five to seven years and is basically a twenty-year vision for the City. It outlines the vision, goals, objectives and policies for the City. Mr. Gabaldon stated that they are collecting feedback from the community as they kick off the update process. He stated they are at the beginning stage of the update. The Hillsborough Planning Commission is an independent consolidated agency, and they provide long range planning for the four municipalities in Hillsborough County. They are responsible for maintaining and updating the comprehensive plans for the four cities. As they embark in the process, they are working very closely with their partner the City of Tampa's Planning Department. The head of the City's planning department being Mr. Stephen Benson.

Mr. Gabaldon started by asking what is comprehensive plan? Then answered stating it's a long-range document that sets a vision for the city's future, and it sets a path to accomplish this vision by including specific policies, objectives and goals and maps such as the future land use map that lays out the community's development, the infrastructure and preservation that's happening throughout this city and does projections out into the future. So, the policy in the plan look to anticipate trends and hopefully provide solutions to challenges that the city will face as time passes. As the City grows, as buildings get older, etcetera, etcetera.

The plan is not a regulatory document, it's a vision document. State law requires the plan cover a variety of topics, e.g., land Use, mobility, infrastructure, housing, the environment or water, etc.

A map was shown on presentation for the projected growth to 2045, it's a heat map. Darker purple areas are areas that we anticipate if Tampa continues growing as it has historically, it will grow to the most intensely in the dark. The darker purple areas and in the table to the left you can see some of those high-level numbers of what we're anticipating adding 77,000 homes, adding 100 and 8000 residents and 258 thousand jobs 225.

He stated the city and the county have done a lot of different independent planning studies over the last two years asking the public their opinion about things like resiliency or transportation or sustainability in Tampa. And this effort now is collecting all of those responses into a single survey that they are asking public to interact with. This is building on this previous feedback. They have over 6000 survey responses.

CAC members asked about the methodology for the heat map data. Mr. Gabaldon stated the methodology and data are on the Planning Commissions webpage. He stated they are not economist but are planners.

Questions and concerns pertaining to density were brought up by Mr. Ramirez and Ms. Sanchez. Mr. Robinson stated he wants to make sure that the comprehensive plan is

aligned with the CRP. Concern was stressed Ms. Sanchez and Mr. Ramirez that density is being guided to West Tampa and not South Tampa for example.

Old Business

Mr. Nino stated that he reached out to Kim Jowell of the Hillsborough Education Foundation to schedule a CAC meeting at the El Centro Español historic building located at 2306 North Howard Avenue. He stated Ms. Jowell would accommodate the meeting but would go to her board first to inform them of my request. He stated that Ms. Jowell stated the building is locked at 5pm, but that she would provide a staff member to stay after hours to let the public in and out of the building during the CAC public meeting. In addition, Mr. Nino stated that Ms. Jowell volunteered to stay for the meeting to talk with the CAC and answer any of their questions. Mr. Robinson stated he would like for Mr. Nino to make sure the City's Real Estate team attends the meeting too to talk about the facility lease agreement. Mr. Nino stated he would invite the Real Estate team to the meeting. In addition, Mr. Ramirez stated that maybe the Real Estate team and Hillsborough Education Foundation staff should also attend the Infrastructure Subcommittee.

Action Items

Approval of Minutes – April 26, 2022 and May 11, 2022 minutes

- A motion to approve the minutes from May 11, 2022, was made by Ms. Fenton, with a second by Mr. Robinson. The motion passed unanimously 9-0.
- No motion was made for the April 26, 2022 minutes.

Budget for FY2023

- A motion to approve the Budget was made by Mr. Robinson, with a second by Mr. Braccia. The motion passed unanimously 9-0 through a roll call.

Redner Property Acquisition

- Mr. Nino requested approval from the CAC for the acquisition of property located at 2101 West Main Street. This property is currently under contract to purchase for \$200,000 using West Tampa CRA funds. During the due diligence period, it was discovered the property has certain levels of environmental contamination. City staff believes this contamination can be remediated through the Florida Brownfield Program allowing the property to be developed into a safe public park. As a result of contamination discovery, the property owner has agreed to lower the purchase price to \$185,000. This action requires CRA and City approval to amend the purchase contract. Mr. Nino asked the CAC to make a motion recommending the CRA proceed with the amended purchase price and with the associated cost of environmental remediation.

A motion to accept and approve the revised purchase price of \$185,000 for property located at 2101 West Main Street was made by Mr. Robinson, with a second by Mr. Smith. The motion passed unanimously 8-0 through a roll call.

A motion to accept and approve the completion of the environmental assessment and associated cost of environmental remediation for property located at 2101 West Main Street with a motion made by Mr. Robinson, with a second by Mr. Braccia. The motion passed unanimously 8-0 through a roll call.

Salcine Park and Rey Park RFQ

- Mr. Nino indicated that Contract Management staff (Thomas Hester and Jeffrey Wilson) were in attendance and ready to answer questions that pertain to the RFQ process only, not the scope of work. Mr. Ramirez stated he has already submitted his comments to Parks staff. Ms. Sanchez stated that shouldn't the CAC have an idea on the improved lighting at the new park. Mr. Ramirez stated there is a lighting section 2.7d. Mr. Sanchez was curious about plant material and how high will the fence at the park be. Mr. Nino indicated the fence will not exceed city requirements, but the CAC can provide a recommendation within the City requirements. Mr. Sanchez wants to know how high the landscape beds will be. Mr. Nino indicated that the CAC will still have the opportunity to work with the hired design build firm.
- Mr. Robinson stated that the new park at nighttime will be closed and properly gated, and that the fencing should not be easy to walk across or over the gate when the park is locked at night. He stated that does not mean individuals will not try to get into the park or sit down outside the fencing at night. He stated that what would stop some of the loitering outside of the fencing is that areas to sit should not be available. He stated to the CAC audience that the existing mural will not be touched and will be preserved. However, he stated that lighting needs to be improved for safety and to prevent many individuals from wanting to be at the park at night since it will be well lit. He stated that right now, drug activity occurs in the corners, hidden areas and in the darkness at the park and Yosilina area. Mr. Robinson stated that CPTED techniques are to be used for the new park and that CPTED needs to be mentioned in the RFQ. Mr. Ramirez stated CPTED had been incorporated into the document. Mr. Robinson stated that when the design build team is selected the team will develop a more detailed conceptual plan and that the high-level conceptual plan Parks staff created is just to give the design build team an idea on how to start.
- Mr. Robinson stated that the CAC already vetted the concept plan in the RFQ document. Mr. Robinson stated that Parks staff could have designed the park, but they are too busy so are contracting out to the design build firm. Mr. Robinson stated that it is overkill using design build for the one million estimated cost. He stated that projects that are millions usually use design build and teams are selected through the CCNA list. But since the CAC wants to get this project moving fast, he is okay with the proposed process. Mr. Robinson said when the design build team is selected that the team will bring back to the CAC in phases to seek CAC input before they get too deep into the design build. The CAC will review the schematic drawings that are more detailed in phases. More detailed elevations should be brought to the CAC in phases too. He does not want the selected design build team to get too far past the schematic phase and no comments provided to them from the CAC, then the selected design build team

will develop design development and construction documents without CAC input and that will make the CAC not be happy. The CAC needs to see the serious drawings in phases as they are being developed.

- Mr. Ramirez stated that Mr. Tony Monk (City Landscape Architect) added to the RFQ that the design build team would at a minimum meet with the CAC twice during the design phase, but that the City did not feel the need to dictate which phase, incorporated in 2.06a of the RFQ. Also, Mr. Ramirez stated his comments stated that the CAC needs to be involved in every phase submittal for comments. And that he addressed the need for concepts for the fountain and a note to protect the granite curb. He said he had questions on signal equipment and needed confirmation of the bus stop going away. The Salcines existing metal plaque needs to be preserved. Mr. Robinson stated that locked power access needs to be included. Mr. Robinson stated that no bathrooms should be included at this park.
- Mr. Thomas Hester indicated that the design criteria package is only an overview so the City can advertise, and design build firms can submit and present their qualifications. The RFQ is qualification based. The proposals and teams will be scored, and short listed and that short list of firms will be provided 15 minutes of time to present to the CCNA Board. The Board meeting is open to the public, but public will not be allowed input. The selected firm will then interact with the CAC personally. Design build controls the pricing more and better, as opposed to design bid build process. The bid could be twice as much as design build. Design build has the architect and contractor in place as a team and controls cost better. Mr. Robinson asked when can the City say they can cut the ribbon for the final park. Mr. Hester stated he cannot answer that and that before the actual work can be commenced by the design build team it has to go to city council. Mr. Hester stated that a GNP would be created too and that it would also have to go to City Council. He stated the CRA Board and CAC meetings adds more time, and EBO office requirement add time too. The EBO has a process that has to be followed. Mr. Robinson asked when the construction fence would go up and become a job site. No answer was provided. The job site needs to be protected according to Mr. Hester. Ms. Fenton stated the Salcines family needs to be included in notifications for the park. The Chair will draft a letter to the Salcine family to notify them and include them in the process.

The Samuel L. Davis Cigar Factory

- A motion was passed to have the CRA Manager contact the City's Real Estate (RE) Department and request RE staff initiate the exploration of the feasibility of the CRA to purchase the Samuel L. Davis Cigar Factory property located at 900 North Howard Avenue. (Motion made by Mr. Joe Robinson and second by Mr. Walter Smith, motion passed 8-0 through a roll call with Mr. Michael Braccia recusing himself since he stated he has been in business discussions, through his company, with the current property owner.

The CAC request the RE staff contact the seller of the property and find out the true selling price of the property, and for RE staff to conduct pre-liminary due

diligence on the property and provide the CAC any recommendations or concerns associated with cost for property improvements and long-term maintenance.

In addition, the CAC recommends, if the property is purchased, the CRA retain control, through an agreement, on the end use, property improvements, and any disposition of the property.

Preliminary discussions on end use(s) for the property were not determined at the meeting. Only ideas were briefly discussed for example, mix-use, center for area non-profits, commercial uses, boutique hotel, housing, history center. The CAC understands any end use would have to be in line with the West Tampa CRP and would require further discussion by the CAC starting with “use” discussions at the WTCAC Infrastructure and Safety Subcommittee level.

Reports

- **Community Policing Update: 6:15 PM**

Tampa Police Department Sergeant Sabina presented crime information in the area.

- **Code Enforcement Update**

No update was provided.

- **Staff Report**

No staff report.

- **General Discussion & CAC Subcommittees - Reports**

- **Economic Development**

- Mr. Smith stated that the Economic Development Subcommittee will meet at their scheduled June meeting.

- **Special Events & Special Projects**

- Ms. Young stated that the Special Events and Projects Subcommittee is holding a meeting at the end of May to review the Juneteenth Co-Sponsorship application. The West Tampa Alliance made a request to the CAC for a one-time increase, from \$5,000 to up to \$15,000, for a West Tampa CRA Special Event grant to cover certain qualifying City permits and hard cost associated with the proposed “West Main Street Juneteenth Event” by the West Tampa Alliance, Inc., but Mr. Baisden left the meeting early, so the CAC took up the item on his behalf to discuss. The grant is a performance grant, or reimbursement grant, meaning the event must successfully take place in accordance with all City permitting and regulatory requirements and must meet the guidelines of the West Tampa CRA Special Events Application. The event is scheduled to take place on Saturday, June 18, 2022, from 5pm to 11pm. The event will celebrate the Juneteenth Federal Holiday and promote West Main Street to the Tampa Bay region. The West Tampa Alliance has received approval from City Council for a road closure on Main Street where the event will take place from N. Howard

Avenue to N. Fremont Avenue (located within the West Tampa CRA boundary) during the time of the event. This grant in no way grants approval for any remaining City approvals necessary for the event to take place on June 18th. It is the responsibility of the West Tampa Alliance to execute all necessary planning, fund-raising, and implementation efforts to ensure the event takes place. The West Tampa Alliance is working with the City's Special Events Division to complete remaining event requirements.

The CAC discussed the Juneteenth event but did not make any motions for granting the West Tampa Alliance any grants. The discussion was initiated due to a letter to the Mayor from the Alliance that the CAC was copied on that indicated the current \$5,000 grant amount was not enough to cover certain event expenses that if not paid would prevent the event from taking place. The Alliance indicated that because they are a not for profit, they have limited funds that will not cover most of the event cost. No CAC member had an issue with the event itself or granting the West Tampa Alliance a higher grant amount if the grant program amount was increased to \$15,000 and the West Tampa Alliance met the requirements of the West Tampa CRA Special Events program guidelines.

Mr. Robinson stated that the CAC should raise the grant amount for the existing West Tampa CRA Special Events Co-Sponsorship Grant Program from \$5,000 to a maximum of \$15,000. A motion was made by Mr. Robinson and a second was made by Ms. Jones to raise the West Tampa CRA Special Events Co-Sponsorship Program grant amount to a maximum of \$15,000. The motion passed unanimously 8-0 through a roll call. No motion was made to change the existing program application language other than the grant amount. This will allow, if ultimately approved by the CRA, any applicant including the West Tampa Alliance, to apply for the new increased grant amount.

- **Infrastructure & Safety**

Mr. Ramirez stated the subcommittee wants to get back to work on the West Tampa Overlay. Discussed creating a special overlay subcommittee. Mr. Robinson stated that the new subcommittee will be under the Infrastructure and Safety Subcommittee.

- **Housing**

No report was given.

- **Arts**

Ms. Sanchez asked if any responses were provided to the Manager about historical spots in West Tampa. Mr. Nino stated that only Jeanette Fenton provided comments. Mr. Robinson stated that the sites could be mapped. She stated that the CAC should start to discuss what will be done at the Redner property. She also discussed the alleyways.

Mr. Robinson made a motion to have the Manager invite Robin Nigh and her team to the CAC in the near future to discuss what plans the City of Tampa has for public art in the West Tampa CRA. It was second by Ms. Fenton. Passed 8-0.

- **Other Items of Discussion**

Mr. Robinson made a motion that the CAC should support the improvement of the Dr. Walter Smith Sr. Library and for the CRA Manager to contact the library owners and work with them to find out which existing grants programs are available for Mr. Smith to apply for and use to improve the library and property. The motion was seconded by Ms. Jones. The motion passed unanimously 8-0 through a roll call.

I. Announcements

II. Adjournment

Mr. Ramirez adjourned at 8:42pm.

**WEST TAMPA COMMUNITY REDEVELOPMENT AREA
COMMUNITY ADVISORY COMMITTEE
MINUTES**

June 28, 2022 at 5:30 p.m.
Hillsborough Education Foundation
2306 North Howard Avenue, Tampa, FL 33607

Meeting Minutes

Attendees

Committee Members: Carlos Ramirez, Chair; Joe Robinson, Vice-Chair; Sandy Sanchez; Delphine Jones; Janice Williams; Michael Braccia; Heem Baisden; Jeanette LaRussa Fenton; Tina Young, Emanuel (Bobby) Wilson

Excused: Walter Smith II; Kandry Ocana-Hendrick

Staff: Jesus Niño; Brian Le (T&I)

Opening Comments & Roll Call

Mr. Ramirez started the meeting at 5:30pm and asked Mr. Nino to roll call. Mr. Nino completed the roll call and indicated a quorum was present.

Public Comment

Michael Randolph, West Tampa CDC Executive Director, made public comments discussing Economic Development in the community and wealth building. He would like to present at the Economic Development on the topic of community economic development. He indicated economic development and public safety are a strategy to reduce crime in the community.

Presentations

Hillsborough Education Foundation

Kim Jowell, CEO of the Education Foundation, introduced herself to the CAC and discussed the mission of the foundation. She shared the Foundation's mission and what they do in the building. She indicated they can do tours of the building for anyone that request a tour. She indicated the Foundation on average raises about \$7.5 million every year. They are focused on creating equity and they do that in several different ways. One way is through their store which has about \$4.1 million worth of supplies and resources. Teachers can come and shop free. The average teacher leaves with about \$430 worth of product and they can shop twice a semester. Another part of what they do is mentoring. Currently have 328 students that are mentored. These are disadvantaged students or high-risk low-income students. They are 7th to 9th grade students. Teacher development is another area they focus on. They also provide scholarships outside of their mentorship program. This year they gave out about \$600,000 in scholarships or about 204 scholarships. They are starting to get into literacy. They believe in advocacy as part of education. The theater is full of product. They have partnerships with many stores for product.

They applied for historic preservation grant to obtain windows and they were water intrusion was starting to happen. Received about \$250,000 from several sources.

Ms. Fenton asked if the CAC could use the facility. Ms. Jowell said yes but said that they do not have staff to stay and help. Mr. Baisden asked how people signed up for tutoring. Ms. Jowell said they do not have tutoring; they have mentoring through an application. Ms. Jowell said they take pride in being part of West Tampa.

Ms. Jowell said it would be difficult for them not to have storage space, so they have no plans to allow other organizations use the theater space. They would have to change their business model. They do not know how to exist without the storage space but do want the area restored one day. Said there are some preliminary restoration plans.

Mr. Robinson is concerned about the balconies and some of the rebar still sticking out. Said the CAC should talk about funding the balconies one day. Ms. Jowell said they were removed due to safety. Ms. Jowell said no-profits

can use the space, they just need to contact them to discuss details and there is no real charge. For profits must pay about \$50 to \$100 flat rates. Scholarships can be used for trades and colleges, in and out of state.

Action Items

Approval of April 26th and May 24th, 2022, minutes

Ms. Sanchez made a motion to approve the minutes, Ms. Fenton seconded the motion. Motion passed 10-0.

West Tampa Overlay – Alleys

Mr. Stephen Benson, Planning Director, and Andy Mikulski, Urban Design Coordinator, provided the presentation named West Tampa Overlay.

Stephen indicated they are there to give an update on the work that we've done so far regarding the overlay. Taking a look at the overlay and some of the issues with the administration. The he talked about some of the initial ideas they had and feedback from the subcommittee meetings. Mr. Mikulski said that last year's 2021 Overlay changes in Section 27-241(e)2.(c).5. West Tampa Overlay District Development Standards where language was changed may provide access from alley to "Shall" provide access from alley. Said "shall" word has caused a lot of issues; some builders do not like it. Showed slides of the outcome of the code where access is from the alley to new development. Discussed single-family detached, semi-detached (duplex), or two-family dwelling. Basically, case by case assessment, every alley, every time one house is proposed, it's a lot of manual labor to address 1 house for paving standards. Mr. Mikulski said by state statute they must turn developments around at a certain amount of time. Alleyway assessment must be looked at each time and causes a lot of confusion and debate and is not working for anyone. Mr. Mikulski said its is difficult to access every alley. Mr. Mikulski also said the city said absolutely not on using rocks alleys in the City of Tampa. Mr. Benson said they are presenting what the policy and standard are now and what is on the books and that's how their answering these questions. Mr. Mikulski discussed Alley development standards for Improved (paved) and unimproved (unpaved) alleys and what each means. Mr. Mikulski said it is his job to follow the code and said he is not an engineer and then gets challenged by developers that have lawyers and engineers. He continued to discuss the standards of paved alleys. Stormwater must be accounted for when improving alleys. He provided examples of site conditions of alleys. Some of the alleys are paved, but Mr. Benson said you cannot tell the subbase of those improved alleys and calls into question if they meet our adopted standards or not.

Mr. Mikulski discussed the design exceptions. From February 2021 to March 2022 19 single family residential projects complied with alley access requirements. 13 design exception requests: 5 approved and 8 disapproved. Some alleys have trees, and you can't expect a homeowner to remove a tree on city property. Said most alleys are in poor condition. Said it's debatable when trying to uphold the code and developers are saying why are you trying to make their clients meet the code, when city does not meet their own code. Said you cannot expect a single-family house to absorb the cost of improving the alley, can't put it all on one person. Mr. Benson said that also goes into the affordability.

Mr. Benson said to focus on single family detached for single family detached receiving loans. Give them the option to choose because they have to use the alley, improve it. That's one project that has to bear the cost of repaving the entire alley to get to that to get that site potentially or improving it if it's if it's an unimproved alley. For single-family detached change from "shall" back to "may." For two-family, single-family semi-detached, attached shall provide access from alley so no change. So, we can still meet the intent of the overlay. This the first recommendation.

The second recommendation is minimizing the conflicts with pedestrians, and it's also addressing the fact that you have a parking issue and a lot of a lot of parts of the neighborhood. Showed before conditions and after. Went from 4 on street parking spaces to two on street parking spaces there to the left of the garbage can. And then six off street parking spaces. Got more parking, but it's shifted to private property. Parking is increasing and that's the trend that we're seeing.

Said they want to try to minimize the impact to the on-street parking and also minimize the amount of pavement and driveways that keep coming in from the front. If you choose to access the front, this will also act as a disincentive to accessing from the street. But you're seeing now when the DEs come through, they're getting the full double car driveway in the front and if the lots only 50 feet wide, almost half the lot is taken up by double car driveway which isn't consistent with the development pattern, especially in the historic part of the neighborhood. Showed examples. Recommendation 2: Driveway size and spacing. When site does not access from alley:

Front driveway sizes determined by lot width – Lots 70' and wider may have single or double width driveway; lots up to 69' - single driveway only. And then spacing would look to maintain 30 feet between roadways when it's possible so that you can still park your car and not eliminate every single on street parking space when three houses filled in a row. That's what's happening now. 123 houses flip double car driveway every 20 feet, 20 feet is outlined in the parking car and have clearance on the side along the curve. So it's killing all your parking. So that would be our intent is if Council continues to overturn the DEs or if we have to take it out the code at least. This is in place to preserve that look and feel, otherwise they will continue to change, like what's happening in the West Shore Palms.

Mr. Benson said he took it to subcommittee and got some feedback. Vehicles that choose to block the sidewalk. Cars are parking on sidewalks, not private property, and blocking sidewalk. Showed examples. Mr. Mikulski said for single family homes transportation requires two or three spots and they are at least 18 feet long. So, you could do in this case this House does not have a garage there. It's a new build, they provided both their spots on a single width driving on the side of the house. Mr. Benson showed feedback from subcommittee. Subcommittee prefers to keep the current DE process for not accessing alleys for all single family uses. How to prevent vehicles from blocking sidewalk. Develop a long-term plan for alleys. Update alley standards with alternative to full reconstruction of alleys. Said there isn't a quick fix. Stated if alleys are important to community, then a long-term plan for them because without having a long-term plan of not just today five years, 10 years like 20 years in the future, what the system is going to look like, otherwise it's just an asset that's sitting there deteriorating. Said, cannot rely on transportation funding to improve alleys. Limited resources for alleys. Need long term plan. Field review in person and assess the conditions of alleys from a science-based perspective, not just eyeball. Alternative surfaces and alternative uses. Not every alley has to be an alley, many different uses.

He proposed initiatives. Alley Action Plan – project tasks: 1) Update alley surface standards, alley development policy, provide cost-effective alternative methods to full reconstruction. 2) Field inventory and condition of all alleys. That is a big cost is going out there and actually assessing each alley in the field. That's what takes the most time and effort to do. 3) Develop vision map with different alley types, develop a new map that says these are alleys that we want to see become bike paths. These are the alleys that we want to see become public spaces, and then basically alleys that we want to see remain in place for vehicular access to actually get to your property. 4) Cost estimates - use engineering cost estimates. 5) Prioritization of projects based on use type. 6) Pilot project. Provided examples of Action Plans.

Provided Action Items: Amendments to West Tampa Overlay: 1) Alley access for single family detached – optional. 2) Driveway size and spacing when accessing street. 3) Proposed from subcommittee: increase driveway depth. Then Projects/Initiatives: 1 Alley Action Plan & Updated Design Standards.

Mr. Ramirez stated that this was not the same presentation given to the subcommittees, since it addressed many of their concerns. Mr. Wilson said his alley was done with asphalt milling. Said every three- or four-years city comes and does his alley with asphalt milling. Mr. Wilson looked at the DEs and said its less than 10% being overturned. Mr. Mikulski said more and more are leaning of the DEs. Mr. Wilson said we are trying to restore West Tampa. Said let's work with design exception process as it is and not to change, since the process is working okay even those staff does not like it. Said alleys are an asset. Said if city council keeps overturning them, it creates a parking problem. Let the process proceed. Said we should keep it as shall. We need to study alternative ways to keep the alleys usable. We need to maintain the historic nature of West Tampa. Having more driveways in front will destroy the character of West Tampa.

Ms. Sanchez said we are not the only ones, Tampa Heights. Said will see more and more communities that will try to protect themselves. Said no one uses a garage. Short driveways cause people to park on sidewalks. Said she took a ride down alleys in West Tampa. Said alleys should be maps or accessed on an as needed basis. Said there is not a need for a massive engineering report. Do it on an as needed basis.

Mr. Robinson said he has an alley problem. Alleys were used in past for garbage pickup and utilities. Sewers are in the alleys. Said most alleys have manholes. He is upset with city, since no accurate map and said there is a problem with city records like his alley. Said in 20s or 30s no one had a car and houses were built as cigar cottages and people walked to work. Said standards are antiquated 40 or 50 years old. He is about updating standards. Agrees with number "1" on the proposed initiative Alleyway Action Plan – project tasks. Said drainage is a problem. There are flood problems. Agrees with vision maps but can't do that unless you know what we got. Alleys need to be assessed for what they are. Driveways increase stormwater. Get engineers to look at the standards. Field inventory then you can do a vision plan. Said what is the panic here since seems like a small

issue. Said granite curbs are an issue and need to be protected. Granite curbs is sitting there, driving trucks on them, pouring concrete on brick streets.

Mr. Robinson wants to know who he calls with illegal parking on street. Recommends we follow the recommended action items. Said let the people that apply for DEs, let them do that, then we have case studies that we can use. We find out what works and what doesn't work.

Ms. Williams, what is the economic impact on housing cost. Ms. Sanchez said developer should explain that new owner is responsible to maintain alley. Developer will pass cost to new homeowner if he is responsible to improve alleys. Mr. Mikulski said it is not just the developers trying to save, its some homeowners that do not want to pay the cost of alley improvement.

Mr. Ramirez, said he thinks we have a great asset in the alleys in West Tampa. Said lets take advantage of the assets. Said an option that if you want to go through the design exception process and do one in the front then you are going to be held to the driveway criteria in #2. And then #3. The driveway depth he said he likes and likes increasing the driveway depth. Pushing the whole house and reducing the rear set back is an option. Asked how is that going to look on an established block where you have average setbacks? Said there's always options of having ribbon drives or driveways along the side of the property. And said there's already code about relaxing the setback, the side setback and doing the driveway down the side of the house, you can reduce the set back on one side that will just keep the front and move the house to one side that way you have your averaging in the front.

Motions at June 28th West Tampa CAC Meeting.

Provided Action Items: Amendments to West Tampa Overlay:

- 1) Alley access for single family detached – optional.

Mr. Wilson made a motion that for any design exception that is filed the West Tampa CAC get a good neighbor notice. Mr. Robinson made the second. Approved 10-0.

Mr. Wilson made a motion to deny amendment one keeping the word “shall” in place. Mr. Robinson made the second. Approved 10-0.

- 2) Driveway size and spacing when accessing street.

Mr. Wilson made a motion to approve amendment two keeping driveway size and spacing when accessing streets. Mr. Robinson made the second. Approved 10-0.

- 3) Proposed from subcommittee: increase driveway depth.

Mr. Wilson made a motion to approve amendment three proposed from subsidy from subcommittee, increased driveway depth. Mr. Robinson made the second. Approved 10-0.

- 4) Then Projects/Initiatives: 1 Alley Action Plan & Updated Design Standards.

Mr. Robinson made a motion to accept and move forward with the initiatives of an Alley Action Plan & Updated Design Standards. Mr. Wilson made the second. Mr. Benson said to be clear anything on this list they do not have the resources to do now. Mr. Robinson said it's just a concept and the details and funding can be discussed later. Mr. Wilson said more discussion will be had and the slides Mr. Benson provided can be looked at by city council for their reasoning and the CRA may be open to funding it. Mr. Ramirez said it will continue to be discussed at subcommittees for details. Mr. Ramirez said the motion is not saying if it is going to be paid for or not by CRA, but that council should know it's an option for the CRA to fund this. Mr. Robinson said the motion is to move forward, but the steps will be flushed out in subcommittee. The answer is yes to move forward on this according to Mr. Robinson. Approved 10-0.

Rey Park - Draft RFQ

No motion was made, more discussion was to be had at next meetings.

Old Business

Samuel L. Davis Building Update

Mr. Nino stated the building is under contract by a law school.

Community Policing Update: 6:15 PM

Police Department

At 6:15pm PD gave an update of the area. Major Ruth Cate introduced herself. She is back to district one. She introduced Lieutenant McCormick too. She is available to be contacted anytime. Major Cate will try to get around to all the neighborhoods. Ms. McCormick said they are doing homeless outreach, and plain cloth units surveying the area. Said there are cameras in certain areas that she does not want to disclose. Said we will be seeing a lot more of them in the area. Mr. Wilson said Salcines Park is still an issue. Major Cate said that they want to park to be used, but are taking steps to help, but some of the individuals are just sitting there not causing problems and they try to provide them services.

Walter Smith Library

Mr. Nino said Walter Smith would be requesting a grant to make improvements at library property.

Meeting adjourned at 9:20pm.

**WEST TAMPA COMMUNITY REDEVELOPMENT AREA
COMMUNITY ADVISORY COMMITTEE**

July 26, 2022 at 5:30 p.m.

David M. Barksdale Active Older Adult Center
1801 N. Lincoln Avenue, Tampa, FL 33607

MINUTES

- I. Meeting Called to Order
 - No quorum. Meeting canceled.

**WEST TAMPA COMMUNITY REDEVELOPMENT AREA
COMMUNITY ADVISORY COMMITTEE**

August 23, 2022 at 5:30 p.m.
Hillsborough Education Foundation
2306 North Howard Avenue
Tampa, FL 33607

Meeting Minutes

Attendees

Committee Members: Carlos Ramirez, Chair; Joe Robinson, Vice-Chair; Sandy Sanchez; Delphine Jones; Janice Williams; Michael Braccia; Heem Baisden; Jeanette LaRussa Fenton; Tina Young, Kandfry Ocana-Hendrick; Emanuel (Bobby) Wilson

Excused: Walter Smith II

Staff: Jesus Niño; Brian Le (T&I)

I. Opening Comments & Roll Call

Mr. Ramirez started the meeting at 5:32pm and asked Mr. Nino to roll call. Mr. Nino completed the role call and indicated a quorum was present.

II. Public Comment

No Public Comments.

General Public

Presentations

III. West Tampa CDC Presentation

Mr. Michael Randolph, West Tampa Community Development Corporation Executive Director, gave a presentation on Updates of Economic Development – People, Place, Things. He stated that so often when community do community development the most important thing is left out and that is people.

IV. Mobility Update/BUILD Grant Update

Action Items

V. Approval June 28, 2022 minutes

CAC

VI. West Tampa – Alleys

Planning Staff and CAC

VII. Reprogramming of Funds to Down Payment Assistance

CAC

Old Business

VIII. Dr. Walter L. Smith Library

Reports

IX. Community Policing Update: 6:15 PM

Police Department

X. Code Enforcement Update

Neighborhood Enhancement Division

XI. Staff Report

Jesus Niño

XII. General Discussion & CAC Subcommittees - Reports

- Economic Development
- Special Events & Special Projects
- Infrastructure & Safety

Walter Smith Jr., CAC Member

Tina Young, CAC Member

Carlos Ramirez, CAC Member

- Housing
- Arts
- Other Items of Discussion

Bobby Wilson, CAC Member
Sandy Sanchez, CAC Member
CAC & Staff

- XIII.** Announcements
- XIV.** Adjournment (7:18 p.m.)

**WEST TAMPA COMMUNITY REDEVELOPMENT AREA
COMMUNITY ADVISORY COMMITTEE**

October 25, 2022 at 5:30 p.m.
Hillsborough Education Foundation
2306 North Howard Avenue
Tampa, FL 33607

Minutes

Attendees

Committee Members: Carlos Ramirez, Chair; Joe Robinson, Vice-Chair; Heem Baisden; Sandy Sanchez; Jeanette LaRussa Fenton; Bobby Wilson; Delphine Jones; Walter Smith II

Excused: Janice Williams; Michael Braccia; Tina Young

Staff: Jesus Niño; Rob Rosner (virtual); Larry Washington; Stephen Swan; Regina Byrd; Brandie Miklus (virtual); Stephen Benson

- | | | |
|------|-------------------------------------|------------------------------|
| I. | Meeting Called to Order (5:36 p.m.) | Carlos Ramirez, CAC Chairman |
| II. | Opening Comments & Roll Call | Carlos Ramirez, CAC Chairman |
| III. | Public Comment | General Public |

Presentations

- | | | |
|------|--------------------------------------|------------|
| I. | Tampa MOVES – Citywide Mobility Plan | City Staff |
| II. | Solid Waste Department | City Staff |
| III. | West River Development and Rome Yard | City Staff |

A motion was made by Mr. Robinson to have quarterly updates on the Rome Yard project be added to the agenda. Seconded by Mr. Smith. Motion passed unanimously.

A motion was made by Mr. Robinson to add the June 28, 2022, meeting minutes to the agenda. Seconded by Mr. Smith. Motion passed unanimously.

A motion was made by Mr. Robinson to approve the June 28, 2022, meeting minutes. Seconded by Mr. Smith. Motion passed unanimously.

Action Items

- | | | |
|-----|---------------------|------------------------|
| IV. | West Tampa – Alleys | Planning Staff and CAC |
|-----|---------------------|------------------------|

A motion was made by Mr. Robinson to approve \$250,000 for a Alleyway Action Plan Study for the West Tampa CRA. Seconded by Ms. Sanchez. Motion passed unanimously.

A motion was made by Mr. Robinson to reprogram \$250,000 from Infrastructure for a new budget line item for the Alleyway Action Plan Study for the West Tampa CRA. Seconded by Mr. Wilson. Motion passed unanimously.

- | | | |
|----|--|-----------|
| V. | UPA Community Garden Agreement Amendment | CAC & UPA |
|----|--|-----------|

A motion was made by Mr. Robinson to approve \$6,751 of the \$45,011 agreement with UPC Community Garden for architectural/engineering services, site building site review and permit fees by the City. Seconded by Mr. Smith. Motion passed unanimously.

- VI. Public Art Presentation (No Action) Sandy Sanchez, CAC Member
- VII. Public Art Project – Mural CAC

A motion was made by Mr. Robinson to approve up to \$6,000 for the Legacy Mural project. Seconded by Ms. Sanchez. Passed 7 to 1, with Ms. Fenton voting no.

Ms. Fenton made a motion for a report to be brought back to the CAC on the status of the creation of the grant program for special project grants on private property. Seconded by Mr. Wilson. Motion passed unanimously.

- VIII. Reprogramming of Funds: CAC
 - Add 200K District Maintenance/Improvements
 - i. Allows for Alleys Cleanings, Pressuring Washing, etc.

A motion was made by Mr. Robinson to reprogram \$200,000 from Infrastructure to District Maintenance. Seconded by Mr. Wilson. Motion passed unanimously.

- Add 50k to Rey Park Improvements
 - i. Allows for potential additional public meetings

A motion was made by Mr. Robinson to reprogram \$50,000 from Infrastructure for Salcines Park improvements to allow potential additional public meetings. Seconded by Mr. Smith. Motion passed unanimously.

- IX. CAC Holiday Months Dates CAC

Old Business

- X. Dr. Walter L. Smith Library

A motion was made by Mr. Robinson to move forward with the Dr. Walter L. Smith Library and Campus and the applicant come back with definitive cost estimates for this project. Seconded by Mr. Baisden. Motion passed 7-0 with Mr. Smith recusing himself.

Reports

- XI. **Community Policing Update: 6:15 PM** Police Department
- XII. Code Enforcement Update Neighborhood Enhancement Division
- XIII. Staff Report Jesus Niño
- XIV. General Discussion & CAC Subcommittees - Reports
 - Economic Development Walter Smith Jr., CAC Member
 - Special Events & Special Projects Tina Young, CAC Member
 - Infrastructure & Safety Carlos Ramirez, CAC Member
 - Housing Bobby Wilson, CAC Member
 - Arts Sandy Sanchez, CAC Member
 - Other Items of Discussion CAC & Staff

A motion was made to have ten CAC meetings per year instead of 12 CAC meetings. Motions fails 5-3.

A motion to have the December West Tampa CRA CAC meeting on December the 13th. Motion made by - Sandy Sanchez, 2nd by Joseph Robinson. Motion passed 7 – 0. Heem stepped out of the room.

- XV. Announcements

XVI. Adjournment (9:09 p.m.)

**WEST TAMPA COMMUNITY REDEVELOPMENT AREA
COMMUNITY ADVISORY COMMITTEE**

Nov. 22, 2022 at 5:30 p.m.
Hillsborough Education Foundation
2306 North Howard Avenue
Tampa, FL 33607

Minutes

Attendees

Committee Members: Joe Robinson, Vice-Chair; Heem Baisden; Delphine Jones; Sandy Sanchez; Janice Williams; Michael Braccia; Jeanette LaRussa Fenton; Bobby Wilson

Excused: Carlos Ramirez, Chair; Walter Smith II; Tina Young

Staff: Jesus Niño; Andrea Roshaven

- | | | |
|------|-------------------------------------|--|
| I. | Meeting Called to Order (5:36 p.m.) | Joe Robinson, CAC Vice-Chair |
| II. | Opening Comments & Roll Call | Joe Robinson, CAC Vice-Chair and Staff |
| III. | Public Comment | General Public |
- Michael Randolph spoke about a national public safety meeting held in October.
 - Cheryl Patterson spoke about the need for investment in local youth and a youth talent showcase on January 15 at the David M. Barksdale Center.
 - Audette Bruce asked to be included in any workshop about the future of Fremont Linear Park.

Presentations & Ceremonies

- | | |
|-----|---|
| IV. | Recognition of Matthew Juairé for his Community Services on the West Tampa CAC. |
|-----|---|
- Mr. Juairé was unable to attend. Recognition moved to the next meeting on Dec. 13.

Action Items

- | | |
|----|--|
| V. | Request to Allow up to 15% of Grant Funds for Predevelopment Costs |
|----|--|
- A motion was made by Mrs. Fenton, with a second by Mr. Wilson to amend all the West Tampa CRA business grants to allow up to 15% of the awarded grant funds to be used for approved predevelopment costs. The motion passed 8-0.

Old Business

- | | |
|-----|------|
| VI. | None |
|-----|------|

Reports

- | | | |
|------|---------------------------|------------------------------------|
| VII. | Community Policing Update | Corporal Floyd, Tampa Police Dept. |
|------|---------------------------|------------------------------------|
- Mr. Robinson requested staff invite the West Tampa Chamber to the business community quarterly discussions when restarted in January 2023.
- | | | |
|-------|-------------------------|------------|
| VIII. | Code Enforcement Update | None |
| IX. | Staff Report | Jesus Niño |

- Mr. Robinson requested a workshop discussion on determining a collective CAC position on the road reopening or continued road closures for Fremont Linear Park. Mrs. Sanchez requested Mobility attend the workshop.

X. General Discussion & CAC Subcommittees – Reports

- Economic Development
 - No update.
- Special Events & Special Projects
 - Mr. Robinson requested the event planner opportunity be advertised in the Florida Sentinel Bulletin and La Gaceta (at least twice), through PSA opportunities in local radio and TV media, along with the CRA social media platforms.
- Infrastructure & Safety
 - Mr. Niño provided an update that the subcommittee recommended hiring an urban planner to work with the CAC.
 - Mr. Braccia mentioned including the potential to expand the business district commercial core overlay in a future subcommittee workshop discussion.
 - Mr. Sanchez spoke about discussing the need to enforce the West Tampa overlay.
- Housing
 - Mr. Wilson provided an update that the subcommittee asked staff to start draft for Down Payment Assistance program to review.
 - Mr. Niño announced that the first individual is completing a Residential Exterior Improvement Grant and more applications are in the queue being reviewed by staff.
- Arts
 - Mrs. Sanchez provided an update that Dee Jackson suggested a theme for the traffic box murals - “cultural diversity.”
 - Mrs. Sanchez requested staff follow up with Melissa Davies in Public Art about the status of the simplified artist application for the traffic box murals.
- Other Items of Discussion
 - Mr. Robinson provided multiple good neighbor notices for the record.
 - Mr. Robinson recognized Mr. Niño for achieving a Florida Redevelopment Administrator (FRA-RA) designation.

XI. Announcements

- Mr. Niño confirmed the December 13 CAC meeting will be at the MLK Center.
- Mr. Robinson requested staff check out the acoustics at the MLK Center to see what improvements are needed, and may be funded by the CAC, to make the room more suitable for CAC meetings.
- Mr. Robinson announced a City of Tampa Bridges to Business Subcontractor Outreach & Networking Event will be held on December 15, from 2-5 p.m. at the Tampa Convention Center.

XII. Adjournment (6:59 p.m.)

**WEST TAMPA COMMUNITY REDEVELOPMENT AREA
COMMUNITY ADVISORY COMMITTEE**

Dec. 13, 2022 at 5:30 p.m.
Dr. Martin Luther King, Jr. Recreation Complex
2200 N. Oregon Ave.
Tampa, FL 33607

Minutes

Attendees

Committee Members: Carlos Ramirez, Chair; Joe Robinson, Vice-Chair; Heem Baisden; Delphine Jones; Sandy Sanchez; Janice Williams; Michael Braccia; Jeanette LaRussa Fenton; Tina Young

Excused: Walter Smith II; Bobby Wilson

Staff: Jesus Niño; Andrea Roshaven

I. Meeting Called to Order

Mr. Ramirez opened the meeting of the West Tampa Community Advisory Committee at 5:33 p.m. on Dec.13, 2022.

II. Opening Comments & Roll Call

III. Public Comment

Several members of the public spoke.

A motion was made by Mr. Braccia, with a second by Mr. Baisden, to change the agenda order to hear the reports scheduled under agenda sections seven and eight. The motion passed 9-0.

- Community Policing & Code Enforcement Update
 - Tampa Police Department Captain Kevin Schoolmeesters, Captain Richard Blasioli, and Community Partnership Coordinator Yvette Flynn provided a community policing update, including details on the service of the CRA-funded cameras at locations along Main Street.
 - Tampa City Council Member Orlando Gudes, District 5, spoke about policing activities and spending CRA funds.
 - Code Enforcement Officer Chris Freeman provided a Code Enforcement update.

A motion was made by Ms. Fenton, with a second by Mr. Baisden, to create a new Public Safety Subcommittee to work with the Tampa Police Department to develop an innovative policing plan, including a statement of baseline service at this point and what is needed to address crime. The motion passed 9-0.

- The current Infrastructure and Safety subcommittee will be renamed the infrastructure subcommittee.

A motion was made by Mr. Braccia, with a second by Ms. Sanchez, to appoint Mr. Robinson as the Public Safety subcommittee chair. The motion passed 8-0, with Mr. Baisden absent from the room.

Mr. Ramirez and the committee approved moving the balance of the agenda to the next meeting in January, with the Community Policing Innovations Officer discussion part of the new Public Safety subcommittee.

A motion was made by Ms. Sanchez, with a second by Ms. Fenton, to make the February CAC meeting a workshop devoted to the subcommittees. The motion passed unanimously.

The meeting adjourned at 8:17 p.m.