

Ybor CRA/YCDC Inc. Board and Community Advisory Committee

Meeting Notes

June 27, 2023, at 4 p.m.

| Attendees | | City Staff | |
|-------------------------|--------------------------|------------------|--------------------|
| Steve Barbas, Chair | Liz Welch, Vice-chair | Courtney Orr | Brenda Thrower |
| Rich Simmons, Secretary | Chip Williams, Treasurer | Corine Linebrink | Darius Stallworth |
| Fran Costantino | Arnold Trueba | Brenda Thrower | Carlos Muniz |
| David Bailey | Claire Fenlon May | Jerilyn Lavendar | Captain Alex Thiel |
| Walter Pinillos | Michael Murphy | Nicole Travis | Erica Moody |
| Marcia Austin | Tee Ann Bailey | | |
| Peter Wright | Joshua Frank | Guests | |
| Chris Wojtowicz | Meredith Berwick | Jack Smith | Clayton Ratledge |
| Larissa Baia | Chris Vela | Joseph Citro | Lee Bell |
| Brittney Barrie | | Brian Allan | Michael English |
| | | Justin Willits | Justin Lafler |
| | | Matthew Sunvron | Justin Peters |
| | | Kelly Buttermore | Kella McCaskill |

Excused

Damon Shiver
Aislinn Stone

Unexcused

Ken Jones
Armando Edmiston
Casey Gonzmart

Steve Barbas, YCDC Chair, called the June 27, 2023, **YCDC Board of Directors’ Meeting** to order at 4 p.m. as an in-person/call-in meeting. Roundtable introductions were made.

Public Comment: None

YCDC Minutes of May 2023: The minutes were offered for review by Rich Simmons. Barbas asked for comments on the minutes. ***There was a motion (Wojtowicz/Austin) to approve the May 23, 2023, YCDC minutes. Vote unanimously approved.***

YCDC Inc. Treasurer’s Report for May 2023: Chip Williams provided the Treasurer’s report for the month of May and a report was included in the packet. Barbas asked the Board if there were any comments or corrections. Hearing none he entertained a motion to approve. ***There was a motion (Welch /Simmons) to approve the Treasurer’s Report. Vote unanimously approved.***

Special Services District Initiative Update and Funding Request: Vice-chair Liz Welch updated the Board on the progress of the Special Services District (SSD). Since last meeting, she received an anonymous donor to help fund the costs associated with establishing a special services district and is unconcerned about political climate. Their only condition was to ask YCDC Inc. to contribute some funding so that they have skin in the game. They asked for \$15,000 but left it to the discretion of the Board. Simmons asked what total cost estimate is again. Welch said it was about \$165K. Murphy asked if this funding was a donation or loan and Welch said it will be a loan. She reported on the status of the current SSDs awaiting Governor’s signature and three of the four have been signed. Wright asked what is being asked today? Welch asked for the Board to financially support the SSD effort and the agreement with terms will be forthcoming. If the SSD is not approved, this effort would be a loss and funds would not be repaid. That is the risk. She did not provide a number but felt that half of \$15K would be

doable (\$7,500). Barbas asked about Ken Jones' offer to approach legislators and Welch has not been updated. Lastra wanted to know why this was important now and wanted recap since she had been out of town. Welch explained the reason for establishing an SSD is for continuance of district services for the historic district since the CRA will sunset in 2034. Barbas added that this all surfaced when Tampa Downtown Partnership tried to annex Ybor City into their SSD. Frank asked about the timing for extending a CRA and Travis replied that process should take place three to four years prior to deadline. She said that you can also adjust the boundaries and update the slum and blight study. Frank said that we should not forgo the opportunity to extend and expand the CRA in addition to the SSD. Travis echoed that opinion. She agreed that if Florida Legislature continues to allow for it, then we should pursue it. She said she would argue that there is still lots of work to be done so Ybor should extend their CRA and not sunset. The SSD operates like a business improvement district. Bailey said that the investment of 3% is not a huge risk. Vela asked about the costs to extend the CRA and do we need to fund a lobbyist. The Board discussed the request and recommended \$7,500. The deadline is December 10, and all materials/collateral will be owned by the YCDC Inc. Barbas disclosed that his son-in-law works at Sterns and Weaver, the SSD lobbyist firm.

There was a motion (Welch/Wojtowicz) for the YCDC Inc. to approve \$7,500 to assist the creation of the SSD with this money being repaid as a loan once it is created. Vote was unanimously approved.

Meeting adjourned at 4:36 p.m.

The Ybor CRA Community Advisory Committee meeting was called to order at 4:37 p.m. as an in-person/call-in meeting by Barbas.

PUBLIC COMMENT:

Justin Weaver, Countdown Improv, wanted to express his sincere appreciation of the Ybor CAC's support through the Special Events Co-Sponsorship grant. This grant has helped their event grow to one of the largest in the country and now they could move into a permanent brick and mortar building.

Ybor CAC Minutes of May 2023: The minutes were offered for review by Simmons. Barbas asked for comments on the minutes. ***There was a motion (Welch/Murphy) to approve the May 23, 2023, Ybor CAC minutes. Vote unanimously approved.***

TPD District 3 Stats Grids 128 and 129 Update: Captain Thiel reported on the TPD stats that were distributed in the agenda packet. He commented on the ongoing problem with cell phone thefts in the district. There was a shooting last week and an arrest was made with the help of video surveillance. Captain Thiel thanked the support of the Ybor CAC with funding this video surveillance. Bailey asked if there is an expansion program. Barbas asked about Officer Cain's replacement as the Ybor TPD Liaison. He said its Officer Jimmy Wilcher.

TPD Homeless Liaison Updates: Officer House was not present due to handling an arrest. Darrius Stalworth reported on Tampa Hope and its occupancy. They are actively addressing encampments.

2023 TECO Line Streetcar Annual Report: Michael English and several HART Representatives Brian Allan, Justin Willits and Justin Peters were present for the annual streetcar update and funding request. Handouts were distributed and PowerPoint delivered. English said they have had a great year and ridership is exploding. They broke record last year with over 1 million riders and Allan gave a handout. He showed a chart showing ridership almost at 1 million today, ½ way through year. The budget was presented and reported on the Streetcar Live program. Willits updated on the streetcar extension on Florida and Tampa Streets and with scarce funding, the

rubber tire trolley is one solution. Wright said streetcar is an amenity for Ybor. Vela asked if they are talking to the airport about leveraging funding for a connection from the Tampa airport. The Port has not supported the streetcar and they are not obligated to support the streetcar. May said the Port feels they did their part by donating the Aquarium lot to the city. Frank asked about connecting to the bike lane projects on Columbus. Costantino asked about maintaining the historic look of the streetcars and English said they will be maintained. There was no motion needed.

YES! Team Report: Clayton Ratledge, Block by Block Regional Manager, provided report since Jason Stewart is out sick. They have been actively working on a POI report with TPD to help identify individuals that are portraying bad behaviors in the district. There is a better coordination effort with the TPD homeless liaison. Vela pointed out some specific locations needing to be addressed and Clayton will add to the hot spot list.

Welcoming Administrator Nicole Travis and Erica Moody, New CRA Director: Barbas welcomed Nicole Travis, Administrator for Development and Economic Opportunity, who introduced Erica Moody as the New CRA Director. Travis said she served as the interim acting CRA Director up until now along with other hats she has worn. Travis assured the CAC that all decisions that have been made came from the CRA Board, including the 30% affordable housing budget ask. She is happy to address any questions Ybor has today and explained the decision about the committee meetings and their discontinuation. She is continuing to work on the best balance of CRA staff time spent on committee meetings verses actual work needing to be done.

Vela asked if Kayon Henderson is the person to talk to about affordable housing? Yes, or herself. He has a plan and wants to talk to someone about how to get it going.

Costantino asked if the final decision been made about eliminating committee meetings? Travis asked CAC to give them time to figure out how the work can be done more efficiently. She didn't know why Ybor was targeted because they are different and operate efficiently. Travis said she just needs to look at it. There are items that committees are doing that staff should be doing. Costantino asked about why volunteers are being replaced by hiring more staff. Travis said that the restructuring is to level the staff and to make proportionate among the CRA's. Costantino said it doesn't make sense to her. East Tampa, West Tampa and Ybor City need help and the silos do not work. It was a broad brush move across all CRAs and she agreed. They are trying to find a better way to operate. She will discuss further on the July 20 CRA Board meeting.

Welch said that it feels like things are happening without our consultation. She requests to be included in the conversation so we can help shape the look of the CAC's. Travis said that she is trying to provide more needs.

Wojtowicz said we could consolidate committees. Simmons agreed that Ybor CAC polices itself. Barbas said that so many decisions are being made unilaterally and without any community input. He feels the crux of the complaints are the lack of communication between CAC and Board and not asking for their advice. Travis said Citro made the motion to take the 30% TIF from each CRA for housing because the elected officials backs were against the wall. With the amount of money, we have in our coffers, we should be kicking ass and taking names.

Ybor CAC Chairman's Report: Barbas reported on the following:

- **Ybor City Housing Workshop:** Seven Ybor CAC members attended the workshop at Seminole Heights Garden Center. Two Bloomberg representatives presented a list of housing programs (existing and new

ones). Barrie was disappointed in the presentation and Bloomberg stating that that they did not even know that Ybor conducts Resident and Worker Surveys. Barrie said the afternoon was fast and furious. Bloomberg reps. did not know a lot about Ybor City, and they had no answers. The exercise at the end of the session was just a guessing game. Travis said there is a lot of opportunity to make changes and adjustments. May agreed that they were not aware of our surveys. Williams said that the programs shared were not relevant to Ybor City. Why are the programs not being utilized now and there needs to be an adjustment? Travis agreed that we can adjust programs. Wojtowicz asked about the allocations and if they are finalized. No, they can be adjusted. Welch said that it was just a family feud exercise. Frank asked about the land use regulations and changes needed to create a live work environment. There is a bigger conversation about housing needed before we can move forward. Welch said that is what we have asked for from the beginning...a study. We need to do this first before allocating funding. Travis said that housing needs assessment study is going on and she will share results.

Manager's Report: Courtney Orr

- **Introduction of Centennial Park Reimagined Master Plan Consultant:** !Melk Landscape Architecture & Urban Design was selected by competitive bid to redesign Centennial Park. !Melk is from New York City and has designed award winning projects in cities all over the world. Jerry introduced themselves to the Ybor CAC and they look forward to working on making Centennial Park a “wow” park. Wojtowicz asked about the process and timeline. They are working with City on finalizing the contract. Community engagement is a big part of the process and community dialogue is critical to a successful project. Examples of their work around the world can be viewed on www.Melk.global.
- **Resident and Worker Survey:** The survey has been sent out and we are just shy of 200 responses. She encouraged CAC members to help distribute the survey through their distribution channels.
- **7th Avenue Archway Lights Project:** Staff submitted this project for consideration for a Florida Redevelopment Association Award for the Out of Box category. We feel this project is an award winner.
- **Ybor City CAC Board Nomination, Election Process and Ending Terms:** Orr mentioned that the following board member seats will be available and asked the board to consider folks for these seats and get them to apply.
Professional Office (Edmiston); Three At-large (Frank, Vela, Stone); Entertainment/Events (May); Retail/Arts (Jones); Bar (Williams); and Multifamily Residential (Tee Bailey)
The following volunteers would like to serve on the Nominating Committee: Liz Welch, Michael Murphy, Rich Simmons, Steve Barbas, Chip Williams, Marcia Austin, and Meredith Berwick. Murphy asked about changing an At-large seat to an arts seat. A meeting will be set up this summer to evaluate applications.

New Business/Announcements

- PRIDE month is June – Walter Pinillos announced that Pride is this month, and the Governor is trying to ban gatherings and activities.

Meeting Adjourned at 6:05 p.m.

Next Ybor CAC/YCDC Monthly Meeting Tuesday, July 25, 2023, at 4 p.m.