

EAST TAMPA COMMUNITY REDEVELOPMENT AREA COMMUNITY ADVISORY COMMITTEE

Meeting Summary

February 4, 2025, at 6 PM
City Center at Hanna Avenue
2555 E. Hanna Avenue Tampa, FL 33610

Meeting Called to Order by Craig Fox, ETCAC Vice-Chair at 6:11 p.m. Roll call was taken.

CAC Member	At-Large or Ex-Officio Seat	CAC Term (FY)	Present or Absent
Craig Fox, Vice Chair	At-Large	2026	P
Eboney De Costa	At-Large	2026	P
Toinette Gaines	Ex- Officio - Legacy at Fair Oaks N.A.	2026	P (Virtual)
Kimberly Headland	Ex-Officio – V.M. Ybor N.A.	2026	P
Aileen Henderson	At Large	2026	P
Dr. Jeffery Johnson	Ex-Officio – CDC of Tampa	2026	A
Frankie Jones	Ex-Officio – Rainbow Heights N.A.	2026	A
Carlos de la Ossa	Ex-Officio - S.E. Seminole Heights N.A.	2026	P
Fran Tate	Ex-Officio – Jackson Heights N.A.	2026	P
Diann Zeigler	At-Large	2026	P
Cedric Carrington	At-Large	2026	P
Dayna Lazarus	At-Large	2026	P
Mimi Martinez	Ex-Officio – Ybor Heights N.A.	2026	P

Staff present: Cedric McCray; Bryce Fehringer; Evan Johnson; Jackson Strong; Melisa Martinez(virtual); Michael Perkins (virtual), Rahel Berhanu (virtual)and Chris Ullian

Public Comments: Alison Hewitt; Kella McCaskill; Connie Burton; Lashell Hardy.

Approval of January 7, 2025, CAC Meeting Minutes – *There was a motion (C. de la Ossa/2nd F. Tate) to approve the minutes with requested changes. The vote was unanimously approved.*

Presentations

- A. 1601 E. Columbus Drive - Special Projects Grant Request (Melisa Martinez, Tampa CRAs & Drew Newman, J.C. Newman Cigar Co.)
- Ms. Melisa Martinez provided a review of the Special Projects Grants Request process review.
 - Mr. Drew Newman presented on the history of J.C. Newman Cigar Co. El Reloj and Sanchez Y Haya building and community benefits to East Tampa
 - Estimated project costs \$18,540,317.92
 - CRA Special Projects Grant Request is \$5,000,000
 - Motion: (J. Johnson- F. Tate) That questions asked of the applicant be responded to at the March 4, 2025, ETCAC meeting before a formal recommendation and shared with the ETCAC members. If favorable the recommended amount would be \$999,000 appropriated over 3 years as long as their liquor sales do not exceed \$500,000.
 - Motion: Rescinded by (J. Johnson-F. Tate) that the information requested comes back to the March 4, 2025, ETCAC meeting.
 - Mr. Newman reviewed the questions requested by the ETCAC members.
- B. 2209 E. Lake Avenue (Land Assemblage)
- CRA Manager McCray shared the information on the site and the possibility of purchase.
 - Additional parking and greenspace will be needed to further develop the current site
 - Additional community engagement sessions will be held to discuss future development and solicit feedback from the community.
 - Motion: (F. Tate-M. Martinez) Purchase both parcels up to \$650,000. Motion carried unanimously.
- C. 3620 N. 23rd Street (Land Assemblage)
- Motion: (F. Tate-M. Martinez) Purchase both parcels up to \$650,000. Motion carried unanimously.
- D. Staff Reports
- East Tampa Project Tracker - included in meeting packet
 - Ms. Martinez explained how the projects are categorized on the tracker.
 - Commercial Grants Tracker - included in meeting packet
 - Housing Grants Tracker - included in meeting packet
 - Managers' Report
 - CAC Orientation March 10th at 4:30 PM.
 - CRA Board Meeting March 13th at 9 AM.

Tony Brown with the Tampa Bay Economic Development Council and Opportunity Tampa Bay, Inc (OTBI) presented on his organizations Inclusive Economic Growth Initiative; East Tampa Works; and East Tampa Live Learn Development. The focus is to assist residents in eradicating barriers to education, training and employment. The organization spent over a year speaking with business owners within the industrial area along Columbus Drive. Mr. Brown discussed building on the East Tampa CRA Strategic Action Plan completed in 2022. He shared that commercial and public improvements should be an area of focus based on feedback solicited from business owners on the Columbus Drive corridor. Programs related to fencing; murals; façade improvements; internal business modifications and improvements; and workforce development were suggested. The East Tampa Innovation Center aims to be a collaborative initiative between Hillsborough Community College; CDC of Tampa; University of South Florida. What is the area median income of the future development? (D. Lazarus) Nothing in the development will be greater than 80% AMI. 20% of the units will be 50% or below (K. Brantley). Will the area be similar to the Tampa medical research hub in downtown? (M. Martinez) Similar strategy but a different focus (T. Brown). Where did your data come from? (F. Tate) The information came from U.S. Census data (T. Brown) Do you have a ballpark ask from the CRA? (C. Fox) No not at this time. We will know more as we go through the tax credit application process to see what our funding gap might be. (T. Brown) Do you foresee any potential for any additional offsite improvements? (C. de la Ossa). Yes. Engineers have already said we will have to account for stormwater drainage. (T. Brown).

E. Faith Baptist Church (E. Osborne Ave. & 12th St.) – Bryce Fehringer and Evan Johnson

Mr. Evan Johnson led the presentation discussing the resident responses based on the concepts presented following previous community engagement presentations. All concepts have streetscape and bike/pedestrian infrastructure improvements incorporated to the adjacent site. Concepts included single-family; duplex; 4-unit apartments; and single-family homes with ADUs. Next steps and milestones were shared with the ETCAC members and meeting attendees. What is the timeline on the demolition of the existing building? (C. de la Ossa). The demolition contractor will install fencing. Then the environmental clean up will begin once the permit is received. (M. Martinez). How is the work to date going to be packaged related to density, affordability moving forward? (K. Headland). We would not want to be overly descriptive. Some type of design criteria would be the way to go. (E. Johnson) Ms. Melisa Martinez informed ETCAC

members that an RFP will be developed and approved by the CRA Attorney to solicit potential developers. How many units total? (M. Martinez) Up to 43 units approved by the comprehensive plan. We are estimating 23 to 27 housing units (E. Johnson)

F. East Tampa CRA Managers Report

- a. ETCAC members introductions
- b. Housing Reports and information provided by Mrs. Parks related to downpayment assistance, infill lots and housing rehabilitation and renovation program.
- c. FRA Awards Recognitions
- d. East Tampa CRP Update Meeting January 22nd and survey
- e. Acknowledgement of Mrs. Noreen Copeland Miller

Unfinished Business

- **None**

New Business

- New Bicycle Paths in East Tampa (D. Zeigler)
- Land Development Code Changes (M. Martinez)
- CRP Update Survey Results (D. Lazarus)
- Land development code changes and effect on the East Tampa overlay update (K. Headland)
- Fun Land Redevelopment Update (F. Tate)
- Skills Center Program Scholarships (F. Tate)
- FDOT Transportation Plans (C. Fox)

Adjournment: Meeting adjourned at 8:00 p.m.