

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

June 17, 2025, at 5:30 p.m.

Hillsborough Educational Foundation, 2306 N. Howard Ave, Tampa, FL 33607

Meeting Called to Order by Joseph Robinson, CAC Chair at 5:33 p.m. Rollcall was taken and a quorum was established. There was a moment of silence to respect the passing of Councilwoman Gwendolyn Henderson.

CAC Member	At-Large or Ex-Officio Seat	CAC Term Date	Present or Absent
Joseph Robinson, Chair	West Tampa Community Development Corp.	1/16/2027	P
Carlos Ramirez, Vice Chair	North Hyde Park Alliance	3/9/2025	A
Michael Braccia	At Large	6/29/2025	P (V)
Sandra Sanchez	At Large	6/29/2025	P
Janice Williams	At Large	6/29/2025	P
Bobby Wilson	Old West Tampa Neighborhood Association and Crimewatch	4/13/2025	P
Jeanette LaRussa Fenton	West Tampa Chamber of Commerce	9/12/2026	P
Cynthia Maloney	North Hyde Park Civic Association	9/15/2025	P
Delphine Jones	West Riverfront Crime Watch Group	1/16/2027	P
Tina Young	Project Link Inc.	1/16/2027	P
David Iloanya	Tampa Housing Authority	7/25/2026	A
Vacant	Greater West Tampa Community Council		
Vacant	West Tampa Alliance		

P: present V: Virtual

Staff present: Brenda Thrower, Chris Ullian, Be Parks, Nick Bennett, Bryce Fehringer, Cory Robinson

Sign In Sheet: Andrea White, Joel Olivera, Kerwin Pallaskell, Jim McCarthy, Tiffinay Mitchell, Keacia Newman, Dee Reed, Celeste Lau, Katrina House, Andrea Roshaven, Cedric McCray

Public Comment: Michael Randolph

Approval of May 20, 2025, CAC Meeting Minutes – Chair Robinson asked for approval of the May 20th minutes. ***There was a motion (Sanchez/Maloney) to approve the minutes. The vote was unanimously approved.***

Rey Park Update: Tony Monk, City Parks Department reported Phinazee has provided design plans for the renovation of Rey Park are those drawings are 90% completed. A power point was presented along with handouts. The drawings have considered the comments and recommendations of the West Tampa CAC. There is a lot of shade in the park from natural canopy and shade structures. The playground will have all-inclusive play equipment too. There was a question about irrigation and type of plants. There was an inquiry about the temporary closing of the park for construction and the lighting plan. Monk provided a general project schedule. There were also questions about the art mural and Cory Robinson will address it next. There was a question about the service entrance. A rendering of the new building was shown and everyone commented positively.

Streetscape around Rey Park- Last month, Bryce Fehringer presented a cost estimate to complete the streetscaping surrounding the park at a cost of \$1 million. The CAC asked staff to meet with Parks and Mobility to explore cost sharing options and see where we can work together. Monk reported that Mobility can hire the contractor, and Parks can do the streetscape design in house. Then we need to bid the work out and get the best price. This will be the best option. The estimate is \$1 million but we hope to come in less around \$900K but Monk recommends budgeting \$1 million. The CAC agreed to support the project. ***There was a motion (Wilson/Sanchez) to fund \$1 million for the streetscape improvements surrounding Rey Park. Vote was unanimously approved.***

Public Art Project Updates: Cory Robinson provided three public art updates to the CAC:

1. **Rey Park Mural:** A new mural is planned for the new building and shared the specs for the space. He asked the CAC members to provide comments on the existing mural and to identify the events that they feel should be included in the new mural. He passed out a handout and asked that the CAC to return their copy with comments to Ms. Thrower by the next meeting.
2. **Ground mural project:** The committee met and selected three finalists to design the three intersections. He thanked Cynthia Maloney for serving as the CAC rep on the committee. They should start scheduling meetings in early August.
3. **Traffic Utility Box Art Wraps:** The project is almost complete with the installation of public art designs on the utility boxes taking place in July. Robinson distributed a report showing the final art designs for each box. There were 27 artists that applied and 9 were selected by the Art Selection Committee. He thanked Ms. Sanchez for serving as the CAC rep on this art selection committee. Themes from the art survey were provided as guidance to the artists. Sanchez thanked Robinson for the timeliness of this project and was glad she could see it completed. However, she did not support all the designs because she felt some themes were not representative of West Tampa. While some members felt the same, others supported the art designs stating that art is subjective

and that the project approved by an art selection committee. Chair Robinson asked if there are any other utility boxes to wrap and the only ones are owned by FDOT. Chair Robinson supports this project and recommends we move forward. He confirmed that a vote was not needed since project was approved. He also inquired about the art selection committee and its process and requested that the guidelines be shared.

Thrower requested Chair Robinson to call for a 5-minute break to address technical issues with the Teams video recording.

Grants Policy Update – Dee Reed, Economic Development Coordinator, provided a power point presentation for several updates to the CRA Commercial Grant programs. She said they have had 75 pre-application meetings with potential grant applicants, not including those that have just inquired about the program. With implementing the grant programs, staff found several areas of deficiency in the policy and recommended updating it. The presentation was given by the team: Celeste Lau; Andrea Roshaven; and Tiffany Mitchell. Questions were held to the end of the presentation. Fenton asked about the exclusion of breweries, and Reed said that the revision will now allow breweries to be grant eligible. Chair Robinson asked for a copy of this presentation and the one approved by the CRA Board and to share it with the CAC. He said these are guidelines, not rules. Williams asked how they are promoting the program to get the word out in the community. Reed said that she plans to hold a bootcamp to help educate the public on the programs along with promoting the programs on social media and through videos. The new Tampa CRA quarterly newsletter is another way to get the word out, and the current newsletter promotes commercial grants as the lead story. Maloney asked if historic properties are eligible and they are. Chair Robinson supports the grant programs and appreciates the policy changes being made so they are more customer friendly. Reed said following the CAC presentations, the policy updates will be scheduled for CRA Board approval

CRA Housing Update:

- a. Strategic Acquisition for 1712 N. Albany Avenue** – Be Parks provided an update on the historic home at 1712 N. Albany (blue house), just north of Freedom Park. Last month, the CAC voted to move forward with purchasing this property but asked staff to research and report back on potential uses for the property prior to CRA Board approval. CRA staff presented additional information on potential future uses by outlining three options: 1) residential; 2) commercial first floor, residential second floor; and 3) commercial. Following discussion, the West Tampa CAC recommended the CRA Board purchase the property for either Option 2 or 3 since the property is part of the West Tampa Main Street Business District. Once the property is purchased, CRA staff will hold a visioning workshop with the

community to determine the options for the development of the property. This redevelopment project would require a rezoning to accommodate the proposed uses. Maloney asked about the ADA compliance and the first floor will need to be ADA compliant but not necessarily the 2nd floor. Parks explained that once acquired, then we would have a community visioning session to explore development options for the property. Then, an RFP would be issued and there would be income requirements for CRA Housing funds to be used. The CAC made the following two motions supporting this acquisition:

There was a motion (Wilson/Sanchez) to move forward with a community engagement session for the CRA purchased property at 1940 Spruce Street and the 1712 North Albany, if purchase is approved by CRA Board. Vote was unanimously approved.

There was a motion (Wilson/Maloney) to recommend CRA Board to purchase 1712 N. Albany for a price of up to \$480K. Fenton made friendly amendment to acquire the property and redevelop it as either Option 2, a mixed use (commercial/residential) or Option 3, a commercial use. The vote was unanimously approved.

b. New Affordable Unit Creation Program Update: Be Parks presented a proposal to create more affordable housing units by partnering with developers that are building new homes in the West Tampa CRA. The proposal would be to help reduce the cost of the homes to an affordable level and to keep them affordable for 50 years. Domain Homes is already building new homes in West Tampa and recently acquired property just west of 1940 Spruce Street with plans to build four homes on that site. Together, nine homes (3/2 and 1400 square feet) are under construction and will be sold at market rate. To make these homes affordable, the CRA would partner with Domain to make these homes affordable by subsidizing the selling costs so that each house is priced at \$450K or below. This partnership would create 9 owner occupied homes that are affordable for 50 years. This will be a pilot program. Wilson likes the idea and it's a smart proposal. Parks said that in addition to the subsidy cost, the potential new home buyers could also apply for the down payment assistance program to offset the upfront costs. ***There was a motion (Jones/Wilson) to support homeowner unit creation of nine affordable homes at a cost of \$75K per house (\$675K) to establish a maximum selling price of \$450K or less. Vote was unanimously approved.***

Staff Reports

- a. **Projects Team** – Report was included in the packet with comments as follows:
- b. **Grants Team** – Dee Reed and Grants Team made presentation earlier.
- c. **Housing Update**- Be Parks made presentation.

- d. **Manager Report-** Thrower reminded CAC that there is no meeting in July due to summer break. CAC meetings will resume in August.

New Business

Robinson submitted 10 Good Neighbor Notices for various properties.

Announcements

- West Tampa Chamber of Commerce is holding a ribbon cutting ceremony for their new office at CoHatch on Main Street on Friday, July 11 at 11am
- Back to School event at Blake High School on July 19th
- Next CRA Board meeting: July 24, 2025, at 9 a.m. at Tampa City Council
- Next CAC Meeting: August 19, 2025, at 5:30 p.m. at HEF Community Center

Meeting was adjourned at 8:25 p.m.