Community Redevelopment Agency
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Ybor City Community Redevelopment Area
Community Advisory Committee
Meeting Summary

June 24, 2025, at 4 p.m.
Entrepreneur Collaborative Center, 2101 E. Palm Ave, Tampa, FL 33605

I. Attendance

CAC Member (Last, First)	Seat	Organization	CAC Term Expires	Present or Absent
Austin, Marcia	At-Large	Resident	2025	P
Aye, Olivia	At-Large	Property owner	2025	P
Baia, Larissa	Ex-Officio	Hillsborough Community College	2026	P
Bailey, David	Ex-Officio	Historic Ybor City Neighborhood Civic Assoc.	2026	P
Barbas, Stephen	Ex-Officio	Ybor City Museum Society	2026	P
Barrie, Brittney	At-Large	Work/Own Barrie Hause	2025	P
Calzon, Manny	Ex-Officio	Historic Social Clubs	2026	A
DeGeorge, Tom	Ex-Officio	Ybor Merchants Assoc.	2026	A
Erion, Carisa	At-Large	Work at Casa Ybor	2025	P
Iavarone, Carmine	At-Large	Restaurant/Property Owner	2026	A
McIntyre, Rich	At-Large	Business Owner	2026	P
Murphy, Michael	At-Large	Property Owner	2025	P
Pinillos, Walter	Ex-Officio	Gaybor District Coalition	2026	P
Rhodes, Carolyn Cheatham	Ex-Officio	East Ybor & Gary Neighborhood Civic Association	2026	P
Smith, Jack	At-Large	Resident	2027	P
Simmons, Rich (Chair)	At-Large	Property Owner	2025	P
Trueba, Arnold	At-Large	Hillsborough County Sheriff's office	2025	P (V)
Wojtowicz, Chris	At-Large	Property Owner	2025	P
Capitano Sr., Joe	Emeritus	Property Owner	NA	A
Costantino, Fran	Emeritus	Property Owner	NA	A

Other Attendees: Lee Bell, Alec Huskey, Mark Rendini, Steven Navarro,
City Staff: Brenda Thrower, Chris Ullian, Lt Houston, Officer Bridgett Curbelo, Dee Reed, Andrea Roshaven, Celeste Lau, Katrina House, Tiffany Mitchell, Renee Lopex, Nick Cox, Fed Revolte, Justin Windquist, Tim Pearson

Start Time: Chair Rich Simmons called the meeting to order at 4:03 p.m. A quorum was present with 15 members in attendance.

Public Comments: None

Action Item: Approval of the Ybor CAC Minutes from April 22, 2025. The minutes were offered for review and comment. There were two amendments offered by Austin: 1) Under Centro Ybor Parking Garage motion discussion- add Bailey's comment that he did not feel that the CRA should make improvements to the parking garage but that the city should be responsible. 2) Under the Budget motion – add sustainability for the watering/maintenance of the new trees and sidewalks. District improvements line item does include both of those items. Bailey also sent edit by email regarding New Business, item A, to add "it was directed to Mobility Department because they should respond to this issue." ***There was a motion (Austin/Murphy) to approve April 22, 2025, CAC meeting minutes with changes. Vote passed unanimously.***

Community Policing Updates

a. **TPD Update** –Crime stat report was provided by Sargent since Captain College could not be there. Larceny is the major theft category, up 20% . These are crimes of opportunity when people leave their property exposed and car doors open. Vehicular burglaries also continue to increase in the district. Liquor establishment violations are up 1000 % and there are reports of underage drinking. There are officers being trained in identifying fake ID's and there will be more of a crackdown on this activity. Traffic stops were also up. Bailey asked about modified exhaust on 5th Ave and what is being done since it sounds like gunshots.
b. **Homeless Outreach –** No report provided**.**
c. **Code Enforcement** – Nick Cox and Renee Lopex provided a report. They are enforcing illegal signage in the rights of way and providing businesses with warnings before they confiscate. They continue to monitor parking lots and conduct enforcement. Bailey asked about the Tampa Connect reporting portal and tracking items once closed and routed. Cox said that complaints need to be tracked by address and sometimes that is not provided initially. Once attached, the Accela program will provide updates. Bailey stated that's why it's important for parking lots to have their address on their signs.
d. **YES Team** – Rendini provided a verbal report on activities of the YES Team over the last month which was accompanied by a written monthly report in the packet.

Presentations

a. **Centro Ybor Parking Garage Repairs-** Fed Revolte, Parking Division Director along with Jason Windquist provided power point presentation on upgrades and repairs to the Centro and Palm Avenue Garage. These mainly involve security and maintenance along with technology upgrades at a cost of over a million. The frictionless gate system has been implemented to allow better traffic flow by entering and exiting the garages. There was a discussion about the proposed estimate presented by Cory Robinson to fund repairs and improvements to the window boxes for art displays. Thrower provided a history of the garage development, the Barrio Latino Commission approved design with the windows and the role of YCDC Inc to program these spaces for many years. Today, the windows need repairs to bring them up to the original design standard and to be able for them to be useful spaces. Bailey said that the city made a commitment to the historic neighborhood through design to provide ground level active window spaces. Revolte said that Parking would take care of funding those basic repairs. Staff will work with Parking on revising the cost estimate to separate basic repair costs from the preferred upgrade costs. The long-term use needs to be waterproof useful space.

Barrie asked about the advertising of rates for the garage since it varies depending on special events. She would like to share information with her patrons and employees.

b. **CRA Grants Policy Update-** Dee Reed, Economic Development Coordinator and her team, Andrea Roshaven, Tiffany Mitchell, Celeste Lau and Katrina House provide a power point presentation on the update to the Commercial Grants Policy. Reed said the grants team has 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. She asked CAC members to hold questions until the end. Wojtowicz asked how many of the 75 grant meetings were from Ybor City, either CRA 1 or 2? Reed did not have that number with her today but can get it. Wojtowicz said that CAC would be interested in that number and how many successful applications were for Ybor. She said the monthly report has that data even though it is small to read. Thrower said that these new rules will help restaurants who sell more than 51% alcohol be eligible for the standard programs. Bailey asked a question about CAC members being eligible to apply for a special project grant from another CRA that they are not representing. Reed will get ask legal for opinion. Murphy asked if a city employee can apply for a commercial grant. Roshaven said CAC members can apply for a standard grant but not a special project grants due to conflict of interest. Reed explained the difference between both types of grants. Thrower mentioned that an example of special projects grants eligibility are historic social clubs and non-profits. Reed further clarified non-profits and non-taxable properties, and the grant program is intended for tax paying properties. The proposed revisions are planned to be presented to the CRA Board in July and if approved, the effective date will be October 1st. The CAC requested a copy once approved.

c. **Tampa CRA Communications –** Robert Allen, Vice President of HCP Associates, presented a power point presentation to the CAC recapping their services that they have been providing over the years. Since 2016, HCP has been working with Ybor City and more recently, they have been providing services on an interim basis to Tampa CRA. Services have included the 2024 Annual Report, social media postings, quarterly newsletters, media press releases, and promoting CRA projects and programs. HCP is available to help support the CRA's and all communication needs to go through the respective CRA managers. For the Ybor City CRA contract, we are conducting the biennial Resident and Worker Survey. Allen passed out cards with QR codes encouraging the CAC to fill out the survey and share it with residents and workers in Ybor City. Simmons asked about including visitors in the study as CAC recommended, but Allen said this study builds on historical data since this is the 5th iteration and to include visitors, we will need to create a new survey. Thrower said this survey is part of the Ybor scope of service and helps identify priorities for redevelopment projects and programs. Rendini offered for the YES Team to pass out the cards to businesses during their regular route. Extra cards were distributed to the CAC members to share with their organizations and businesses. HCP's contract will expire in December, and staff are working on a new scope for Tampa CRA Communications.

Reports

I. **CAC Chair Report- Rich Simmons**

a. **YCDC Inc. Update** - YCDC continues to process the paver orders. Simmons recapped meeting in May with YCDC Inc. and said the district marketing and advocacy are two areas they see themselves having a role. There was a post office mistake that led to delayed checks to vendors that they are working to resolve. He cautioned others about using the stand alone post office drop off boxes. Thrower reported that legal is looking into the paver program and services

agreement for YCDC Inc to continue to continue the program. They are looking for documentation on past agreements and need to check archive boxes.

b. **CRA Staff Reports**
    i. **Projects Report**– included in packet. Gasworx is making progress with lots of construction activity underway. Barrie said the developer and construction teams have been very accommodating to adjacent businesses and residents walking in the area. Bailey said better access for bicyclists and pedestrians would be helpful.
    ii. **Grants Report** – included in the packet and presentation today.
    iii. **Housing Report** – There have been no applications. Thrower encouraged CAC members to spread the word about the Housing Rehab and Down Payment Assistance programs. Also, staff continue to look for opportunities to acquire property for affordable housing.
    iv. **Manager Meeting** – Thrower reported that all service programs are now being managed by her which includes YES Team and Intensive Pressure Cleaning services.

New Business /Announcements

- **a.** Next CRA Board meetings- July 24 and August 21
- **b.** Next CAC meeting – August 26, 2025 (No meeting in July)
- **c.** Wojtowicz said that he will not be at the August 21 meeting because he is out of town.
- **d.** Ybor Museum celebrated their Legacy awards this month.

Chair Simmons adjourned the meeting at 5:38 p.m.

A video recording of this meeting can be found on https://www.youtube.com/@CityofTampaCRA.