Tampa Community Redevelopment Agency
306 East Jackson Street 2N
Tampa, Florida 33602
(813) 274-8325
tampa.gov/CRAs

EAST TAMPA COMMUNITY REDEVELOPMENT AREA
COMMUNITY ADVISORY COMMITTEE
Meeting Summary

June 3, 2025, at 6 PM
City Center at Hanna Avenue
2555 E. Hanna Avenue Tampa, FL 33610

Meeting Called to Order by Dr. Jeffery Johnson, ETCAC Chair at 6:01 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
Kimberly Headland	Ex-Officio – V.M. Ybor N.A.	2026	P
Aileen Henderson	At Large	2026	P
Dr. Jeffery Johnson, Chair	Ex-Officio – CDC of Tampa	2026	P
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 Andrea White	Ex-Officio – Ybor Heights N.A. At-Large	2026 2027	Virtual P

Staff present: Be Parks; Melisa Martinez; Rahel Berhanu; Cedric McCray; Katrina House; Dee Reed; Tiffany Mitchell; Andrea Roshaven; Celeste Lau; and Chris Ullian

Public present:

Public Comments: Alison Hewitt; Cruz Young; Yvette Lewis Kella McCaskill; Bobby Creighton (virtual)

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Action Items:

Approval of May 6, 2025, CAC Meeting Minutes – *Minutes to be provided for approval prior to the May 6, 2025, meeting. Motion: (C. de la Ossa, 2nd F. Tate) to approve May 6th ETCAC meeting minutes.*

Presentations

A. 3812 Temple Street – Special Projects Housing Grant Request, Cynthia Clonts

- Request for funding to develop housing on the site at 3812-3816 Temple Street in Grant Park.
- The Clonts Family have owned the property for over 20 years.
- Proposing 12 affordable units (2 bed/1 bath, 800 sq ft)
- Estimated construction costs total $2.8 million dollars.
- January 2027 estimated completion and move in date.
- Anticipate tenants to be at 80% AMI or below.
- Motion: (C. de la Ossa,) Motion withdrawn.
- ETCAC members requested additional financial information and return to the August 5, 2025, meeting with updates.

B. CRA Grants Policy Update, CRA Commercial Grants Division Team

- Mrs. Dee Reed and staff discussed the background & purpose of the current commercial grants policy.
- Proposed policy revisions include:
  - Limiting non-City funding requests to $1 million dollars and City funding requests to $5 million.
  - Parameters for a portion of funds to cover soft cost specifying them as reimbursement only.
  - Limiting tax exempt properties to exterior improvements only.
  - CAC members are ineligible for the Special Projects Grant,
  - Remove the limit on Legacy Credit amount tied to the owner's contribution to the TIF (Tax Increment Funding) per property and the number of times a property can receive the credit.
- Commercial Grants staff also discussed clarifying several of the proposed policy revisions related to funding principles; application submission; and direct contractor payment or progress payments.
- Covered adding language to allow applicants to apply for permits following their pre-application meetings prior to receiving their award letter or executed grant agreement.

- ETCAC members discussed funding caps on City specific requests; pre-development funding requests and the difference between special projects; general commercial grants funding requests; lead status.

C. 3105 E. Columbus Drive & 2600 N 31st Street , Integral Florida, Kareem Brantley

- Mr. Brantley provided an overview of Integral and the creation of mixed income housing community developments.
- East Tampa Innovation Center and partnership with OTBI; Tampa Bay Economic Prosperity Foundation; USF; Carrer Source Tampa Bay; HCC and CDC of Tampa.
- The project will introduce residential housing for families and professionals with studios, one- and two-bedroom units. Phase two will focus on economic development.
- Timeline; development schedule; floor plan and affordability of units discussed.
- Committed to using local contractors and local artists for building and aesthetics.
- Questions on noise pollution and carbon emissions being so close to the interstate.
- Shared a Walk of Fame concept to honor East Tampa neighborhoods and residents.
- Concerns expressed related to mobility with the number of units and future development plans for the site.
- ETCAC members expressed the need for additional engagement with neighborhood and community-based organizations.
- Mr. Brantley shared that Integral is committed to conducting additional engagement as the project moves forward.
- *Motion: (K. Headland, 2nd D. Zigler) to fund the $9.7 million over a three-year period. Motion carried 6-5 with T. Gaines, C. Carrington, A. Henderson, A. White and F. Tate voting no and Dr. Johnson abstaining from the vote.*

D. Staff Reports

- East Tampa Project Tracker - included in meeting packet.
- Commercial Grants Tracker - included in meeting packet
- Housing Grants Tracker - included in meeting packet
- Managers' Report

Adjournment: Meeting adjourned at 8:50 p.m.