



Magnolia Heights Neighborhood Association
General Meeting – AGENDA – Tuesday, November 21
7:00 p.m. – 8:00 p.m. by Video Conference Call

- I. Welcome & Call To Order
- II. Police Report: Officer Samantha Reeder
 - A. Trouble with individual - civil issue where someone was trying to evict someone
 - B. DUI accident where person who didn't cause crash was arrested for driving under the influence
 - C. Trouble with individual - civil issue someone wanted to kick someone else out of their house
 - D. Attempted auto theft where vehicle was left unlocked
 - A. Waiting for DNA & prints
 - E. Trouble with individual - neighbor's kid jumped over fence to retrieve ball, fence was not damaged
 - F. Vehicle parked too close to stop sign, car was no longer there when officers arrived
- III. Guest Speaker: Lisset Hanewicz
 - A. The deal with the Rays is not done yet!
 - A. Residents need to know that it still needs to come before the City council!
 - B. The mayor has made a deal but council gets to approve/deny
 - B. Sometime in March council will start to approve/deny/change term sheets
 - C. COW meeting in October 27th ([RECORDED MEETING](#)) ([St. Pete Catalyst Article Summary](#))
 - A. Primary goals of the City:
 1. Keep the Rays in St. Pete
 2. Honor promises made to the Gas Plant District
 3. Economic development
 4. Reduce financial risk
 - B. Lisset asked "Shouldn't our goal be to maximize the use of the site?"
 - C. The land will be developed in two sections: Stadium (17-20 acres) and other development (60 acres)
 - D. Stadium portion of the site

- A. City is providing a total of 300 million dollars, County will provide 300 million (County portion is from bed taxes)
- B. City portion is money from downtown CRA (community redevelopment area)
- C. CRA means all land value increases go back into the area. All the money made by downtown development and increases in value will go towards building a stadium.
- D. The money will go towards paying bonds, we will have to BORROW. Total cost will be approximately 700 million over the life of the loan.
- E. The land under the stadium will be county-owned. No ad-valorem taxes will be collected and there will be no revenue sharing for the county or the city by the Rays.
- E. The City is stating that the redevelopment will make enough money to justify the stadium
- F. The City will not pay any capital expenditures (approx. 13 million a year)
 - A. However, we do not know the revenue that we are giving up by not charging taxes or revenue sharing
- G. The Rays will only cover \$400k of \$600k for police controlling traffic for events (City will have to pay \$200k in tax dollars annually for traffic control)
- H. The Rays will provide 1200 units. 600 on-site and 600 off-site
 - A. Units will not start until 2030, 2037, 2047 in groups of 300
- I. **As of right now there are no performance guarantees on when/if they provide the affordable housing (or any of their side of the deal)**
- J. The City will get \$105 million for the land they're selling, but the land is worth more than \$300 million. Also, the money will not be provided up-front. The Rays will pay for the land in \$50 million increments.
 - A. We do not know the NPV of the \$50 million a year they're going to give to pay for the land (it's worth much less if it's given to us later rather than up front). Lissett asked for the NPV but they haven't gotten back to her yet.
 - B. City deducted value of open space, affordable housing, black history museum, and intention equity from the cost of the land.
- K. Rays will provide \$53 million for infrastructure, City will pay \$130 million and it has to be paid up-front before the Rays pay anything
- L. Summary
 - A. \$300 mil for stadium (borrowed)
 - B. \$130 mil for infrastructure (borrowed)
 - C. \$280 mil - \$105 mil = \$175 lost in land value
 - D. \$200k tax dollars annually for traffic control
- M. The Rays do not pay taxes on any parcel until the parcel is developed
- N. **Lissett encourages everyone to research the deal themselves, reach out to city council, and tell everyone about the deal**
- O. Peter Kent with ASPEC has done some very good presentations on the deal and information

- P. The City doesn't have the funds to implement our stormwater master plan to reduce flooding and make use more resilient to sea level rise (\$700 mil) but we have the money for a stadium.
 - Q. If we use up too much of our bond capacity as a city, if some natural disaster happens or we want to do any large infrastructure projects we may not be able to borrow the money that we need
 - A. City finance staff said financing the stadium would be a "challenge"
 - R. There was a motion in City Council to have a straw poll so residents could have a non-binding vote in March on whether or not they approve of the stadium deal
 - A. Did not pass. Lissett and Richie Floyd voted yes, all others no.
 - S. Some say that if we give so much money to the Rays they should at least change their name to the "St. Pete Rays"
 - T. If the Rays are sold, the deal (in its current form) is off but the City would still owe money on bonds until 2050 (\$22M to \$29M a year).
 - U. Almost all of the downtown CRA money will be used for paying bonds. This money would otherwise be used for improving downtown.
 - V. Overall, the entire process of this deal with the Rays has been very opaque and there has been very little public involvement. Please do your own research, reach out to the City Council and the Mayor, and attend meetings.
- IV. President's Report: Warren Willingham
- A. Block Party Recap
 - A. Amount of People estimated at 600
 - B. Money
 - 1. 7 People Bought Flags
 - 2. 13 Households Paid Dues
 - 3. We roughly covered our food budget with dues and flag purchases
 - C. 5 shade Tree signups
 - B. Discussion on Meeting Format Poll Results
 - A. Percentages:
 - 1. 35.5% for In-Person
 - 2. 54.8% for Zoom
 - 3. 64.5% for Hybrid
 - B. Many people mentioned that Zoom was their preference out of necessity.
 - C. Most of the reasons we got for in-person meetings was to meet more neighbors.
 - D. Some comments expressed concerns that hybrid may make both experiences worse or at least disjointed, especially for those on Zoom.
 - E. What should we do?
 - 1. We could revamp the porch parties / New name
 - a. When we don't have a volunteer to host, we switch between different walkable businesses every month (we can decide at previous meeting)
 - b. Brewery, Blush, The Blend, Casual Clam, Sunset Grille, Trips, Nearby Parks, etc.

- c. Instead of partially following through on these, it would be every month regardless of whether it is summer or not, where summer months would just be at a more suitable location.
 - F. Hybrid option at Allendale is pretty sophisticated and may be good enough to include Zoom participants
 - 1. Discussions will be much richer in person
 - 2. We could start in January
 - C. Be on the lookout for an email about elections after Thanksgiving. It will explain more concisely what each role does rather than just verbiage from our by-laws.
 - D. New flags available for order
 - A. Higher quality than the last batch, the pictures on our website are from the old flag still.
 - E. Watering Restrictions begin December 1 ([City Watering Information](#))
 - F. No December Meeting
- IV. Yard Sale Wrap-up
 - a. Mixed reviews
 - i. One person had to cancel at the last minute
 - ii. One person said that they had low sales
 - iii. Sandy was pretty busy
 - b. Sandy submitted expenses to neighborhood email for reimbursement
- V. Treasury Report: Lindsay Petty
 - a. \$3,586.78
 - b. Not including cash from the Block Party
 - c. We had around \$275 for food, and \$500 for entertainment for the block party
 - d. We currently don't have a system that tracks dues based on when you pay, right now it's based on the calendar year
 - e. Maybe we should send out a welcome email to the new members stating that they will be billed in January
- VI. Secretary Report: Madison Rice
 - a. Minutes will be uploaded to website
- VII. Membership Committee Update
 - a. No update
- VIII. Neighborhood Concerns & Suggestions
 - a. None
- IX. Adjournment: Next meeting will be held on January 16, 2023

magnoliaheightsneighborhood.com/membership