

Tampa-Hillsborough County Expressway Authority
Minutes of March 14, 2022, Board Workshop
THEA Headquarters
Visionary Conference Room
1104 E. Twiggs Street, Third Floor
Tampa, FL 33602

The Tampa-Hillsborough County Expressway Authority held a public meeting at 1:30 p.m. on March 14, 2022, at THEA Headquarters, Visionary Conference Room. The following were present:

BOARD:

Vince Cassidy, Chairman
Bennett Barrow, Vice Chairman
Daniel Alvarez, Secretary
John Weatherford, Member
FDOT D-7 Secretary David Gwynn

STAFF:

Greg Slater	Judith Villegas
Amy Lettelleir	Gary Holland
Sue Chrzan	Max Artman
Bob Frey	Krystina Steffen
Jeff Seward	Emma Antolinez
Charlene Ponce	Anna Quinones
Elizabeth Dittman	

OTHERS:

Jim Drapp, HNTB	Brad Cooke, SPP
Jenifer Ross Amato, WSP	Darren Morse, SPP
Jeffrey Diemer, WSP	Campbell McLean, Gray Robinson
Jim Shimberg, SPP	Sally Dee, Playbook

CALL TO ORDER

The meeting was called to order by Mr. Greg Slater, THEA Executive Director, at 1:30 pm.

I. Introduction/Workshop Purpose

Mr. Greg Slater noted that the focus of the workshop is to review and discuss the Meridian property, and the goal is to identify a strategic direction so staff can begin fleshing out a plan for THEA real estate assets. He provided context on what THEA needs to sustain today's product; THEA's current headquarters; community development, partnership, and growth; our strategic blueprint update and thoughts on goal transition. He briefly discussed THEA's coordination with the city, including ways to maximize drainage. Board members discussed potential uses of the property and Ms. Lettelleir referenced the Florida Statutes for guidance.

Mr. Slater introduced Mr. Bob Frey to provide a presentation on the technical aspects of the property and asked the board to think about where we want to be in ten years, adding that there will be no board action today, simply a conversation.

II. Planning Committee

1. Meridian Parcel

Mr. Frey reviewed the parcels, land use and adjacent developments and committed projects impacting the site. He gave a quick rundown of the parcel inventory with roadway improvements and pointed out the largest developable parcels. He also discussed potential paths for moving forward, including:

- Real Estate Enhancement
- Community Enhancement
- Mobility Enhancement
- Other

Finally, Mr. Frey provided some scenarios and case studies on both community enhancement and mobility enhancement projects.

The Board then had a robust discussion about the properties, what THEA can do statutorily, a potential multi-modal center and other options.

Mr. Slater reiterated that the Selmon Expressway is THEA's core mission. The Board continued its discussion about opportunities, including connecting Ybor with Water Street and Downtown Tampa; enhanced mobility; and some sort of mixed-use development.

The Board then discussed working with a competitively selected team to help THEA develop a proposal to put out on the street for developers to come in and show us their ideas.

By consensus, the Board agreed to bring a motion to the full board to authorize staff to form a committee to begin the process to procure real property development advisors to evaluate alternative uses of THEA owned property downtown.


III. Announcements & Other Business

There were no announcements or other business.

VII. ADJOURNMENT

With no further business the workshop adjourned at 2:33 pm.

APPROVED:


Chairman: Vincent J. Cassidy

ATTEST:


Vice Chairman, Bennett Barrow

DATED THIS 25th DAY OF April 2022