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

**OTHERS:**
Jim Drapp, HNTB  
Jenifer Ross Amato, WSP  
Jeffrey Diemer, WSP  
Jim Shimberg, SPP  
Brad Cooke, SPP  
Darren Morse, SPP  
Campbell McLean, Gray Robinson  
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:  [Signature]
Chairman: Vincent J. Cassidy

ATTEST:  [Signature]
Vice Chairman, Bennett Barrow

DATED THIS 25th DAY OF April 2022