

# Guidebook Outlines City Plans

By **CANDACE J. SAMOLINSKI** The Tampa Tribune

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TEMPLE TERRACE - Anyone questioning where the city of Temple Terrace stands in its overall redevelopment effort now has a guidebook for answers.

Community Services Director Ralph Bosek delivered what was dubbed the "State of the Union for redevelopment" during Tuesday's meeting of the Temple Terrace Redevelopment Agency.

The agency's first meeting of the year was aimed at educating members about the financial health, long-term plans and hopes for the city's dream of revitalizing areas along 56th Street. The agency membership consists of the city manager, city council, mayor and Bosek.

A copy of the "Redevelopment Status Report" is available on the city's Web site at [www.templeterrace.com](http://www.templeterrace.com)

Mayor Joe Affronti described the report as "candid," and Councilman Ron Govin said it should stand to answer questions from redevelopment critics and proponents.

"Anybody who sits out there and wants to tell us the city has been doing nothing but making frivolous decisions needs to look at this document," Govin said.

The voluminous document is filled with hundreds of pages outlining such things as federal and state grants, transportation and environmental studies, streetscaping prototypes for 56th Street, the status of negotiations with Unicorp National Developments and plans to offer wireless Internet service to all Temple Terrace residents.

One of the biggest questions answered in the report is what it might cost to relocate tenants in the shopping areas targeted for redevelopment at 56th Street and Bullard Parkway south to the Hillsborough River. It's an issue frequently raised at city meetings by residents including Ken Tozier and Bart Siegel, who have criticized the city's redevelopment efforts.

"The best-case scenario is \$956,000, and the worst-case scenario is \$1.3 million," Bosek said Tuesday.

"That includes moving the Masque [Community Theatre], which we hope we won't have to do, and the Burger King, which we are considering leaving where it is and letting its lease expire."

The city will have to pay for the relocations in order to use federal grant money in the redevelopment effort, Bosek said. It's a requirement of the Uniform Relocation Act. The city has federal grant and loan guarantees totaling about \$17 million for redevelopment.

City leaders also heard Bosek's recommendation that the city negotiate with Regions Bank because the city holds easement rights for the surrounding property.

City council members previously questioned whether the city should be in the business of negotiating. Bosek said negotiating with the bank prior to signing a deal with Unicorp this fall would save time.

Each of the items in the report will be discussed as the city moves forward with redevelopment efforts.

For information about the report, call the city's Community Services Department at (813) 989-7131.