



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE APRIL 1, 2014 MEETING

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Steve Main 6:00 p.m. at the CRA Office Meeting Room 3570 Bayshore Drive, Unit 102.

- I. Roll Call: Present: Advisory Board Members: Steve Main, Maurice Gutierrez, Mike Sherman, Peter Dvorak, Chuck Gunther, Karen Beatty, Larry Ingram and Shane Shadis.
CRA Staff Present: Jean Jourdan, Interim Executive Director, Ashley Caserta, Project Manager, and Ekna Guevara, Operations Coordinator.
- II. Adoption of Agenda: Mr. Main asked if anyone had any changes. Having heard none he asked for a motion to approve the agenda, made by: Maurice Gutierrez. 2nd by: Mike Sherman.
Approved: 8 - 0.
- III. Adoption of Minutes: Mr. Main asked for a motion to approve the March 4, 2014 meeting minutes. Motion by: Maurice Gutierrez. 2nd by: Chuck Gunther. Approved 8 - 0.
- IV. **A. CRA Project Updates.**
 1. CRA's 17+ Acre Property: The Estimated Value is \$3,000,000. Premiere Plus Realty Company was selected to market and sale the CRA's 17+ acres. The Exclusive Right of Sale and Listing Agreement were approved by the BCC on January 14th and the executed Agreement was forwarded to the realtor January 27th.
 - *The property is listed on LoopNet*
 - *The listing has been activated in MLS*
 - *An updated appraisal has been ordered and should be received within 30 days*
 - *The sign has been installed on the property.*
 - *Staff met with Realtor and Developer.*
 - *An offer has been made on the property and is provided in your packets.*
 2. Residential Lot Development: There are currently ten (10) new houses under construction within the Bayshore area. Nian Financing will begin construction on the five Van Buren lots in June.
 3. Calusa Breeze: Twenty four homes are proposed for construction within the Gateway area on Calusa Avenue. This is currently under review.
 4. CRA Residential Lots Advertisement: The offer to purchase the CRA's 18 mobile home lots is being routed through County staff and attorney to take to the CRA Board.
 5. Solstice n/k/a Cirrus Point: At the February 11, 2014 BCC meeting the BCC continued the item. The BCC is requiring the Developer to pay the grant received to build affordable housing component in full prior to receiving approval to build market rate housing. The Developer intends to move forward with construction of apartments based on the approved plans that will include an affordable housing component of the development.

6. Community Garden: Mr. Jeff S. Curl, ASLA CLARB, President of Emerge Design LLC provided conceptual architectural renderings for the garden for submittal of the application to the Zoning Department. The church has submitted an application to permit the Community Garden and is waiting for approval.

7. Grant Application (Fire Suppression Upgrades): Staff has been working with the County Attorney's Office, Housing and Purchasing. Staff prepared a letter to solidify the partnership between the County and the City of Naples and has forwarded to the City for signature. The letter will be included in the grant application due April 17th.

8. LDC Amendment: Amendments to the Overlay are in process to support more vivid colors and a change to the current Overlay map to expand the GTMXD to north side of Davis Blvd (change color from white to pink). Staff met with County Zoning Staff on March 11th. The proposed changes have been reviewed and approved by the County Attorney's office. There are currently several buildings within the redevelopment area where the colors are in violation, however code enforcement has not cited the buildings due to the pending amendment.

9. Annual Report and Newsletter: The BCC accepted the annual report . Notification as required by Florida law, specifically Subsection 163.356(3)(c), Florida Statutes has been advertised and the information forwarded to the Clerk of the Courts. The Annual Report newsletter is now available.

10. The Garden School: The school is moving through the Site Development Plan process. The Site Plans are available in the CRA office for viewing.

11. CDBG Grant Application: Staff made application for funding of Karen Drive and Pine Street Drainage. Only two applications were received and the Housing Department re-advertised the grant again. They also met with CRA staff to inform us they support the projects and go over the additional information they want the application to contain. Staff has resubmitted the applications.

B. MSTU Project Updates:

1. Bayview & Lunar Update: Construction began March 3, 2014 on Bayview Drive. The main construction will be done on each street, then the contractor will go back and address the lighting, landscaping, stamped asphalt and other punch list items beginning on August 11, 2014 for both streets.

2. Monument Sign: CRA/MSTU Sign has been installed.

3. Application Submitted for Karen Drive Stormwater Grant: A DRI application was re-submitted to the Collier County Housing Department for the construction and CEI work of the Karen Drive Stormwater Improvement Project in the amount of \$154,120. The notice of award should be available in May, 2014 and the project must be completed within 6 months. Staff has met with Housing staff to go over the application several times and has received feedback that was incorporated into the application.

4. Thomasson Drive / Hamilton Avenue to be discussed under MSTU agenda "old business"

5. Landscape Update: Affordable Landscaping has been maintaining the area. Al Benarroch will be present at the MTSU meeting to provide an update in person. He mentioned the irrigation

system is manual and we should maybe consider an upgrade. All the plants need fertilization also.

6. MSTU Area Irrigation: Staff toured the area to review our irrigation systems with County staff Roger Dick who monitors the irrigation systems in Collier County. Staff has issued a PO to Naples Electric Motor Works for the bi-annual maintenance check and we are working on replacing parts as needed.

Requests for Payments

V. Old Business

A. Sale of CRA Mobile Home Lots (informational packet). Motion to approve project as presented made by: Karen Beatty. Second by: Steve Main. Approved: 8 – 0.

VI. New Business:

A. Consideration of offer to purchase CRA property: A presentation and information packet was presented by Anthony Fortino of Fortino Construction and Development on behalf of Allegro Senior Living, LLC. Mr. Fortino explained that Allegro Senior Living LLC is one of the Love Companies who have been active in real estate ownership, development, and finance since 1875. He explained the company seeks to build a high end senior living facility with a retail, commercial component. The listing agent for the CRA's 17+ acre site, Mr. John Burton also attended the meeting. Mr. Fortino said his companies also desire to purchase the CRA's 17+ acre and will present a contract and make a presentation at next month's advisory board meeting for the same. Mr. Fortino provided a real estate contract with an offer to purchase the Gateway Triangle property for consideration by the Advisory Board. The contract made a cash offer contingent zoning approval. Mr. Fortino said the developers do not like to land bank and move fast to construction. He told the Board they have already begun working on conceptual renderings for the site to bring back to the Advisory Board for review.

The CRA Advisory Board made a motion for staff to obtain an appraisal and move forward working with the appropriate County Departments to prepare a Purchase Agreement based on the contract and bring it back with further information and conceptual renderings by the developer to the May 6th Advisory Board meeting. Motion made by: Peter Dvorak. Second by: Chuck Gunther. Approved: 8 – 0.

B. Goals and Objectives: Staff & members reviewed and approved the Goals and Objectives of the CRA.

V. Advisory Board General Communications:

VI. Citizen Comments:

VII. Adjournment:


Approved by Steve Main, CRA-AB Chairman.

