



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Agenda item 4a– June 6, 2018 meeting minutes

BAYSHORE BEAUTIFICATION MSTU MINUTES OF THE JUNE 6, 2018 MEETING

The meeting of the Bayshore Beautification MSTU Advisory Committee was called to order by CRA Operations Coordinator, Shirley Garcia, at 5:00 p.m. at the CRA Office, 3750 Bayshore Drive, Unit 102, Naples, FL 34112

- I. **Roll Call:** Advisory Board Members Present: Maurice Gutierrez, George Douglas, Robert Messmer, and Sandra Arafet. Excused Absence: Sheila DiMarco

MSTU Staff Present: Shirley Garcia, Operations Coordinator; Tami Scott, Senior Project Mgr.; Debrah Forester, CRA Director; Naomi Hutcheson, Administrative Assistant.
- II. **Elections for Chair and Vice Chair:** George Douglas nominated Maurice Gutierrez for Committee Chair. Second by Robert Messmer. Sandra Arafet Third. Maurice Gutierrez will assume the responsibilities of Bayshore Beautification MSTU Chair. Sheila DiMarco will retain her position as Bayshore Beautification MSTU Vice-Chair
- III. **Pledge of Allegiance:** Led by Chairman Maurice Gutierrez
- IV. **Adoption of Agenda:** Motion to accept Agenda as written by Robert Messmer. Second by Sandra Arafet. Passed Unanimously
- V. **Adoption of Minutes:** Motion to accept May 2, 2018 Minutes as written by George Douglas. Second by Robert Messmer. Passed Unanimously.
- VI. **Community/ Business Presentations:**
 - A. **Update on Landscaping—Aaron Gross, Ground Zero Landscaping—**With summer here they are very busy keeping up with weeds and pruning, as well as working with the rain. Spraying is about half done. A foxtail was mowed over near the Real McCaw. Aaron will look into whether it can be replanted or if a new plant is needed. Maurice Gutierrez made a directive for staff to make the best decision regarding the foxtail, so long as it does not exceed \$700. Shirley Garcia, turns the irrigation system on twice a week for 20 minute intervals.
- VII. **Old Business:**
 - A. **Relocation of Irrigation Pump Becca and Bayshore:** Renegotiations on the Irrigation Pump in the easement of the Food Truck Park development have resulted in a deduction of MSTU funds towards the project from approximately \$13k to



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\$10k. Initially, there were a few wiring issues, which resulted in the pump flooding the area. All technicalities have been addressed, and Aaron has informed staff that everything is up and running appropriately. The next hurdle is the reimbursement. Sandra Herrera in Procurement Services recommends addressing it as a Settlement Agreement between the MSTU and the property owner for tracking and record keeping purposes. A modified map of the easement should be obtained and included in the records of the transaction. Staff will reach out to Jennifer Belpedio in the County Attorney's Office to have the appropriate documents drawn up. Hopefully before the Board of County Commissioners break for their summer recess.

- B. Thomasson Drive-Staff Update:** Good news: Staff has met with Procurement and the CEI services and Contract have been put out to bid. Bad news: time line a few months behind original anticipation. CEI's are on site every day, all day and integral to project. The current dates should work well with the school schedule. Staff has specifically requested that contractors have roundabout experience, high MOT training, and experience working with Florida Power & Lighting (FPL). The project will not just be judged by the final product, but by the process and effect on the community. The MSTU wants things to go as smoothly as possible so that the community is more receptive to future endeavors. FPL will do their schedule underground work in coordination with construction contractors. FPL hardening project is missing a link and must verify existing conditions. Both Windstar and Mattamay have received the projected timeline. ROW agreements to be determined. Appropriate timing to install a Coming Soon sign (possibly recycling the Fire Suppression Sign) with images of the project were discussed. There will be a kick-off meeting for the community. Past community meetings dealing with concerns about the roundabout have been successful and more have been suggested as the roundabout completion nears.
- C. Redevelopment Plan:** The Redevelopment Plan schedule was included in the Agenda Packet. The contract with Tindal Oliver has been extended 60 days. There will be a Community Workshop Forum on September 6, 2018 at the Naples Botanical Gardens, to look over the Draft Plans and refine the goals and visions of the CRA. October 11, 2018 will be a Special CRA Meeting to Recommend the Adoption of the document. A map was included for Committee members to see the outcome of the Community Workshops in April 2018.

VIII. New Business: None.

IX. Staff Report:

- A. Project List Update:** Tami Scott, Senior Project Manager, highlighted a few points from the Project Managers Report. The Food Truck Park is under construction and scheduled for completion in September 2018. The Microbrewery is under construction and scheduled for completion in October 2018. Harborside Animal Clinic had its groundbreaking on May 15, 2018 and is estimated to be a one year



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project. Woodsprings Suites site is cleared. A cement dump from past US 41 construction was discovered causing delays in infrastructure work. Starbucks shell site work is completed. A separate contractor will be coming in to fill the store. Opening scheduled for October 2018. Racetrac has had no movement since the pre-app in March. The old Racetrac site has been sold to William Hicks, who owns other properties in the Mini Triangle. Compass Pointe is back on the market. Cirrus Pointe has been sold. The CRA has reached out to the new owners and anticipates a July meeting. Mattamay homes has not provided any updates. Sabal Bay's fencing has been put up and the site cleared. Courthouse Shadows has been put on hold. The site that used to be the Greyhound station on Davis Blvd had a site approval a year ago. The site is now starting work on a commercial business mixed use building. Phase III of Porsche construction—accessory use with power washer—has been put on hold. Holmes Oil is moving to Radio Rd but there have been technical problems with moving the gas tanks and DAP. This is delaying their move, which is delaying the move of Porsche onto the Holmes Oil property. Sunbelt Rentals are building a new building. Sara Bay Marina has torn down the building that used to be boat storage. Este/Airport C5 parcel just outside district is available. Naples Classic Car on Davis is putting in a new building. The relocation of the Cell tower will require approximately \$750k from the CRA. Once the tower is moved than closing on the property can start. Trio recently sold for \$4M. Staff has not heard anything about zoning changes. Staff looking into a design workshop with consultants reaching out to corporations in the Bayshore Area to incentives site changes and uses. Arno with the 17 Acres has requested \$2.4M from the CRA to assist in funding the project. The CRA Advisory Board has rejected his request. Arno responded to CRA Staff on June 6, 2018 that they would revert to the original deal, but would like to change the planned apartments into condos and remove the parking garage due to steel tariffs and increasing construction cost. The 17 Acres go to the BCC on June 26, 2018. Should negotiations with Arno not pan out, the CRA will have to come up with a new plan. The MSTU Committee suggest the CRA look in to extending Sugden Park.

B. Financials: An updated Actuals was distributed to the Committee for review.

X. Correspondence and Communications:

A. MSTU Member Vacancies: There are currently two open Committee Member position. They are advertised on the County Website, as well as the MSTU Agenda. The Committee request that staff include advertisement of the vacancies in the CRA monthly Agenda and Communication. Suggestion of adding to Old Business, so that it is addressed earlier in the meeting. Steve Rigsbee, soon to be appointed CRA Advisory Board Member, will be reaching out to Gateway Triangle Residents to see if they are interested in extending the Bayshore MSTU boundaries to include their neighborhood.



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XI. **Public Comments:** None

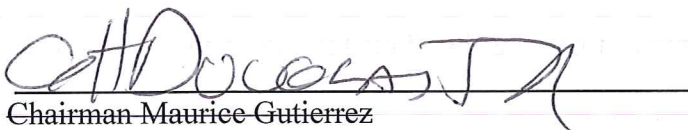
XI. **Staff Comments:** **Office Space** rental options were discussed. The current lease is up and the property owner will most likely increase rental rate. If the CRA will be paying at full market rate than staff recommends moving to more appropriate facilities. The location of the current office is idea, but it may be time to look at moving off Bayshore onto Davis or Pineland. A modular office on CRA owned property is also being looked into. Debrah will be touring the facilities with some of the CRA Members and be making a decision soon. Debrah has spoken with Code Enforcement and the Sheriff's Office to check on the considered areas. More information to come.

XII. **Advisory Committee Comments:**

- A. **Arts:** Maurice inquired about the Arts Council and mural issue. The Tourism District Council (TDC) has agreed to contribute \$100k towards a comprehensive Public Arts plan for Collier County. Staff has been in contact with the TDC and is looking to partner the Bayshore Area into the TDC Plan. The TDC goes to the Board of County Commissioners on June 12, 2018.
- B. **Regatta Landing:** The Regatta Landing Tax Base and Haldeman Creek docks have been finished, so the MSTU should be receiving taxes from these.
- C. **Haldeman Creek Debris:** Amy Patterson has informed staff that the new Debris contractor goes to the BCC on June 12, 2018 for approval to move forward with Irma Debris clean up with the hope of FEMA reimbursement. This includes Haldeman Creek.

XII. **Next Meeting Date:** July 25, 2018

XIII. **Adjournment** – 6:38pm



Chairman Maurice Gutierrez
George Douglas, Chair Pro Tem