



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Agenda item 4b– February 12, 2018 meeting minutes

**BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL
ADVISORY BOARD MINUTES OF THE FEBRUARY 12, 2018 MEETING**

A special meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:04 p.m at the CRA Office, 3750 Bayshore Drive, Unit 102, Naples, FL 34112

- I. **Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Karen Beatty, Mike Sherman, Steve Main, Shane Shadis, and Peter Dvorak. Excused Absence: Larry Ingram. Absent: Ron Kezeske.

CRA Staff Present: Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Mgr.; Debrah Forester, CRA Director; Tim Durham, Executive Director; Naomi Hutcheson, Administrative Assistant.

- II. **Pledge of Allegiance:** The Pledge of Allegiance was led by Chairman Gutierrez

- III. **Adoption of Agenda:** Motion to Approve Agenda as is by Peter Dvorak. Second by Karen. Passed Unanimously.

IV. **Old Business:**

- a. **17 Acre “Invitation to Negotiate”-Review of Final Proposal:** Debrah gave a PowerPoint presentation covering all the primary points of interest for the CRA in regard to both the Arno and Benroc proposals for the 17 acres. GAI, an outside consultant was hired to research both parties and present a non-bias opinion. The report was included in the Agenda Packet. Both companies utilize the mixed use component of the zoning requirements with aggressive time tables. A Purchase and Sale Agreement Template is also included in the packet that provides terms of the contract including the deposit and when the deposit would be nonrefundable. After her presentation, Debrah opened it up for the Board to discuss and ask questions. Primary points of interest: the plan does not give sufficient resources for parking, the plan does not make the Cultural Arts Center mandatory, ergo the developer could have mixed use residential only, CAPA has hired professional fund raisers and utilized a number of national and international individuals to assist in the funding of the Cultural Arts Center and both developers assured the Board and the Community that they have plans to make the Cultural Arts Center their primary focus. The GAI report noted challenges with mixed use buildings and selling residential units, residential



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

units are easier to rent out than to sell. There were several concerns in regard to whether the developers were capable of closing and the possibility of sound issues from amphitheater were brought up several times but most local residents in attendance said they would be willing to tolerate noise for potential of arts center and more business to area.

- V. **Public Comments:** Most of the public comments and concerns mirrored those of the Board. Both developers spoke in regard to their vision as well as presenting multiple members of the international and national art scene to prove they were already planning for Cultural Arts over residential. Bill Dracker representing CAPA spoke as well as Maria Todaro from Phoenixia Festival of the Voice Foundation. The possibility of the mixed-use properties being used as rentals was discussed at length, with the majority being against it. Tim reminded this was only a suggestion of the GAI, not the developer, and that the CRA chose to enlist the services of the GAI to help protect the best interest of the community.
- VI. **Advisory Board Comments:** The CRA Board continued to discuss financials and the probability of the two developers to deliver and finalize a viable plan. Debrah reminded the Board that the 17 Acres proposals are going to the Board of County Commissioners (BCC) on Tuesday, February 13th, 2018 as item 14B on the agenda, with the hope that the BCC will choose a developer so that the initial 30 days can commence. If any of the CRA Board would like to speak they can go to the main government complex prior to the agenda item and sign up to speak as a community member. They will be given 3 min to speak to the Commissioners. Debrah and Tim will be at the meeting to present information to the BCC. Maurice asked if the Advisory Board should take a vote to recommend one of the proposals. Debrah said it was up to the Board and if they did she would verbally report it to the CRAB tomorrow at the meeting. Maurice said they had a quorum but that not all members were present. As Larry is out with an excused absence, the vote was allowed to proceed. The Board Voted 3:3 in the matter of Arno v. Banroc. Yeas: Karen Beatty, Maurice Gutierrez, Peter Dvorak. Nahs: Shane Shadis, Mike Sherman, and Steve Main.
- VII. **Next Meeting:** March 6th, 2018 at 6:00 p.m.
- XII. **Adjournment** – The meeting was not official Adjourned, but at 7:50 the CRA Board and Community members began to vacate the building.

Chairman Maurice Gutierrez