



Creativity in Bloom

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Agenda item 4,b—June 13, 2018 Special Meeting Minutes

Bayshore Gateway Triangle Community Redevelopment Agency

AGENDA

Bayshore CRA Office: 3570 Bayshore Dr., Naples, FL 34112

Special Meeting June 13, 2018

5:30 PM

Chairman Maurice Gutierrez
Karen Beatty, Peter Dvorak, Larry Ingram,
Steve Main, Shane Shadis, Michael Sherman,
Dwight Oakley, Steve Rigsbee

1. **Call to order and Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Karen Beatty, Steve Main, Steve Rigsbee and Dwight Oakley. Excused Absence: Larry Ingram, Mike Sherman, Shane Shadis, and Peter Dvorak.

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

2. **Pledge of Allegiance** Led by Chairman Maurice Gutierrez
3. **Adoption of Agenda** Steve Main made a motion to adopt the Agenda as is. Second by Steve Rigsbee. Passed Unanimously.
4. **Old Business**

- a. **CRA Office Space Options – Action Item (Attachment):** Staff had narrowed office location options to three choices for the Community Redevelopment Area Advisory Board Members (CRA) to choose from:

Address	Sq Ft/Sq ft rent	Monthly	Renovation	Total Annual
Pineland Plaza, 2348 Pineland Ave	2300/\$16.00	\$3,392.50	\$1,150.00	\$54,510.00
Pineland Plaza, 2348 Pineland Ave	3300/\$16.00	\$4,867.50	\$4,867.50	\$77,910.00
Davis Village, 2770 Davis Blvd	2378/\$17.00	\$4,310.13	\$333.33	\$55,721.50

Offices: 3570 Bayshore Drive, Unit 102, Naples, Florida 34112
Phone: 239-643-1115
Online: www.bayshorecra.com



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Staff Comments: Staff would like to focus on a 2-3 year lease with options of renewal, with a possible, future location in the Mini Triangle or 17 Acre. Staff would like to take a recommendation from the Advisory Board to the CRAB before they break for their summer recess on July 10, 2018. Advisory Board wondered about the modular office idea. Staff was under the impression the Advisory Board was not interested in this option due to the cost for set up and lack of parking on available locations. The Advisory Board likes the current location, and inquired about renovations. Renovations for current building to be brought up to office standards would be approximately \$100k. The current location will also need to go through probate before the new owners can move on making changes. The current owner is currently conducting an appraisal on the building and most likely will be looking at raising the rent to market rates. Staff is also concerned that if permits are pulled to renovate, there may be additional unforeseen cost due to bringing the office up to code. The current office is also difficult for staff to accomplished needed task and hold meetings due to the design and acoustics. There are currently no available locations on Bayshore. CRA community meetings are scheduled through the end of the year to be held at the Naples Botanical Gardens and they can continue there in 2019. All 3 presented locations have adequate accommodations for the Bayshore Beautification MSTU and Haldeman Creek Dredging MSTU meetings. Davis office is very nice, professional fit and finish but the conference room is small and some minor renovations would be needed to enlarge it to accommodate the MSTU meetings. Concerns were raised as to the location on the 2nd floor and not a walk in friendly location. Pineland has two shell units, so CRA would have input on build out for either space. The larger space at Pineland could handle the community meetings. The cost to renovate the space would have a lower economic impact to the CRA if the lease was for three years. There are questions as to whether the elevator at the Davis address is open or requires a passcode. Assurance should be acquired that the owner will finish the floors and walls for the Davis location. A reception

Offices: 3570 Bayshore Drive, Unit 102, Naples, Florida 34112

Phone: 239-643-1115

Online: www.bayshorecra.com



Creativity in Bloom

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

space should be available to handle those coming into the CRA and direct them to the appropriate staff member. Build outs/Renovations will commence upon lease agreement and it is staff's hope that the move would happen by October 2018. Steve Main made a motion to recommend the end cap unit on Pineland with a 3 year lease agreement. Dwight Oakley made a motion to recommend the Davis location for a 3 year lease agreement. Shirley Garcia informed Dwight that they must vote on the first motion before another is proposed.

[Motion restated] Steve Main made a motion to recommend the end cap unit in the Pineland Plaza at 2348 Pineland Ave, Naples, FL 34112. Second by Karen Beatty. Yeas: Steve Main, Maurice Gutierrez, Karen Beatty. Nays: Steve Rigsbee, Dwight Oakley.

Staff will take the recommendation for the Pineland location to the BCC. It will hopefully be on the Consent Agenda for the July 10, 2018 regularly scheduled meeting.

- b. 17 Acres - Staff update:** Arno's Financial partner has withdrawn. Arno is still very committed to the Cultural Arts Center and is looking for another backer. This was the most viable financial partner he had worked with thus far. At this point, any other potential financial backers would have to be cash-in-hand ready. Staff will be requesting that the CRAB terminate negotiations with Arno and add the 17 acres into the redevelopment plan update. This project has been very important to the CRA, but there seem to continually be a disconnect between the communities' vision and the developers vision and allowances. There were suggestions that the site could be connected to Sugden Park and partner with Parks and Recreations. There are multiple cultural elements that could be implemented on the site. Dwight Richardson from the Cultural and Performing Arts Center (CAPA) told the board that CAPA is still very interested in working with the CRA towards a Cultural Arts Center, and that they

Offices: 3570 Bayshore Drive, Unit 102, Naples, Florida 34112
Phone: 239-643-1115
Online: www.bayshorecra.com



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

hope the issues with the developer do not give the impressions that CAPA is not still committed to the project. The Board discussed the connection to Sugden Park and the challenges with limited access due to the conservation easement, while a pedestrian bridge might be possible to Sugden Park, fully opening the property for vehicle access into the park is not an option. A library, school for the arts, and amphitheater were suggested. As part of the next steps, the county has access to a survey system, similar to Survey Monkey, that can be used to seek community input on the future for the 17 acres and it can be a helpful tool in determining what the Bayshore/Gateway Triangle residents are interested in supporting. The consultants working on the CRA Redevelopment Plan are currently doing a charrette for the Mini Triangle property and could conduct one for the 17 Acres should the need arise.

5. **Public Comment:** Is it the CRA desire to have rentals on the 17 Acres? No. The zoning is approved for 40 units, recent proposals were received that extended the zoning, so a rezoning would be needed. The Advisory Board was interested in purchased condos and not rentals. However, as the developers and financial partners have reviewed the site rental units have been presented as part of the updated pro forma. Angelina Tulia asked about the connection to Sugden Park, and would they be building into the park. It has always been the desire of the CRA to have a connection to the park. The conversations to this point have included putting in a bridge to connect the two. There would be no development of residential property on Sugden Park.
6. **Staff Comments:** Debrah informed the CRA that Tim Durham would be leaving the county to pursue other career options. He has been extremely helpful and an amazing asset for both the CRA and Collier County in general. He will be missed by all, and everyone wishes him the best of luck in his future endeavors.
7. **Advisory Board Comments:** The CRA inquired about progress in finding an Art Consultant. Debrah Forester reminded the board that at the last meeting, she had mentioned the Tourism Department's contribution to fund a Strategic Art Plan for Collier County. CRA Staff has asked to be included in these conversations and to

Offices: 3570 Bayshore Drive, Unit 102, Naples, Florida 34112

Phone: 239-643-1115

Online: www.bayshorecra.com



Creativity in Bloom

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

piggy-back on their plans should they align with the CRA vision. This will save the CRA time and money in implementing their own Public Art program. Staff mentioned the importance of having Bayshore part of the County-wide discussion. As the redevelopment plan update is developed the discussion on public art will continue and will most likely be incorporated into the new document.

8. **Next meeting date:** July 10, 2018
9. **Meeting Adjourned at 6:38 pm.**

Chairman Maurice Gutierrez