



BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE SEPTEMBER 9, 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, Chuck Gunther and Karen Beatty, Larry Ingram and Peter Dvorak. The following was absent: Shane Shadis.

CRA Staff Present: Jean Jourdan, Interim Executive Director, Ashley Caserta, Project Manager, and Ekna Hue, Operations Coordinator.

- II. **Adoption of Agenda:** Motion to approve the agenda made by: Karen Beatty. 2nd by: Maurice Gutierrez. Approved: 6-0.

- III. **Adoption of Minutes:** Mr. Main asked for a motion to approve the June 3, 2014 meeting minutes. Motion by: Maurice Gutierrez. 2nd by: Larry Ingram. Approved: 6-0.

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. Premiere Plus Realty is working with a developer who has an interest in purchasing the site, but we have not received and formal offers.

2. **Gateway Triangle Properties:** An appraisal on the property has been completed and the estimate of market value was determined to be \$5,212,808.00. The property was legally advertised on August 1st.

3. **Residential Lot Development:** NIAN Financing will begin construction on the five Van Buren lots in September. Also, they purchased and plan to renovate the old motel next to Sawyers on Haldeman Creek. Construction will begin soon.

4. **Calusa Breeze:** Twenty four homes are proposed for construction within the Gateway area on Calusa Ave. We have conceptual renderings for viewing.

5. **CRA Residential Lots Advertisement:** The CRA Board approved the sale of the 18 lots to Love Legacy on May 13th by a vote of 3 to 2. Commissioner's Hiller and Nance voted against the transaction. They will be obtaining permits within the next 3 weeks. These will be two story buildings.

6. **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 build market rate housing instead of affordable housing.

7. 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.

8. Grant Application (Fire Suppression Upgrades): Staff has been informed that they will recommend the CRA receive the grant. (Item to be discussed under new business)

9. 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. The CCPC voted to forward the amendment to the BCC June 24th meeting. The amendment will permit buildings within the redevelopment area that the colors are in violation to become compliant with the LDC. The amendments are now in effect.

10. The Garden School: **Kathy Khatib**: "The final permit from the County is almost ready...but there always seems to be one more thing to do before we can pick it up. We are following through on these as they come up. The SBA loan should be closing sometime in June. Hopefully, in my next report, I can be inviting all of you to the Groundbreaking Ceremony!"

11. DRI Grants Application (APPROVED): Both Pineland Avenue and Karen Drive were approved by the BCC at the 5/27/14 meeting. The Housing department will now send the grants to the Department of Economic Opportunity. Funding should begin in June construction and CEI work for the Karen Drive Stormwater Improvement Project in the amount of \$154,120. An additional grant application for Pineland Avenue was submitted at the same time and has also been funded. Construction will begin in 3 weeks.

12. Becca Avenue Lot Sale: The Purchase Agreement has been forwarded to the County Attorney's Office for review. Once approved the document will be forwarded to the Shelter for Abused Women for signature and then to the CRA Board for consideration.

B. MSTU Project Updates:

1. Bayview & Lunar Update: Construction is well under-way on Bayview Drive. The sidewalks are in place, as well as driveway aprons. Additionally, the minor stormwater improvements are completed and a surprise concrete slab in front of the marina has been removed in order to grade the new swale. Previously, there was some pooling during rainy season in this area, and removal of the impervious surface (concrete slab below grade that was not known of) and installation on the swale should eliminate the pooling. Staff has had bi-weekly meetings with the construction team and the residents seem to be happy with the progress. As a side note, the City is going to upgrade the water line from a 2" pipe to an 8" pipe and will install two fire hydrants. This will be done at zero cost to the MSTU. The streetlights should be on any day this week now. Lunar is almost done.

2. Karen Drive Grant: Funding to begin for two. A DRI application was re-submitted to the Collier County Housing Department for the construction and CEI work for the Karen Drive Stormwater Improvement Project in the amount of \$154,120. The funds should be available in June, 2014 and the project must be completed within 6 months. An additional grant application for Pineland Avenue (\$56,570) was submitted at the same

time and has also been funded. This will be starting soon then we have to complete the project within 6 months of commencement.

3. Thomasson Drive / Hamilton Avenue: Staff is working with the Purchasing Department to finalize the contract to be approved by the BCC. We have the Notice to Proceed for the design stage.

4. Landscape Update: Affordable Landscaping has been maintaining the area and has been working with County Irrigation maintenance expert Roger Dick to make some repairs to the system. Al Benarroch will be present at the MTSU meeting to provide an update in person. The members requested South Bayshore be trimmed for a neater look. Al mentioned the Royal Palms are looking grim because they are so large that their roots are sucking the salt water which is not healthy. Options for replacements were provided in the quote. The controller is believed to be tempered with which explains the fluctuation in water pressure. There was a motion to replace two foxtails, remove the dead royal palms and accept the irrigation proposal made by: Carolyn Cochran. 2nd by: Bob Messmer. Approved: 4-0. Staff was directed to obtain quotes to trim all the oak trees.

V. Requests for Payments: Motion to pay all bills made by: Peter Dvorak. 2nd by: Steve Main. Approved: 7-0.

VI. Old Business

VI. New Business:

A. Gateway Triangle Property: Legal notice was advertised from which we received one sealed bid made by Anthony Fortino. Motion to accept offer as amended by the CRA advisory board which includes all with exclusion of contingency #3 made by: Chuck Gunther. 2nd by: Larry Ingram. Approved: 7-0.

Motion to extend the lease renewal for AutoPride as follows: to provide a 6month extension then a 3 month extension at the tenants option with another 3 month extension after that at the owner's option made by: Maurice Gutierrez. 2nd by: Chuck Gunther. Approved: 7-0.

B. Fire Suppression Grant Application: Motion to reject the Fire Suppression Grant made by: Steve Main. 2nd by: Chuck Gunther. Approved: 7-0.

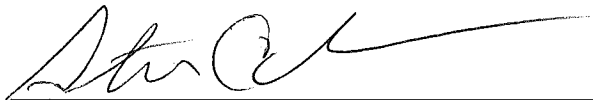
C. Part-time Employee: Ashely Caserta, Project Manager is now working Monday thru Friday and the part time employee has been laid off.

D. Becca Lot: The Transportation Department has requested the Becca lot for stormwater retention reasons. The Shelter for Abused Women is still waiting to know if we will sell the lot to them. Motion to recommend we sell the Becca lot for \$100,000 to the Shelter for Abused Women and if the county would like the property we are willing to sell to the county for stormwater purposes for the same amount made by: Larry Ingram. 2nd by: Peter Dvorak. Approved: 7-0.

VII. Advisory Board General Communications: Congratulations to our new Commissioner Penny Taylor.

VIII. Citizen Comments:

V. Adjournment: Meeting adjourned at 7:25pm

A handwritten signature in black ink, appearing to read 'Steve Main', with a long horizontal flourish extending to the right.

Approved by Steve Main, CRA-AB Chairman.