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Agenda item 4,a– June 5, 2018 meeting minutes

**BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL
ADVISORY BOARD MINUTES OF THE JUNE 5, 2018 MEETING**

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:06 p.m. at the Naples Botanical Garden, Buehler Auditorium 4820 Bayshore Drive, Naples, FL 34112

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

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

- II. **Pledge of Allegiance:** The Pledge of Allegiance was led by Chairman Gutierrez
- III. **Adoption of Agenda:** Item added to Agenda—6H: Mini Triangle Cell Tower. Motion to adopt Agenda as amended by Peter Dvorak. Second by Shane Shadis. Passed Unanimously.
- IV. **Adoption of Minutes:** Peter Dvorak requested the word “limb” on page 2, under “VI. A. Vacant Lots” be changed to “limbo” per typo. He also requested more clarification be noted regarding the Community Redevelopment Area Advisory Board’s (CRA) desire for the lender to either accept the CRA’s terms or have the titles taken to the Board of County Commissioners (BCC). It should indicate that should the lender not accept the CRA’s terms, then the matter would be taken to the courts, as they would determine ownership and not the BCC. Motion to accept Minutes as amended by Steve Main. Second by Karen Beatty. Passed Unanimously.
- V. **Community Presentation:**
- A. **Affordable Housing:** Commissioner Penny Taylor gave a presentation on Affordable Housing in Collier County. This presentation was a response to the CRA letter requesting no more affordable housing be built in the Bayshore/Gateway Triangle CRA until it is more evenly distributed throughout the county. Kim Grant, Director of Collier County Community Human Services (CHS) and Cormac Giblin, Housing and Grants Manager, (CHS) was there to assist with question on Housing Programs and Planning. A copy of the power point presentation can be acquired upon request by contacting Commissioner



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Taylor's office. Ph# (239) 252-8604, or email Sherry Greco at sherry.greco@colliercountyfl.gov.

The presentation defined different tiers of affordable housing, and income levels. The majority of funding to provide affordable housing funds comes from State and Federal Government entities which typically focuses on the below 80% of Area Medium Income (AMI) households. In Lee County, this is called "Attainable Housing" to differentiate from the Section 8 "Affordable Housing". Property Appreciation is increasing in Collier County, resulting in higher mortgage and rental rates. There were multiple questions related to the lien on the Cirrus Point property, which is still being investigated. The majority of Collier County's Affordable Housing is in District 5—Golden Gate Estates and Immokalee—and not East Naples. The pros and cons of renters versus owners was discussed, along with zoning and management for mixed use and rental properties. The statistics discussed involved all of East Naples, not just the Bayshore area. Collier County has some of the lowest property taxes in Florida. Developers are more apt to build in Lee County due to lower impact fees and faster permitting processes. Zoning, Development, and Density Pools should be reevaluated for the Bayshore area. Collier County Affordable Housing Advisory Committee meetings are the first Monday of the month at the main government complex, 3331 Tamiami Trail E, Naples, FL 34112, building F, 5th floor, at 8:00pm.

VI. Old Business:

- A. Vacant Lots:** No attorneys were present. Debrah Forester, CRA Director, relayed the progression on the vacant lot issue. The lender is now proposing \$20k per lot, with \$10k upfront and \$10k upon obtaining a Certificate of Occupancy (CO). They would start with a detailed timeline on five lots and acquire lots as they progressed. Staff would like to take this issue to the BCC by July 10th, 2018, prior to the BCC's summer recess. Maurice suggested agreeing to the terms of \$20k for 5 lots upon conditions of completion, and retain the remaining 10 parcels to be released as the CRA Board sees fit. Peter Dvorak made a motion to agree to the \$20k per lot for the first five lots—with \$10k down and \$10k at CO—and for the remaining 10 lots to be conveyed back to the CRA immediately; the CRA will agree to release the balance of the lot upon compliance with construction timelines, payouts, and architectural design concepts. Second by Shane Shadis. Yeas: Maurice Gutierrez, Shane Shadis, Peter Dvorak. Nays: Karen Beatty, Dwight Oakley, Steve Main. There was much discussion between staff, CRA Board Members, and the community regarding legalities, timelines, history, and preferences. The community agrees that the titles belong to the CRA, and is confused by the issue. The desire to limit time and money in court with a Quiet Title Transfer and negotiations has led to the continual discussion of the issue at



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CRA meetings. The ownership of the lots is not in question, it is a legal matter of transferring the name on the title back to the CRA. The lots were originally sold for \$15k to Cal Montenegro. The additional \$20k per parcel will result in a total of \$35k per lot. Karen Beatty made a motion to take the offered \$20k for each of five parcels with a 12 month timeline and the lender will sign over the remaining 10 lots to the CRA to do with as they see fit. Second by Steve Main. Yeas: Karen Beatty, Peter Dvorak, Maurice Gutierrez, and Steve Main. Nays: Dwight Oakley, Shane Shadis. Passed four to two. The CRA Board stated that should the lender not agree to the terms, they will be taking all 15 lots back in court.

- B. 17 Acres-Staff Update:** Arno has requested assistance with finances, totaling \$2.4M. The CRA recognizes that certain conditions and concessions were granted to the mini triangle property, but those were recognized and approved prior to finalization of negotiations. CRA staff is uncomfortable with a request for funds after the process has already begun and the proposal was accepted by the CRAB without CRA financial support. Based on brief analysis, Debrah indicated a 100% tax increment rebate for 15 years would be necessary to equal the requested \$2.4M. The 17 Acres goes to the BCC on June 26, 2018. Maurice Gutierrez made a motion to cease negotiations with Arno Inc and regroup. Second by Steve Main. Peter requested discussion, suggesting that instead of ceasing negotiations, the CRA does not want to entertain the subsidizing of the project by \$2.4M. Modified motion: Maurice Gutierrez made a motion to continue with the negotiations with Arno so long as no changes are made to the original agreement. Second by Steve Main. Passed Unanimously.
- C. Redevelopment Plan—Staff Update:** Tindal Oliver Design (TOD) is making progress on the Community Redevelopment Plan. Staff is looking at dates for a Community Outreach meeting in early September. CRA Advisory Board recommended September 6 for the Community Outreach meeting. A special meeting of the CRA Advisory Board to discuss the plan is tentatively scheduled for October 11, 2018. Evan Johnson from TOD was in the audience. He had been in town following up on field work.
- D. Fire Suppression—Conditional Award Letter:** Staff received a second letter regarding the Community Development Block Grant (CDBG) for the Fire Suppression Phase II project on Becca and Pine. Due to “an increase in HUD funding allocations for CDBG, HOME, and ESG programs,” the CRA has been conditionally approved for a \$227,960 grant. This is less than the applied for amount of \$370k, but the City of Naples has agreed to fund the balance of the project.
- E. Linwood Pond Site:** A timeline of the events revolving around the stormwater management pond in the Gateway Triangle was included in the Agenda Packet. The primary issue appears to be a lack of long-term funding for landscaping maintenance. Changes to staff and delays in construction put the conversation on hold for several years. Several avenues of funding were considered by previous



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staff with no success. This project may become part of the proposed Capital Improvement list included in the redevelopment plan update if it becomes a priority again. More discussions need to take place to further define the parameters and funding of the project as well as long term maintenance solutions.

- F. **Website Update/Social Media:** Staff has requested to open a Purchase Order (PO) for a web design group to bring the CRA website up to date. Staff's goal is to update the website twice a month, with Agendas and Meeting packets. Currently, CRA Social Media is being managed on the county level. A community member mentioned that some high schools have internship programs for their senior year students. Perhaps the CRA could look into having one of these students maintain their website and social media accounts.
- G. **Public Art:** Debrah has met with the Tourism Division Council (TDC), and they have agreed to help fund the Public Art Plan for Collier County. This will be a strategic art plan that encompasses all forms and levels of art. It will be discussed at the next BCC meeting on June 12, 2018.
- H. **Mini Triangle Cell Tower:** Zoning approved for the mini triangle. CRA Staff is working with the Deputy County Manager and Crown Castle on the decommissioning of the Davis tower, and the building of a new tower on Kirkwood. All services located on the Davis tower will be transferred to the Kirkwood tower. The terms to decommission, demolish, and relocate the tower are part of the Purchase Agreement with REPI. The total cost is \$1M. The CRA is responsible for up to \$500,000 and REPI is responsible for \$250K and anything above \$750K will come from tax increment generated from the project. The Cell Tower Agreement is scheduled for the July 10, 2018.

VII. New Business:

- A. **CBIG-Dr. Robert March, Harborside Animal Clinic, 2662 Davis Blvd:** Dr. March was out of town, but the matter of his CBIG grant will be going to the BCC on June 12, 2018. He is requesting \$30k to assist with the cost of installing offsite drainage infrastructure to improve site drainage. The cost of the project is \$73k-\$105k. All expenses have been vetted. Motion to approve Dr. March's application for a CBIG by Steve Main. Second by Peter Dvorak. Passed Unanimously.
- B. **Office Options:** A spread sheet of the available options for a CRA office was included in the Agenda Packet. The current office lease ends soon, and staff needs to take their upcoming lease for approval to the BCC. The current landlord is in the probate process in New Jersey, and then will need to go through the process here in Florida. They cannot contribute towards office modifications and will most likely raise the rental rate. There are two locations on Davis, one on Tamiami, and one on Pineland. Layouts, locations, modifications, lease time frames, future endeavors and accommodations for meetings were discussed. An option to purchase a modular unit and place it on CRA owned property was also discussed.



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The CRA Board has requested a field trip to view the properties and for further discussion. Debrah will make arrangements and staff will be in contact.

- C. **CRA Grant Guidelines:** A list of grants offered by the CRA was included in the Agenda Packet. The majority focus on renovation and not on new projects. Currently all CRA grants must be approved by the BCC. Next year's budget will allocate additional funds for grant programs. However, staff noted that most programs are for rehabilitation of structures and don't incentivize new construction. As part of the redevelopment plan update, staff will be reviewing options for incentives that may include incentives for new developments. Consensus of the Board was to support adding incentives for new development to the list of programs in the future.
- D. **Opera Naples:** Opera Naples has requested assistance with adding six streetlights to improve safety along Linwood. They cannot be approved for a CRA site grant as the project is in the Right-of-Way (ROW). To expand the Lighting District would require door to door signatures and Opera Naples would be exempt because they are a not for profit. Due Diligence has been done. There are six existing electric poles. Cost per light would be \$61.80 per month for LED and \$41.00 per month for standard lights. The county suggests LED as they are more cost efficient. The installation fee would be waived should the CRA fund maintenance for up to 10 years. The Board has requested staff get more information: price of installation, number of transformers needed, and price for transformers if needed. The Board may be willing to fund for two years and then relook at the situation. Staff will get final numbers from Florida Power & Lighting (FP&L) and bring the item back to the Board.
- E. **Application for appointment-Gateway Triangle Resident- John "Steve" Rigsbee:** Steve Rigsbee application for the CRA Advisory Board is included in the Agenda Packet. He knows many of the residents in the Gateway Triangle and would be a great asset in connecting with this part of the Bayshore/Gateway Triangle CRA. Motion to accept Steve Rigsbee Application by Steve Main. Second by Peter Dvorak. Passed Unanimously. The appointment will be forwarded to Wanda and put on the BCC Agenda as soon as possible.

VIII. **Staff Report**

- A. **Project Manager Report:** 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 project. Woodsprings Suites site is cleared. Starbucks shell site work is completed and work will begin on the interior space with opening scheduled for October 2018. Racetrac has had no movement since the pre-app in March. Compass Pointe is back on the market. Cirrus Pointe has been sold. The CRA has



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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. There was discussion regarding the activity at the corner of Davis Blvd and Airport Road regarding Phase III of Porsche construction—accessory use with power washer—and Holmes Oil relocating. A right-hand turn lane is being constructed to accommodate traffic. Sunbelt Rentals and Sar Bay Marina are both under review for new buildings.

- B. Financials:** A handout of the monthly Financials was distributed to the CRA. Staff is very close to achieving the Board's desires in this retrospect.

IX. Other Agency's

- A. Collier County Code Enforcement:** John Johnson, Code Enforcement, brought in an updated listing of the Code cases for the Bayshore/Gateway Triangle Redevelopment Area. He clarified timelines and what could and could not be done on a few specific cases that were inquired about. Many of the cited code violations have been resolved, but there are still some water drainage issues. BTR means Business Tax Receipt.
- B. Collier County Sherriff Department:** Sherriff Mike Nelson has been very busy, but the Bayshore Area in general has been fairly mellow. The situation on Orange has been taken care of. A property on Connecticut has been demolished. There was as burglary on Constitution for the first time in 20 years and the perpetrator has already been apprehended.

X. Correspondence and Communications:

- A. Walking Audit:** Discussion about the Walking Audit Report have been put off until October 2, 2018. Copies of the report have been given to Tindal Oliver for consideration while compiling the Redevelopment Master Plan.

XI. Public Comments:

Community member Adam asked if the CRA would be putting in more roundabouts, as there appeared to be several indicated on the maps up in the auditorium. Evan Johnson of TOD stated the maps were for display purposes only and a representation of community wishes from discussions during the Redevelopment Plan Workshops and not actual projects.

XII. Staff Communication: None

XIII. Advisory Board General Communication:

Maurice Gutierrez inquired about the property near Real McCaw for additional parking that the Board was interested in purchasing. Staff reported they were



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working with Real Property to get approval on the purchase. However, with the 17 acres not being sold, was the site near Real McCaw still of interest of the Board. Consensus of the Board was the 17 acres was a far walk from the activities underway closer to the Bridge and the purchase of the vacant lot would accommodate the new developments coming in. Staff will continue to work on potential purchase.

- XII. Next Meeting Date:** A special meeting will be scheduled in June to discuss the office location. Staff will reach out to Advisory Board members with dates and times. A field trip to look at Office Locations will also be set up. Next regularly scheduled meeting is July 10, 2018.

- XIII. Adjournment** – The meeting adjourned at 9:11pm

Chairman Maurice Gutierrez