



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Agenda item 4b- October 19, 2017 special meeting minutes

BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE OCTOBER 19, 2017 MEETING

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 5:00 p.m. at the Collier County Government Center, Fifth Floor Training Room, 3299 Tamiami Trail E., Naples, Florida 34112.

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

CRA Staff Present: Shirley Garcia, Operations Coordinator, CRA; Tami Sr. Project Mgr., Tim Durham, County Managers Office and Debrah Forester, CRA Director.

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

- III. Introductory remarks:** Tim Durham introduced the developers and provided an overview of the process and noted that each presenter was requested to answer the 3 follow-up questions that were provided to them before the meeting.

Presentations:

- a. Minker Properties;** Clark Minker thank the Committee for providing him another opportunity to discuss his. He explained the due to the size of the parcel, is project would not be able to include all the elements that were listed in the ITN the County sent out. He noted the experience of his team and that funding for the project was in place. He explained the phasing and timing of the project. Once the apartments were completed he would be review the option to build an opera house in the park. The Board raised questions regarding home ownership vs. rental and low-income housing developments in the area. Mr. Minker responded that there is a market demand for rentals and that his project is not a subsidized affordable housing development. LaTy Ingram requested clarification on a past judgement that was filed and was concerned with any impact it may have on the future financial commitment and development of the project.
- b. Banroc-Forge Development Group;** Harry Bandinel thanked the committee for the opportunity to present and discuss connectivity to Sugden Park. He spoke to his engineer regarding building the proposed 12 ft. boardwalk connection to Sugden Park in the beginning of the project to provide a bicycle and pedestrian

path. He also discussed the benefits of a mixed use project including additional tax base and new jobs. He reviewed the site plan and noted the nature component with the existing water and preserves that are already on the property. He discussed the proposed residential with parking underneath which will provide a view of the lake and easy access from parking space to dwelling unit. Karen Beatty asked if the plans were drawn to scale, the height of the performing arts center and Mr. Bandinel answered yes.

- c. **Arno, Inc.- Bayshore Arts Village;** Arno Devillier thanked the committee for the opportunity to present his project again and addressed his answers to the questions. He noted his vision is to provide an urbanism type project, to make it a pedestrian friendly village. His connectivity to Sudgen Park will be open to the public with the Cultural Center on the site allowing it to remain in the CRA district. His concept offers a wide variety of living, shopping and cultural events all in one location. His project will have an office space for the CRA with a meeting room connected to host public meetings. He will provide for affordable housing for single, couples and elderly who wants to downsize after retirement. Peter Dvorak asked about different projects Arno worked on and Mr. Devillier noted that unfortunately the developer passed away before the project was completed. Steve Main asked if he would be interested in pursuing buying Mr. Shadleys property since it is in the middle of the CRA's 17 acre site. Mr. Devillier stated he has a verbal commitment with the owners that if he gets this project he would be able to put that property under contract. Peter Dvorak asked if he would need a height waiver for the Opera House and he stated he would.

Advisory Board Discussion: Maurice Gutierrez brought up some points regarding the vision and history of the Community and the site needs more than just housing. Since the CRA owns the property they can control what gets developed on the property. He noted that two of the proposals included the elements identified in the bid and he suggested they start to negotiate with the two. Karen Beatty agreed with Maurice and stated that the reason the CRA purchased the property was to create a mixed-use cultural district for the Bayshore District. Mike Sherman sees the two projects are very similar, but he is not sure the concepts are feasible. He wanted to rank the projects and suggested Banroc Forge #1 and would suggest Minker because Minker's project appeared to be financially feasible. Peter Dvorak noted all three are good projects, however he has some concerns regarding the financing for the two mixed use projects. He wanted to remind everyone that the CRA has been holding onto the property for a long time, and if these projects are not feasible they may want to keep the site or change the vision of it. Maurice Gutierrez brought up his concern that the development become a rental community, that the vision was a mixed use and it was worth taking the chance on one of the projects that included the uses listed in the solicitation. As an investment for the Community if these projects cannot



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be built he would rather see green space with a connectivity to Sugden and other board members agreed. Peter Dvorak made a motion to make a yes or no to move the projects forward to negotiations as a recommendation to the Board. Karen Beatty second the motion. Passed unanimously. Tim Durham asked each member to vote yes or no on each project. The results: Minker project was seven no and one yes. Bamoc Forge had eight yes to move forward. Arno, Inc had seven yes and one no. Tim Durham stated the item will be on the November 14th BCC/CRAB Agenda and it will be a "time certain" item. Each presenter will have 10 minutes to present, followed by Board discussion. Once the time is scheduled, staff will inform the Committee.

Sugden Park Pathway: Staff presented an overview of the Sugden Park pathway project and the Community Development Block Grant (CDBG) funds that were approved for a portion of this project. Staff is requesting the Advisory Board's input on keeping the grant funds and moving forward as outlined in the grant application or to not accept the funds and have the money reallocated to another qualified County project. Discussion followed regarding the timing and the future development of the 17 acre site. Maurice Gutierrez made a motion to reveal the money back to the County, Peter Dvorak second the motion. 7 approved, one nay. Motion passed.

XII. Citizen Comments: One citizen comment was that the Banroc project falls outside of the CRA District and he supported the Arno, Inc project more because of that.

XIII. Next Meeting Date: November 7, 2017 @ 6pm.

XIV. Adjournment-The meeting adjourned at 7:30 p.m.

Chairman Maurice Gutierrez