Agenda item 4a—October 5, 2017 special meeting minutes

BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE OCTOBER 5, 2017 MEETING

The meeting of the Bayshore/Gateway Triangle Community Redevelopment Advisory Board was called to order by Chairman, Maurice Gutierrez at 6:00 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 and Ron Kezeske. Larry Ingram and Peter Dvorak have excused absences.

CRA Staff Present: Shirley Garcia, Operations Coordinator, CRA; Tami Scot, 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 gave an opening statement about the Invitation to Negotiate process for the CRA 17 acre site. Three proposals were received and each one will have time to present followed by questions and answer period. Tim discussed the 17 acre MPUD of permitted uses and approved Building types. The opinion from the County Attorney’s office prohibits the proposers to contact the advisory board members or vice versa or that could disqualify them from the process.

Presentations:

a. Arno- Bayshore Arts Village; Arno Devilliers’ presentation introduced the project that included a mixed-use component with a Cultural Center. The residential mix includes artist’s live work units. The pedestrian pathway allows for public access into Sudgen Park. The proposal also has a garage for public parking. He introduced an educational center for the arts, some outdoor café’s, and patio style seating for public enjoyment of the village. The project includes an office for the CRA as well. Ron Kezeske asked his questions about financing and workforce housing and the sizes of the units. He wanted to inquire about the cultural component and if that was feasible.

b. Banroc-Forge Development Group; Harry Bandinel presented the mixed use project with a cultural component as well and showed 2 different designs, one of which has the Opera House in Sudgen Park with several entrances into the park.
for easier convenience. Banroc’s proposal on both options shows office space, retail stores, restaurants and boutiques with residential components for sale. The parking would be under the residential and some commercial components with a request for a cost share from the CRA to offset the parking costs. Ron Kezeske complimented on both the options but brought up the concerns about the Advisory Board having the preference to choose the option that includes the cultural component on the property, would they be willing to do that project option. Harry stated they would be willing to look at it but he thinks it would not be marketable or buildable because there is no land mass to complete the entire project he would need to build to make it profitable.

c. **Minker Properties:** Clark Minker presented an option for 200 apartments for lease, his project would not be able to include a cultural component due to the size of the property. The plan also includes a small mixed-use building with retail on the ground floor and apartments above. Mr. Minker stated they are a fully funded project and are not asking for any concessions from the County, no impact fee waivers, no tax rebate. They estimated $625,000 of TIF would be generated for the CRA District. Ron Kezeske asked why the proposal didn’t include higher density and the response was higher density required additional parking and there was not enough land to accommodate it. Mike Sherman asked if they would be interested in building the cultural component in Sudgen Park like the other developer wanted to do and he was willing to think about it.

XI. **Advisory Board General Communications:** The Advisory Board members discussed the Sugden Park Pathway proposed to be located on the 17 Acre site. The project is approved for Community Development Block Grant funds to build the pathway and that is not transferrable to the developer. The pathway would belong and have to be maintained by the CRA for at least five years. They discussed giving back the money to the County to give toward another needed project to another subrecipient. They wanted to meet in a couple of weeks to decide on the developers and the pathway. Maurice Gutierrez made the motion to meet in 2 weeks to consider the proposals and to make a recommendation on the projects to forward on to the CRAB/BCC to proceed for negotiations and to include an item to review the CDBG Sugden Park Pathway Project. Ron Kezeske seconded. Passed unanimously.

XII. **Citizen Comments:** There was some public comments on the projects, some questions on the length of time to get these projects underway and completed. There was some concern that the Cultural Center would be in a County park and not the CRA land. A citizen comment on whether CDBG money could be relocated to another area to make a path.
XIII. Next Meeting Date: TBD

XIV. Adjournment – The meeting adjourned at 8:30 p.m.

Chairman Maurice Gutierrez