Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Agenda item 4. a - May 2, 2017 meeting minutes

BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE MAY 2, 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 CRA Office, 3570 Bayshore Drive, Unit 102.

I. Roll Call: Advisory Board Members Present: Maurice Gutierrez, Mike Sherman, Karen Beatty, Peter Dvorak, Shane Shadis, Ron Kezeske, Steve Main, and Chuck Gunther. Larry Ingram was excused from the meeting.

CRA Staff Present: Shirley Garcia, Operations Coordinator, CRA; Tami Scott, Senior Project Manager, CRA; Tim Durham, County Managers Office and Elly McKuen, Project Manager, Capital Project Planning Section.

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

III. Adoption of Agenda: A motion to approve the amended agenda was made by Peter Dvorak, seconded by Steve Main. The motion passed unanimously. CRA staff requested that Ms. Toni Mott be added to the agenda to discuss a real estate proposal.

IV. Adoption of Minutes: A motion to approve the April 4, 2017 minutes was made by Peter Dvorak, seconded by Karen Beatty. The motion passed unanimously.

V. Presentations

a. Toni Mott, Real Property Division: Ms. Mott, Real Property Manager with Collier County, attended the meeting and asked to address the committee regarding a request made by Commissioner Taylor during the April 25 Board of County Commissioners meeting. Under Commissioner's business, Commissioner Taylor advised that she had received communication from Del Ackerman (Del's Market) asking if the County/CRA had any interest to purchase his property located at the southeast corner of Thomasson and Bayshore Drives. After much discussion the Advisory Committee came to a unanimous consensus they would not be interested in purchasing the lot at this time. Someone on the committee indicated that there may be interest from the Botanical Gardens to acquire the property.
b. **Mattamy Homes – Pine Street sidewalk construction**: Staff would like the Committee to provide a recommendation to the Collier County Planning Commission meeting on May 4th @ 9am. Ron Kezeske made a motion that the Developer install the sidewalk instead of payment in lieu, Peter Dvorak Second; Passed unanimously.

VI. **Project Updates:**

CRA staff provided an update for the following projects:

1. **Gateway Triangle Properties**: The Gateway Triangle property is still going through their rezone, Growth Management plan amendment and all the requirements set forth by the County. The Cell Tower relocation meeting is set up for May 12, 2017 for a schedule of values.

2. **Solstice f/k/a Cirrus Point**: The current owners have a pending contract with Vestcor Companies, LLC to sell the property. Vestcor Companies has indicated they would like to construct 108 rental housing units with 44 of the 108 units set aside as workforce housing.

3. **The Garden School**: The Garden School will be having a ribbon cutting ceremony on May 19, 2017 at 12pm. She has extended an invitation to the Advisory Committee and everyone in the Community to attend her grand opening.

4. **Microbrewery**: In order to open sooner, the owner has decided to wait to construct the grain silo until after his business is open. They anticipate being open at the end of 2017. The Growth Management Department (GMD) has approved their alcohol distance waiver.

5. **Sugden Park Pathway**: Staff was informed by Community and Human Services the day of the meeting that the project will be funded by Community Development Block Grant (CDBG) funds during FY2017-2018. Tim Durham contacted Maurice Gutierrez and asked if the committee would consider allowing the construction to be included with the developer of the 17 acre parcel. Peter Dvorak brought up if the developer wants to move the pathway to the middle of their project would everyone be willing to wait for several years for the completion of the path. Maurice Gutierrez assured everyone that it still would be a public pathway and the committee would have the ability to renegotiate the terms of that path.
6. **Karen Drive Stormwater:** The Notice to Proceed was issued to JRL Underground Utilities on April 27, 2017. The property owners on Karen Drive have been notified that construction will begin on Monday, May 8. The contractor has mobilized the site. The project should have 60 days for substantial completion and 90 days for final completion.

7. **Fire Suppression:** Staff anticipates the project will be advertised for contractors on May 5 through the County's Procurement Office. Construction projects are advertised for 30 days. Bids will be returned and opened on June 5.

8. **Food Truck Park:** Staff met with the property owners design professionals to determine a new location for the CRA's irrigation pump that would be acceptable by both the CRA and the property owner. The pre-application meeting was held through the GMD and has questions/concerns regarding traffic, parking and stacking/turn lanes. A Traffic Impact Study (TIS) has been requested by GMD to finalize the comments for the traffic. CRA staff is waiting for final resolution of the development issue to meet with the property owners representatives about final location of the irrigation pump.

9. **Thomasson Drive:** Staff had a project meeting on April 6, 2017 with RWA, the landscape architect and traffic engineer to get the project back on track. Sixty percent (60%) construction documents are scheduled to be completed in June.

Additional project coordination meetings include:

a. Botanical Garden regarding easement at roundabout.

b. Botanical Garden regarding landscaping at the roundabout.

c. Florida Power and Light meeting scheduled to discuss underground services.

d. Robert Kain with the County irrigation Section to discuss re-use water versus potable water for irrigation.

10. **Trio Mixed Use Project:** There is an un-verified rumor that 3 units have been sold. The developer has decided to not to place a sales trailer on site at this time. All reservations are being taken from their real estate sales office.

11. **Parking Study:** Staff met with the Real Property Section and identified identified 6 vacant potential lots for surface parking along Bayshore Drive. In addition, 4 existing parking lots have been identified along Bayshore Drive that might have some potential as well. Ron Kezeske asked the committee if there was support to send a Letter of Interest (LOI) to the parcel located at the southeast corner of Areca and Bayshore to see if there was interest in selling
the lot at appraised value. The board approved unanimously, the board directed staff send a LOI to the realtor and property owner to judge their interest in selling the property to the CRA for a surface parking lot.

12. Race Trac: There are no new dates scheduled at this time.

13. Redevelopment Plan Update: The review committee selected Tindale-Oliver Design to update the Redevelopment Plan. The County’s Procurement Section will negotiate with the consultant to finalize their contract in the amount of $131,970. Once the contract is developed and approved by both parties, the project scope allows for 275 days to complete the update. Steve Main made the motion to approve Tindale-Oliver Design proposal up to $131,970. Shane Shadis second the motion. The motion passed unanimously.

14. Wood Springs Suite: The GMD department last review was completed on March 3, 2017 for the proposed 4 story extended stay hotel. No issues were flagged under this review.

15. CRA 17 Acres: The proposal scope has been submitted to the Procurement Section. Staff is waiting to hear back from Procurement when the proposal will be advertised.

16. Mattamy Homes: The PUD rezone will be presented at the May 4, 2017, County Planning Commission at 9am. Public comment will be accepted during the meeting. The item will be first on the CCPC agenda.

VII. MSTU’s Project Updates:

The Bayshore Beautification MSTU meeting will meet May 3, 2017 at 5:00pm. The MSTU project updates were part of the packet for the committee. There were no questions regarding the update.

The Haldeman Creek MSTU meeting was held before the CRA meeting at 4pm. The MSTU project updates were part of the packet for the committee. There were no questions regarding the update.

VIII. Request for Payments: None other than routine. All invoices were located in the book on the committee table for review.

IX. New Business:

a. Redevelopment plan update: The item was covered under project updates.

b. Budget: The new budget will be going before the Board of County Commissioners (BCC) around June 15 or 16 during their budget workshops.
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Staff presented options and their recommendations to the board and explained the difference between millage neutral and tax neutral. Karen Beatty made the motion to approve millage neutral, seconded by Peter Dvorak. The motion passed unanimously.

X. Old Business: There was no new business

XI. Advisory Board General Communications:
Steve Main requested that the “hot topic” items be moved up in the order on the agenda for the next meeting that way we can address those first. All the members agreed they would all like the agenda items moved accordingly.

XI. Citizen Comments: There were no citizen comments.

XII. Next Meeting Date: The next CRA advisory committee meeting is June 6, 2017

XIII. Adjournment – The meeting adjourned at 8:00 p.m.

Approved by Maurice Gutierrez, CRA-AB Chairman