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Agenda item 5. a – June 6, 2017 meeting minutes

BAYSHORE/GATEWAY TRIANGLE COMMUNITY REDEVELOPMENT LOCAL ADVISORY BOARD MINUTES OF THE JUNE 6, 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, Karen Beatty, Peter Dvorak, Shane Shadis, Ron Kezeske, Steve Main, Chuck Günther and Larry Ingram. Mike Sherman has an excused absence.

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 lead by Chairman Gutierrez.

III. Adoption of Agenda: A motion to approve the agenda was made by Steve Main, seconded by Ron Kezeske. The motion passed unanimously.

IV. Adoption of Minutes: A motion to approve the May 2nd, 2017 minutes as amended was made by Peter Dvorak, seconded by Karen Beatty. The motion passed unanimously.

V. 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. Steve Main had requested for an estimated closing date and staff did clarify that the closing would not happen until rezone and comp plan amendment goes through but they would still like to have some date to follow up on. The Cell Tower relocation meeting went well they will continue to follow up on the schedule of values and work with timeframes for the move.

2. CRA 17 Acres: The proposal has gone out on the street and they changed the name from a Request For Proposal (RFP) to an Invitation To Negotiate (ITN).
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The ITN is a fairly new concept that the new Director of Procurement Services has started to use which allows multiple proposals to be negotiated all at the same time. The bid closes at the end of August. If anyone has any questions about the bid process, the assigned specialist is Swain Hall.

3. **Solstice f/k/a Cirrus Point**: The current owners have a pending contract with Vestcor Companies, LLC to sell the property. Vestcor has indicated they would like to construct 108 rental housing units with 44 of the 108 units set aside as affordable housing. The prospective buyers will be applying for State Grant funding for the affordable housing along with County Grant funding. The more units that are affordable more funding they could receive. They already own two affordable communities one is Noah’s Landing the other Tuscan Isles.

4. **The Garden School**: The Garden School had a ribbon cutting ceremony on May 19, 2017 at 12pm. It was well attended, very nice facility that will be a great asset to the Community.

5. **Microbrewery**: The owner attended to update the Advisory Board with new renderings. He will be going in to apply for building permits since his site plan has been approved but not sure of when the grand opening will be.

6. **Food Truck Park**: Staff attended a site development plan meeting and there were 3 outstanding items so it should go fairly quickly through the review process quickly.

7. **Trio Mixed Use Project**: No update on Trio.

8. **Surface Parking lot acquisition**: Toni Mott from the Real Property Section provided a letter of intent to be sent out to the property owner of Areca and Bayshore Dr. the appraiser has appraised the property at $286,000. Ron Kezeske made a motion to approve with the Title Change of Tim Durham, second by Steve Main. The motion passed unanimously.

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

10. **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.

11. **Wood Springs Suite**: The rendering was submitted for the Boards information and update on what is being proposed for development.
12. **Mattamy Homes:** The PUD rezone was approved at the May 4, 2017, County Planning Commission. The project is scheduled for June 13, 2017 BCC for approval. County Staff and CRA Board members will be in attendance.

13. **New Development:** Staff will attend the pre-app meeting for the new apartments being proposed on 34.2 acres, the project is located on Thomasson Drive and Cardinal Way. The project is outside of our district but we will be impacted by this development.

**VII. MSTU’s Project Updates:**

**The Bayshore Beautification MSTU:** meeting will be on June 7, 2017 at 5:00pm.

14. **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. June 29th will be our kick off meeting for the grant funding requirements.

15. **Karen Drive Stormwater:** The project should have 60 days for substantial completion by June 26 and 90 days for final completion of July 26th. They are already at 1000 lineal feet and there is about 1300 lineal feet for pipe that needs to be installed so the project is close to being finished.

16. **Fire Suppression:** Staff attended bid opening on June 5th. 3 contractors that bid were Quality Engineering, Andrew Sitework and Coastal Construction. Staff will start process of choosing the lowest bidder.

17. **Thomasson Drive:** Sixty percent (60%) construction documents are scheduled to be completed on June 30th with a revised cost. Staff will coordinate with FPL, Botanical Gardens, Mattamy Homes to ensure all stakeholders have the same timeline of the improvement.

**Haldeman Creek MSTU:**

18. **Weir Project:** Staff has been working with Earth Balance to remove the exotics off the creek, 300 ft. of blue sky clearing that ends at US41 on the creek.

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

X. Old Business: There was no new business

XI. Advisory Board General Communications:

Steve Main wanted to clarify that the “hot topic” items be moved up in the order on the project update list for the next meeting that way we can address those first. He requested to put them in categories as CRA properties, Commercial Developments, Residential Developments and new businesses, etc. All the members agreed they would all like the agenda items moved around accordingly. Maurice Gutierrez wanted to mention his talk with Rebecca Maddox who made an offer on the parking lot across from her restaurant on Bayview and he recommended she get with Staff if there was interest in selling to do a public private partnership. Steve Main also requested that Med Express be added to our project list. Peter Dvorak made a motion

XII. Citizen Comments:

a. Laura DeJohn, Johnson Engineering was in attendance on behalf of Collier County to do an East Naples Corridor Study to include part of the CRA district on the East Trail. She wanted to include the CRA Advisory Board as a stakeholder and present something at the next CRA Board meeting to start to engage the public with some workshop information and think about what they would like to see for this area.

b. Relocation of an existing business A. Jaron Studio to the vacant Commercial Building located at 3784 Bayshore Dr. The tenant was trying to apply for a possible CBIG grant to renovate the building and get approval for her mural from the Advisory Board in accordance with LDC 4.02.16 section H. Amanda Jaron attended to make those requests and to show her mural design prior to proceeding. Ron Kezeske made a motion to approve the mural as presented, second by Steve Main. The motion passed unanimously. The grant request will have to come back on the next meeting if the tenant is still interested in utilizing the grant funding.

c. Hina Sanghvi is a property owner off of Bayshore Drive with 3 vacant lots 53353400003, 53353360004, 53353320002 and would like to interest the CRA Advisory Board with the option to purchase. At this time the Board would not be interested because there is not enough funding. They asked if she come back at a later date if she still has the property.

d. Chuck Ardezzone who does a spotlight on Fox 4 who presented an opportunity for the Advisory Board to highlight the CRA District with a time on Television to highlight the area.
XIII. **Next Meeting Date:** The next CRA advisory committee meeting is August 1, 2017

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

Approved by Maurice Gutierrez, CRA-AB Chairman