

AGENDA

BAY PARK IMPROVEMENT BOARD

**Bay Park Improvement Board (BPIB) Meeting at 10:00am on
September 14, 2022.**

**SRQ Media Room, City Hall
1565 First Street
Sarasota, FL. 34236**

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF CONDUCT

We may disagree, but we will be respectful to one another
We will direct all comments to issues
We will not engage in personal attacks

4. CITIZEN'S INPUT

Citizens may address the Bay Park Improvement Board (BPIB) for a maximum time of three minutes on topics concerning Board.

5. APPROVAL OF THE MINUTES (SEE DRAFT ATTACHED)

Draft minutes of the March 22, 2022 meeting will be considered.

6. UPDATE ON PHASE 1 PROGRESS AND 10 DAY GRAND OPENING 10/14/22-10/23/22, AND 10/21/22 RIBBON CUTTING

7. CONSIDERATION OF FUNDING FOR IMPLEMENTATION OF FUTURE PARK PHASES CURRENTLY IN PLANNING STAGES

8. ANY OTHER BUSINESS

9. NEXT MEETING

The next meeting is TBD.

10. MEETING ADJOURNS



Bay Park Improvement Board (BPIB) Meeting
March 22, 2022 – 11:30 A.M.

City of Sarasota - SRQ Media Studio
1565 1st Street, Sarasota, FL 34236

BPIB MEMBERS:

- Chair, City of Sarasota Commissioner Hagen Brody
- Vice Chair, Sarasota Board of County Commissioners (BCC) Nancy Detert
- BPIB Member, Sarasota BCC Christian Ziegler
- BPIB Member, City of Sarasota Commissioner Liz Alpert
- BPIB Community Member Jon Thaxton

GUESTS:

- A.G. Lafley – Founding Chief Executive Officer, The Bay Park Conservancy (BPC), Inc.
- William "Bill" Waddill – Chief Implementation Officer, The BPC, Inc.

1. CALL MEETING TO ORDER:

The meeting was called to order by Chair Brody at 11:38 A.M.

2. ROLL CALL: No one was absent.

3. PLEDGE OF CONDUCT: Pledge of Conduct read by Chair Brody.

4. CITIZENS' INPUT: No one signed up to speak.

5. APPROVAL OF THE MINUTES:

A motion was made by Vice Chair Detert, seconded by BPIB Member Alpert to approve the minutes of the October 25, 2021, Bay Park Improvement Board (BPIB) Meeting, which carried by a 5-0 vote.

6. APPOINTMENT OF NEW CHAIR AND VICE CHAIR:

Chair Brody opened the nominations for the selection of Chair and BPIB Member Alpert nominated Vice Chair Detert which was seconded by BPIB Member Ziegler.

Chair Brody noted BPIB consensus to appoint Vice Chair Detert as BPIB Chair and congratulated her on her appointment.

Chair Detert opened the nominations for the selection of Vice Chair and BPIB Community Member Thaxton nominated BPIB Member Alpert.

Chair Detert noted BPIB consensus to appoint BPIB Member Alpert as BPIB Vice Chair and congratulated her on her appointment.

7. THE BAY PARK UPDATE:

Mr. Lafley provided a brief update on the new Bay Park Project which consists of the following:

- A Park
- A Sarasota Performing Arts Center (SPAC) which Sarasota City Commission voted 5-0 at the March 21, 2022, Regular Sarasota City Committee Meeting to authorize the Mayor and City Auditor and Clerk to execute the Agreement between the City of Sarasota and the Sarasota Performing Arts Center (SPAC), Inc. for planning, financing, design, construction, governance, and operation of a new Performing Arts Center
- The Bay Park development is on track and a soft opening of 10-15 acres is proposed in late summer or early fall 2022
- The need to begin to activate and program for The Bay Park which will be open, accessible, and free
- Approximately \$50 million has currently been raised or committed and a second capital campaign to raise \$24 million in two years for the completion of Phase 1 is ongoing, and over \$9 million has raised

Mr. Waddill referred to a PowerPoint presentation entitled "the Bay" displayed on the Studio's monitor and provided a brief overview of The Bay Park progress and stated that Phase 1 is well on the way and a soft opening is proposed in late summer 2022 followed by the Grand Opening in October 2022.

Mr. Waddill continued and referred to a slide entitled "Approved Phase 1 Site Plan" displayed on the Studio's monitor and provided a brief overview.

Chair Detert congratulated the City on executing the Agreement for the SPAC and requested to be shown the proposed location on the aerial map which was addressed by Mr. Waddill.

Chair Detert voiced concern regarding the elevation of the Van Wezel Performance Hall (VWPAH) which is prone to flooding and posed a question about the proposed elevation for the new location which was addressed by Mr. Waddill.

Mr. Waddill concluded, provided a brief overview, and referred to a slide entitled "Current + Future Improvements" displayed on the Studio's monitor.

In response to a question from Vice Chair Alpert asking what will occur with Holley Hall when the Sarasota Orchestra vacates, Mr. Lafley stated that the City owns the building, and the belief is Cheryl Mendelson, Chief Executive Officer, Van Wezel/SPAC Foundation has a plan for repurposing Holley Hall.

Ms. Mendelson spoke before the BPIB and stated that the Van Wezel/SPAC Foundation would love the opportunity to think about how to repurpose Holley Hall as well as exploring programming needs.

Mr. Lafley stated that the only "orphaned building" remaining on the site is the historic Chidsey Library also known as the Chidsey Building and discussion ensued about the following:

- Structural and engineering issues
- A \$500,000 Historic Preservation grant has been applied for per Mr. Waddill
- Can the building be repaired if listed on the National Registry of Historic Places?
- How to repurpose Holley Hall in a way which makes sense?

In response to a question from BPIB Member Brody asking if The BPC is in communication with The Players Centre for Performing Arts, Messrs. Lafley and Waddill stated yes.

8. DISCUSSION OF FY22 REVENUE CONSIDERATION:

Mr. Waddill noted a typographical error on the Agenda title which should read fiscal year (FY) 23, provided a brief overview, and stated that the BPIB may recall FY 2021/22 Tax Increment Financing (TIF) Revenues amounting to approximately 1.2 million was deposited in December 2022; that the expectation for FY23 will be approximately \$1.6 million and the recommendation is to approve depositing that amount into The Bay Park Trust Fund.

Chair Detert requested the Agenda title correction regarding FY23 be noted in the minutes for the record.

A motion was made by BPIB Community Member Thaxton, seconded by BPIB Member Brody to deposit fiscal year (FY) 2023 Tax Increment Financing (TIF) Revenue totaling approximately \$1.6 million into The Bay Park Trust Fund, which carried by a 5-0 vote.

9. ANY OTHER BUSINESS:

In response to a question from BPIB Member Brody asking the date for The Bay Park Phase 1 ribbon cutting, Mr. Lafley stated that the belief is the ribbon cutting is scheduled for Friday, October 21, 2022, at 10:00 A.M.

10. NEXT MEETING:

Mr. Waddill stated that the BPIB may not need to have an additional meeting until next year, 2023.

11. MEETING ADJOURN:

The BPIB Meeting adjourned at 11:57 A.M.