



Bay Park Improvement Board (BPIB) Meeting
September 14, 2022 – 10:00 A.M.

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

BPIB MEMBERS:

- Chair, Sarasota Board of County Commissioners (BCC) Nancy Detert
- Vice Chair, City of Sarasota Commissioner Liz Alpert
- BPIB Member, Sarasota BCC Christian Ziegler
- BPIB Member, City of Sarasota Commissioner Hagen Brody (arrived at 10:32 A.M.)
- 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.
- Cathy Layton, Chair, The BPC, Inc.
- Kelly Strickland, Financial Administration Director, City of Sarasota
- Steve Botelho, Deputy County Administrator and Chief Financial Management Officer, Sarasota County

1. CALL MEETING TO ORDER:

The meeting was called to order by Chair Detert at 10:03 A.M.

2. ROLL CALL: No one was absent.

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

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

5. APPROVAL OF THE MINUTES:

A motion was made by BPIB Community Member Thaxton, seconded by Vice Chair Alpert to approve the minutes of the March 22, 2022, Bay Park Improvement Board (BPIB) Meeting, which carried by a 4-0 vote.

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

AND

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

Ms. Layton provided a brief introduction and stated that legacy projects, like The Bay, take legacy effort, and the BPIB Members are aware of this since their individual efforts created the Ordinance which brought everyone here today; that today is one of the many steps and processes of a fulfilled vision of a completed Bay Park Master Plan (Plan) and completed aspirational community asset; that today is about taking advantage of an opportunity which has come since development in and around The Bay as well as the Tax Increment Finance (TIF) funds which has exceeded what was imagined four or five years ago since the tax base is healthier than forecasted.

Mr. Lafley referred from a PowerPoint presentation entitled "the Bay" displayed on the SRQ Media Studio's monitors and provided a brief overview of the context and background of The Bay Project as follows:

- This was a community lead initiative from the beginning as the result of the Bayfront 2020 Coalition meeting in November 2013
 - The Bayfront 2020 Coalition developed six guiding principles which have been followed through the Master Planning Process and four years of BPC work
 - The principles are all about accessibility, physical connectivity, environmental conservation and restoration, bringing people together, and sustainability which is not only environmental but consists of financial and operational
- Recognized and won three awards for: 1) Concept Master Plan, 2) Architectural Concept of a shade structure, and 3) Community Engagement/Communication
- Intent and objective: transform parking lot into park, deliver a destination park, create a yacht club quality public boat launch, dockside dining, and partners are going to create a new Sarasota Performing Arts Center

Mr. Lafley continued, referred from slides entitled "The Bay Park Timeline 2018-2022 Master Plan thru Phase 1" and "The Bay Park Phase 1 Status" and provided a brief overview of the approved Phase 1 Site Plan which is fairly completed, and stated that 10 Days at The Bay celebration is scheduled for October 14, 2022, capital spending to date is approximately \$40.5 million, and the BPC recommendation today to the BPIB is to complete the circle of new and improved public park, which is located south of the boat launch, known as Phase 2.

Mr. Lafley concluded and referred from a slide displayed on the SRQ Media Studio's monitors entitled "All Improvements We Are Recommending Will:" as follows:

- In accordance with the approved Master Plan
- In accordance with the Guiding Principles
- In accordance with TIF Interlocal Agreement
 - Ensure the improvement will promote public health, safety, and welfare; and enhance the park
 - Include proposed capital, design, and permitting costs for the improvements
 - Include annual operating and maintenance costs and how will they be funded
 - Recommended capital funding will be accomplished through City financing

Mr. Waddill provided a brief overview of the four proposed projects for Phase 2 and referred from a slide displayed on the SRQ Media Studio's monitors entitled "Recommendation: Implement Phase 2" as follows:

- Dockside/South Canal District
- City Side Cultural District
- Sunset Boardwalk/Pier
- Western Shoreline

Mr. Waddill continued, referred from a slide displayed on the SRQ Media Studio's monitors entitled "The Bay Park Phase 2 and stated that the original Master Plan included a Business Plan with 50% public funds and 50% private philanthropy; that the decision was made to implement the first 14 acres with mostly private

philanthropy; that Phase 2 proposed total TIF backed by the City Bond is approximately \$48 million as follows:

• Dockside/South Canal District -	\$15 million
• City Side Cultural District –	\$20 million
• Sunset Boardwalk/Pier -	\$15 million
• Western Shoreline -	<u>\$15 million</u>
Subtotal	\$65 million
MINUS – Gov’t Grants -	(\$12 million)
Add’l Private -	<u>(\$5 million)</u>
Total TIF backed City bond	\$48 million

Mr. Waddill continued further, and referred to slides displayed on the SRQ Media Studio’s monitors entitled “Dockside/South Canal District” and “Dockside” as follows:

Pop-Up food and Fun 2024
(Dockside park, food & music, recreation, seawall/day docks)

January – December 2024
- Docks/Sea wall in permit process
- Upland is shovel ready

Food Pavilion and Fun – 2025
(Food village, event lawn shade structure, water quality)

January – December 2025
Preliminary design stage

Mr. Waddill stated that there will not be Phase 1 maintenance costs until a year from now; that Phase 1 maintenance costs to date have averaged \$10,000/month; that the park maintenance will be completed by a mixture of City and BPC staff, contractors, and volunteers.

BPIB Member Ziegler stated that when he first ran for office in Sarasota County in 2018 a top complaint in the County, was no place with direct waterfront dining exists, posed questions and provided input as to whether anything in the proposed Plan will include waterfront dining which was addressed by Mr. Waddill.

Discussion ensued about Sarasota County having a beautiful beach and bay, and nowhere to eat and view them but the hope is to solve the issue with the creation of The Bay Park, and the three-step process of the Plan which has always been envisioned with a buildout dockside destination.

In response to questions from BPIB Member Ziegler asking the logic of putting the food in the South Canal District versus on the westside along the coast, what drove this decision, and the rationale, Mr. Lafley stated that first, options are just beginning to be explored, secondly, attempting to balance resilient shorelines and the realities of the elevations with what can be built, and provided a brief explanation.

Vice Chair Alpert stated that she also favors waterfront dining; however, one of the things recalled is when this was envisioned, there was great concern The Bay Park would be used for a waterfront restaurant location; that the planning must be done very carefully to avoid the westside being taken up by a restaurant, and Mr. Waddill stated that Commissioner Alpert is correct; however, the Business Plan has always considered three to four restaurants, in which a percentage of revenue would be removed from the top which then creates a sustainable funding source for operating in perpetuity.

Chair Detert stated that a competitive and transparent Bid must be done.

BPIB Community Member Thaxton stated that there are two restaurants in Osprey, Florida with direct bayfront views: Deep Lagoon Seafood and The Point; that he was present when the Guiding Principles were drafted which were authored by the community and not authored by a working group or an elected/appointed official; that one of the greatest fears voiced during the meeting was an iconic or large destination, waterfront restaurant.

Chair Detert provided input and stated that in regards to the boat dockage, everything sounds great when planned; however, then people change or take advantage of a good idea which then becomes a bad idea; that what has been seen is with Parks and Recreation, there are all kinds of multiple groups taking advantage of public property to run private businesses; that when a boat dockage is put into place like this, either go ahead and accommodate a private business, similar to Marina Jack, or Tiki Boat, and approve from "jump street" or implement a competitive Bid, but there must be some rules for public use of the boat docks.

In response to a question from Chair Detert asking what if the TIF does not raise \$48 million in the first or second year, Mr. Lafley stated that the recommendation is City Financing with a Bond; that based upon the County's projections, the TIF District is running approximately \$120 million ahead of the original forecast.

BPIB Member Brody seconded comments made by BPIB Member Ziegler about having commercial on the waterfront and provided input, which was addressed by Mr. Waddill.

In response to a question from BPIB Member Brody asking will the properties be leased after Phase 2, Mr. Waddill stated no.

In response to a question from BPIB Member Brody asking in which phase is the reconfiguration of the boat ramps, Mr. Waddill stated third.

Discussion ensued regarding the boat ramps with the biggest concerns boaters expressed is to not lose access to boat ramps and parking, providing the request to Florida Power & Light Company to the BPIB, incorporating commercial fisherman pick-up and drop-off public access, establishing and implementing rules, policies, process, and consideration of additional parking.

In response to a question from BPIB Member Brody asking when does the Bond come before the BPIB, Ms. Layton left the table, and Ms. Strickland came before the BPIB to address the question posed, and Mr. Lafley stated that the belief is the City must approve the Bond and BPIB will approve financing.

Ms. Strickland stated that once all three agencies approve the project and move forward with the debt the City will proceed with issuing the debt, which is estimated to be a four- to six-month process.

In response to a comment and question from BPIB Member Ziegler that the BPIB receipt of material sooner is favored and asked what role the County has in approving the proposed draft Resolution and will this come before the Sarasota BCC for a vote, Mr. Lafley stated yes, provided a brief overview of the process, and Ms. Layton came back to the table and provided input.

Discussion and questions ensued regarding the roles of the City, County, and BPIB regarding the proposed draft Resolution.

Ms. Layton left the table, and Mr. Botelho came before the BPIB at the table and stated that by May of each year, after the BPIB meets, the Sarasota BCC receives a Project Plan update.

Questions posed by BPIB Member Brody regarding community connectivity and streetscapes improvements coming into The Bay Park, and nothing being done here today will tie the hands of the City Commission's consideration of the Players Centre for Performing Arts at the October 03, 2022, Sarasota City Commission Meeting were addressed by Messrs. Lafley and Waddill.

A motion was made by BPIB Community Member Thaxton, and seconded by Chair Detert to approve The Bay Park's request to complete the next 14 acres of park projects and funding plan as presented today consisting of Dockside/South Canal District, Cityside/Cultural District, Sunset Boardwalk/Pier, Western Shoreline, which are in full compliance with the approved Bay Park Master Plan, and approve sending this recommendation onto the City of Sarasota Commission and the Sarasota County Board of County Commission (BCC) for their consideration.

BPIB Community Member Thaxton spoke to the motion.

Chair Detert spoke to the motion.

BPIB Member Ziegler spoke to the motion.

BPIB Member Brody spoke to the motion.

Chair Detert called for a vote on the motion to approve The Bay Park's request to complete the next 14 acres of park projects and funding plan as presented today consisting of Dockside/South Canal District, Cityside/Cultural District, Sunset Boardwalk/Pier, Western Shoreline, which are in full compliance with the approved Bay Park Master Plan, and approve sending this recommendation onto the City of Sarasota Commission and the Sarasota County Board of County Commission (BCC) for their consideration, which carried by a 5-0 vote.

8. ANY OTHER BUSINESS

BPIB Community Member Thaxton requested a copy of the PowerPoint presentation be provided to the BPIB, which Mr. Waddill acknowledged, requested the BPIB be provided Agenda Items and backup materials in advance and posed a question regarding BPIB Florida Government-in-the-Sunshine Law (Sunshine Law) and ex parte communications which Chair Detert and BPIB Member Brody provided input.

9. NEXT MEETING

To be determined.

10. MEETING ADJOURNS

The Bay Park Improvement Board (BPIB) adjourned at 11:23 A.M.