



the Bay

ONE PARK FOR ALL

City Commission Update
15 April 2024

AG Lafley, BPC CEO
Jennifer Compton, BPC Board Chair
Philip DiMaria, BPC Planning

Guiding Principles



Transformation

Transforming a parking lot into a signature public park along Sarasota Bay.



Blue & Green Oasis

Preserving & restoring 53 acres of precious bayfront into a blue & green oasis.



One Park for All

Open & accessible, free & welcoming to the full and rich diversity of our community, now and for generations to come



A Gathering Place

A beloved and sustainable gathering place for family, friends & fun.



Sustainable in Every Way

A financially feasible, operationally doable, environmentally sustainable to ensure long-term success.



Community of Partnerships

A community of partners enables The Bay to be a signature public park for all.



2,569,233+

Total Connections Through December 2023



350+

Community/Public Meetings

337,000+

Park Guests since Grand Opening

14,650+

Newsletter Subscribers (50+% Open Rate!)

1,750+

Founding Friends of The Bay

15,400+

Meeting Attendees

49,000+

Event Attendees (2023 Total)

21,900+

Followers on Social Media

109

Founding Business Partners

4

Community Surveys

2,121,500+

Reached on Social Media

7,600+

Survey Respondents

theBay
ONE PARK FOR ALL

Agenda

- Annual TIF Revenue Deposit Recommendation
- Bay Park Update
- Phase 2 Progress
- Closing Thoughts



Recommendation

- BPIB recommends FY25 deposit of City TIF District Revenue Increment into TIF Trust Fund



TIF Financial Projections – TIF revenues *(Jan 2024)*



Fiscal Year	County TIF Payments	City TIF Payments	Total Payments	Fiscal Year	County TIF Payments	City TIF Payments	Total Payments
FY20	\$0	\$0	\$0	FY35	\$5,880,861	\$5,880,861	\$11,761,722
FY21*	\$99,614	\$99,614	\$199,229	FY36	\$6,213,044	\$6,213,044	\$12,426,087
FY22	\$534,375	\$534,375	\$1,068,749	FY37	\$6,558,513	\$6,558,513	\$13,117,027
FY23	\$1,707,536	\$1,707,536	\$3,415,071	FY38	\$6,917,802	\$6,917,802	\$13,835,604
FY24	\$2,224,718	\$2,224,718	\$4,449,437	FY39	\$7,291,462	\$7,291,462	\$14,582,925
FY25	\$2,624,483	\$2,624,483	\$5,248,965	FY40	\$7,680,069	\$7,680,069	\$15,360,138
FY26	\$2,927,374	\$2,927,374	\$5,854,748	FY41	\$8,084,220	\$8,084,220	\$16,168,440
FY27	\$3,275,194	\$3,275,194	\$6,550,388	FY42	\$8,504,537	\$8,504,537	\$17,009,073
FY28	\$3,668,418	\$3,668,418	\$7,336,835	FY43	\$8,941,666	\$8,941,666	\$17,883,333
FY29	\$4,021,761	\$4,021,761	\$8,043,522	FY44	\$9,396,281	\$9,396,281	\$18,792,562
FY30	\$4,402,043	\$4,402,043	\$8,804,086	FY45	\$9,869,080	\$9,869,080	\$19,738,161
FY31	\$4,675,073	\$4,675,073	\$9,350,146	FY46	\$10,360,792	\$10,360,792	\$20,721,584
FY32	\$4,959,024	\$4,959,024	\$9,918,048	FY47	\$10,872,172	\$10,872,172	\$21,744,343
FY33	\$5,254,333	\$5,254,333	\$10,508,666	FY48	\$11,404,007	\$11,404,007	\$22,808,013
FY34	\$5,561,455	\$5,561,455	\$11,122,909	FY49	\$11,957,115	\$11,957,115	\$23,914,230
					\$175,867,021	\$175,867,021	\$351,734,041

The FY21 & FY22 payments were paid together in FY22, all outyears are estimates which assume increases in values and that the city and county payments are both based on 3.0 mills (City's millage).



Results by the Numbers

- 400K+ people have visited The Bay since it opened in October 2022 – with 97% saying they will return.
- 50K+ people participated in one or more FREE event in the park– with 92% rating their experience as Excellent/Very Good.
- 2.5MM+ Total Connections have been made since inception (incl. community mtgs, newsletters, social media, park guests, Friends of The Bay)
- 70MM+ gallons of polluted stormwater run-off from nearby N. Tamiami, from east of the Trail, and from the rest of the site itself were treated in the park before flowing into Sarasota Bay.
- 10+ acres of golf-course quality lawns, bountiful botanical gardens and wonderful walkways have been meticulously maintained every day to ensure the park continues to look like new.





Beach
Casual play and sunset viewing

Play Space
An artful flock

Common Ground
Large-scale gathering and performance

The Nest
A place for rest and refreshment

The Oval
Small-scale gathering and performance

Multi-Use Recreational Trail
Connecting Downtown to the Bay

Mangrove Walk
A nature-engaged journey and trail















Phase 2 Progress

- Design & Plan
- Schedule
- Budget

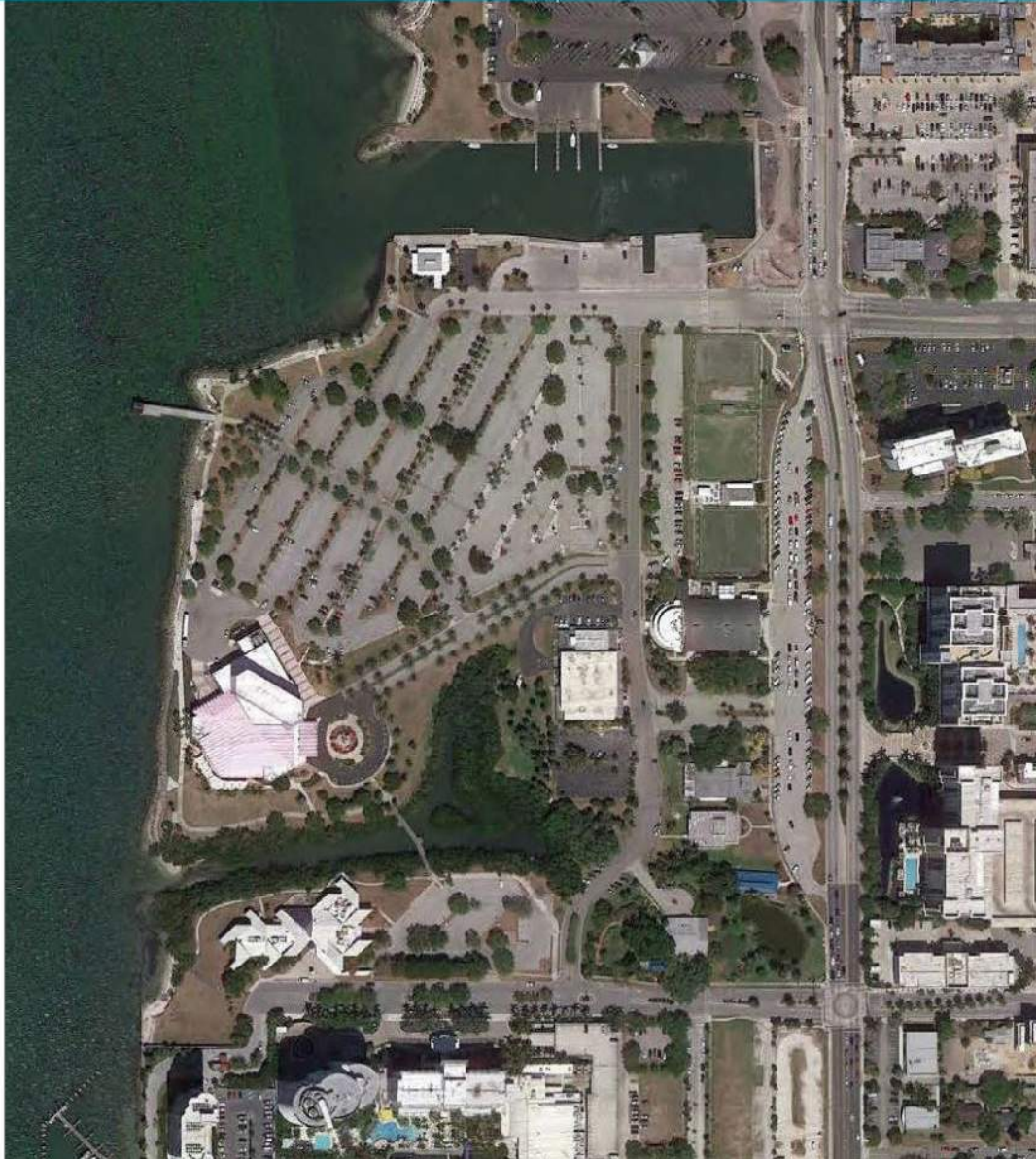


Design & Plan

- Design On Track (15-60%)
- Scope being refined
- Iterating costs



Transforming a Parking Lot into a Park



Updated Master Plan (11/23)

Phase 2

- Resilient Shoreline (incl. Hogs Creek)
- Cultural District
- Day Docks & Seawall
- Sunset Pier



Budget

- Still **\$65MM** Total
- **\$48MM** funded by TIF backed City Bond
 - \$8.7MM expensed to date
 - \$11MM forecast expense balance 2024
- **\$17MM+** potentially eligible for Government Grant funding

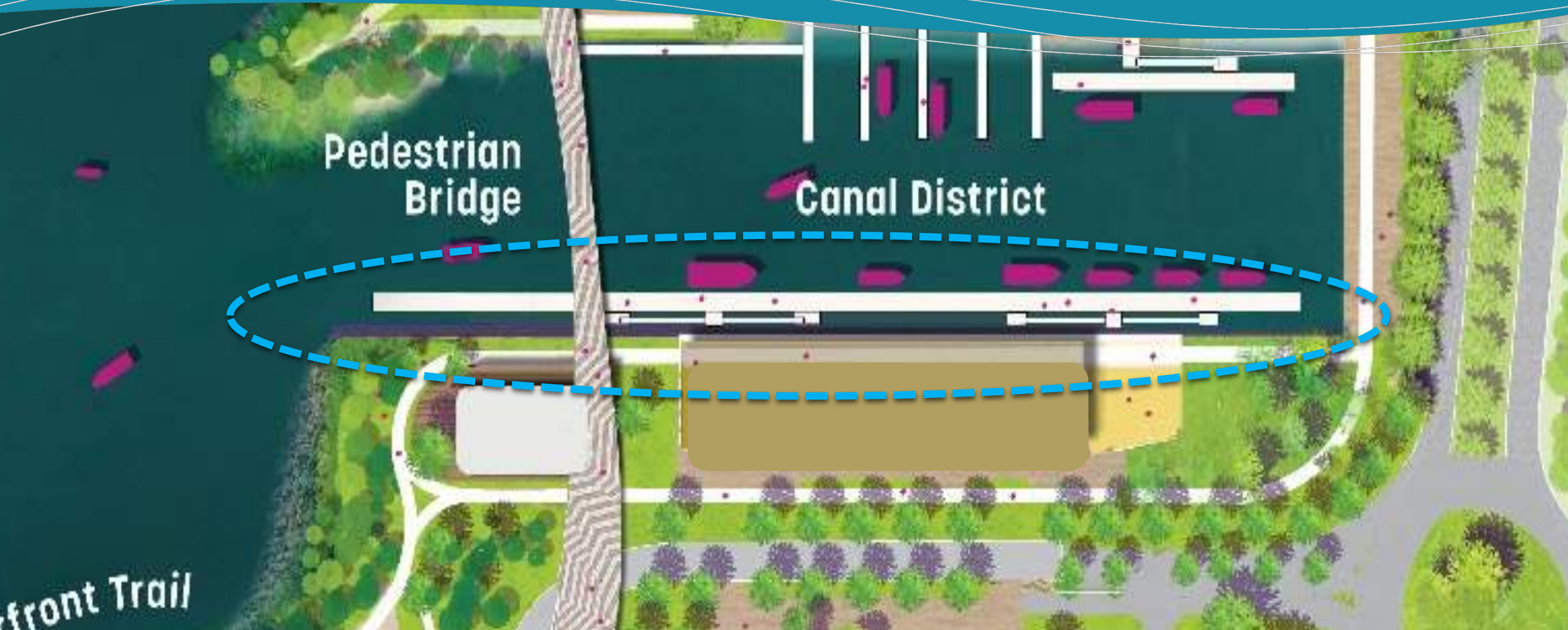


Phase 2

- Resilient Shoreline (incl. Hogs Creek)
- Cultural District
- Day Docks & Seawall
- Sunset Pier



Day Docks & Seawall





Canal District

Canal District Schedule

- Design concludes Summer 2024
- Construction begins Summer 2024 and concludes early 2025



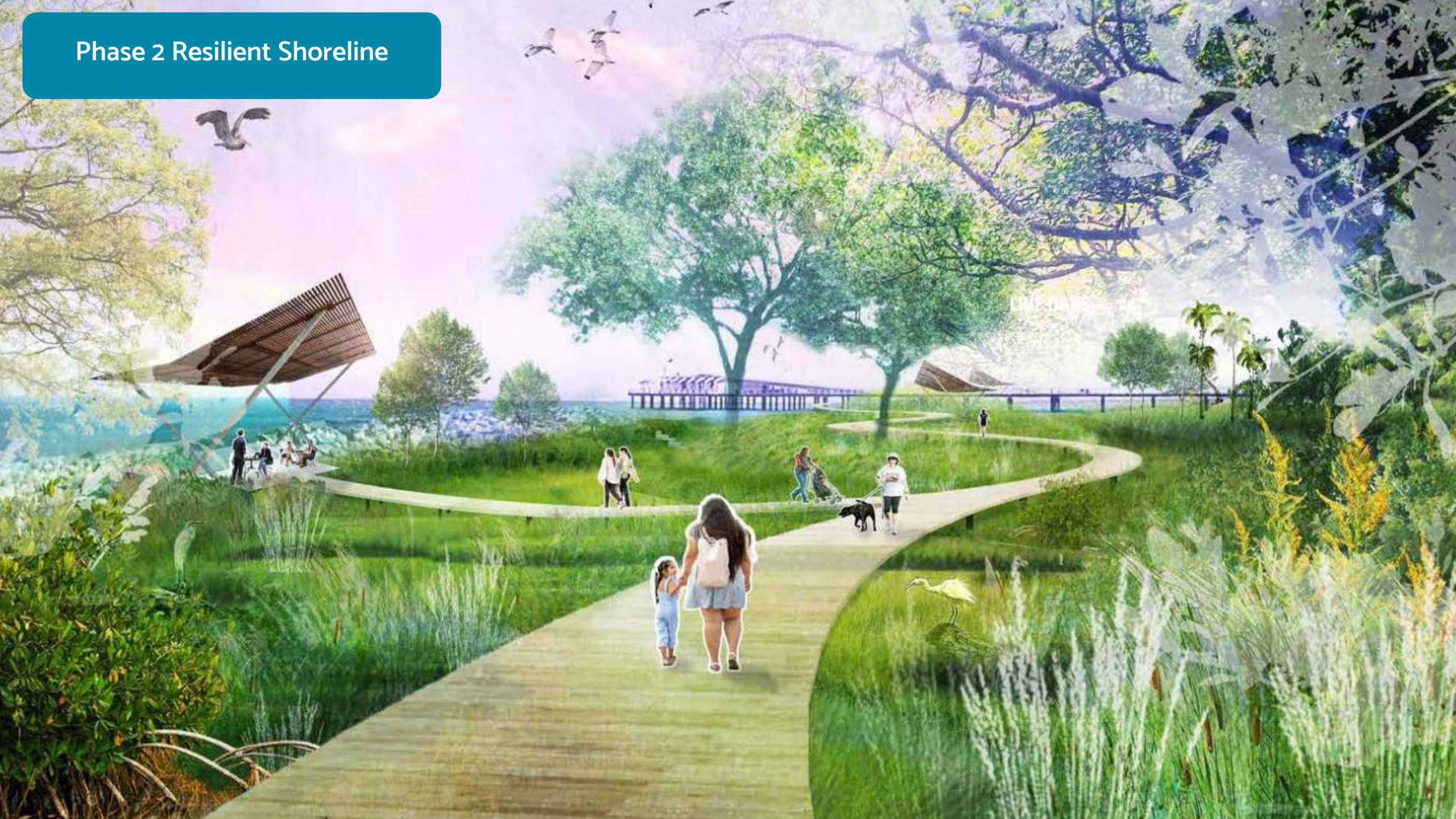


Resilient Shoreline



Resilient Shoreline

Phase 2 Resilient Shoreline



Resilient Shoreline Schedule

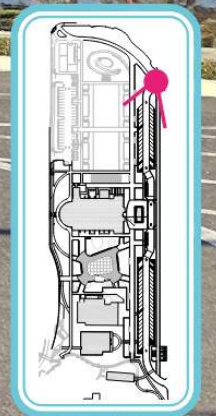
- Design through Summer 2025
- Construction Summer 2025 until
Summer 2026





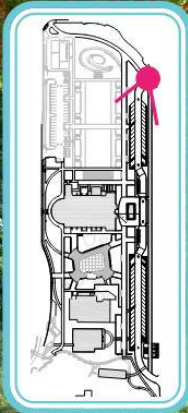
Cultural District

ARRIVING | EXISTING SOUTHBOUND APPROACH



ARRIVING | PROPOSED SOUTHBOUND APPROACH

“... a natural and safe green “wall” from nearby N. Tamiami Trail to enable park guests to feel like they are in a park.”
- Client Team Programming Document



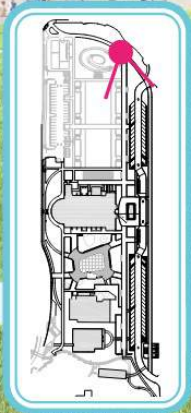
ARRIVING | EXISTING WALK



ARRIVING | PROPOSED WALK



“Landscape creates interest and shade ”
- Client Team Programming Document



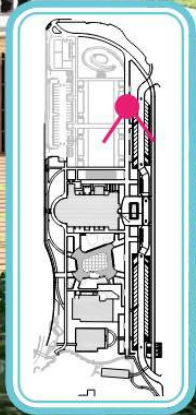
ARRIVING | EXISTING WALK



ARRIVING | PROPOSED WALK



”Shade/ seating along the Promenade enables park guests to take a break from enjoying District events – facing inward toward the district (away from the parking lots/ roads).”
- Client Team Programming Document



ARRIVING | EXISTING WALK



ARRIVING | PROPOSED WALK



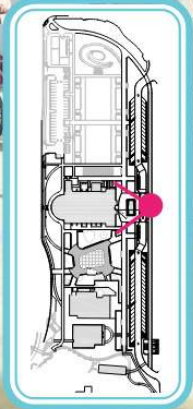
ARRIVING | EXISTING MUNICIPAL AUDITORIUM



ARRIVING | PROPOSED MUNICIPAL AUDITORIUM



“Beautiful landscaping and pedestrian friendly”
- Client Team Programming Document



ART CENTER | EXISTING



ART CENTER | PROPOSED





The Chidsey





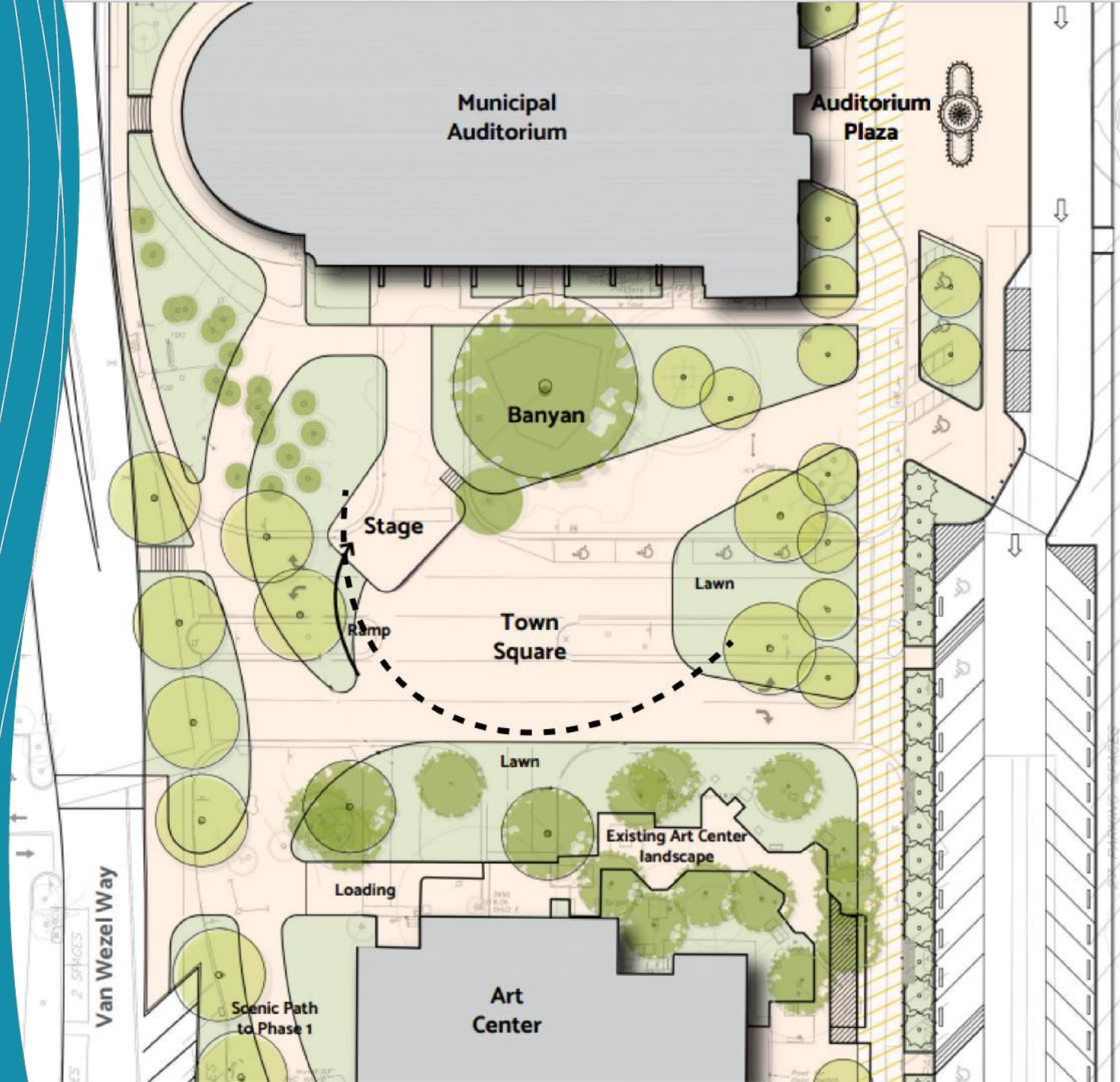
The Blue Pagoda | Welcome Center



Sarasota Garden Club

Town Square

- Gathering place
- Greenspace & shade
- Pedestrian friendly
- Plaza for public and private use
- Connectivity



Cultural District Schedule

- Design through 2024
- Chidsey construction begins Summer of 2024 and ends in early 2025
- Garden Club renovation begins Summer of 2024 and ends in Fall 2024
- Balance of Cultural District Construction begins Winter 2025 and will end Winter 2026





Thank You!