[DRAFT] Bay Park Conservancy Board Meeting Minutes

Oct 20, 2026

3:00 –5:00pm

Board Members Present: Jennifer Compton (Chair via Zoom), Mark Pritchett (Secretary), Rob Lane (Treasurer), Ian Black, Steve Botelho, Tony Gamelin, Teri Hansen, John Hart, Charles Hines, Marty Hylton, Jeff Jackson, Dr. Melvin Price

Excused: Kyle Battie, Jennifer Jorgensen

The Bay Team Present: A.G. Lafley (CEO), Diana Shaheen (COO), Steve Germaine (CFO), Adam Gelter, Ina Astreika, Sydney Baulier, Frances Bermudez, John Ochoa

Members of the Public Present: Michael Klauber

Call to Order: Mr. Rob Lane substituting in-person for Ms. Compton called the meeting to order at 3:02 pm

Public Comment: None.

Approval of Minutes: The July 21, 2026 Board meeting minutes were approved unanimously.

Chair Report: Ms. Compton deferred her comments to the end of the meeting.

Financial Report: Mr. Lane reported that The Bay Park Conservancy (BPC) including endowment has total assets of $23 million, with net assets of $19 million. Year-to-date revenue is more than $9 million with earned income increasing its share of the revenue pie. Mr. Lane commented that the organization is in a strong fiscal position to fund future operations with the goal of earned income (e.g., from rentals, future restaurant revenues) representing ~50% of future revenues. Mr. Hines pointed out that park messaging should include that The Bay provides employment opportunities and tax revenues for the City and the County.

CEO Report: Phase 2 and 3 Updates

Phase 2

- Mr. Lafley stated that Phase 2 is a $65 million project. Mr. Lafley asked Mr. Adam Gelter to provide an update on implementation.
- Town Square ("The Plaza"): Construction is running behind schedule due to shade structure engineering challenges. Issues expected to be resolved in early 2027. Estimated completion: Summer 2027.
- Municipal Auditorium: Roof replacement is nearly complete and interior renovation wrapping up by end of this year. Ms. Shaheen added the building will be used for park programming beginning January 2027 and rentals to the public will begin in February 2027.
- Resilient Shoreline: Project underway. Working through challenges of unforeseen conditions of rubble in the soil in the location of the future rain garden – an important element cleaning stormwater and resilience.
- Restaurant #1: Going through City review process. Once complete, permitting and construction should begin first half of 2027, with completion slated for the Spring 2028.

Phase 3

- Phase 3A (Centennial Park): Plans are 100% complete and include new day docks, new sea walls, additional boat slips, expanded trailer parking, new restrooms, and improved stormwater management. The County Commission, however, has not committed funding from their portion of the TIF revenue. Mr. Lafley, Mr. Hines, and Mr. Pritchett will provide the County Commission a park update on November 17. Mr. Lafley will present to the City Commission on December 7.
- Phase 3B ("The Heart of the Park"): A $50-$70 million project that will transform the current hard surface public parking lot in front of the Van Wezel into a resilient blue-and-green oasis.

COO Report: Ms. Shaheen reported that the Common Ground lawn has a new, more resilient Tif Tuft turf. The Sunset Deck expansion, repainting of the playground, and a new walkway along the west edge of the Garden Club walkway are complete.

Park attendance is on par with last year. Event attendance has seen a 10% increase over last year. The Bay has also achieved a 42% increase in connections and there are 24,000 newsletter subscribers (50% open rate) and 30% increase in social media followers.

This past weekend The Bay welcomed more than 5,500 park participants for Boo! at The Bay. Upcoming events are "Taste of The Bay" (Sun, Oct 25), "Best of The Bay" all-day Music Fest (Sun, Nov 1), "Sound of Music Sing-along" (Nov 21), and "Holidays at The Bay" (Dec 12).

Advancement Report: Mr. Lafley updated the Board in place of Mr. Hammett. $2.8 million has been raised year to date against goal of $3.5 million. Nearly $900,000 has been matched from the Gulf Coast Community Foundation $2 million matching grant. There are 2,700 Friends and a cumulative 120+ Business Partners.

Board and Officer Elections: Mr. Tony Gamelin and Mr. Jeff Jackson were unanimously reelected to serve another term on the Board. The Board unanimously elected as Executive Officers: Mr. Mark Pritchett (Chair), Mr. Tony Gamelin (Treasurer), and Mr. Charles Hines (Secretary). Ms. Heather Kasten and Mr. Michael Corley were unanimously elected to their first term on the Board.

New Business: Ms. Compton and Mr. Lane announced that this Board meeting would be their last as Board members. They both expressed their admiration and appreciation for serving on the board since its inception. They look forward to staying involved with The Bay through the recently-created Champions group.

Adjournment: Mr. Lane adjourned the meeting at 4:22 pm

2027 BPC Board Future Meeting Schedule: Board meetings are held on the third Tuesday of the first month of each quarter from 3:00-5:00 pm, as follows:

- January 19, 2027
- April 20, 2027
- July 20, 2027
- October 19, 2027

Bay Park Conservancy Board Meeting

20 October 2026

3:00 – 5:00 p.m.

Agenda:

- Call to Order (J. Compton)
- Public Comment
- Previous Board Meeting Minutes Approval
- Consent Agenda
- Chair Report (J. Compton)
- Financial Report (R. Lane)
- CEO Report (AG Lafley)
    - State of the Park
    - Bay Park Conservancy
    - Phase 2/ Other (A. Gelter)
- Park Guest Experience/ Operations Report (D. Shaheen)
- Advancement Report (T. Hammett)
- Discussion
- New Business (J. Compton)
- Chair Closing Remarks
- Adjourn

The Bay Restaurant #1 | Facing West

The Bay Restaurant #1 | Facing South from Centennial Park

The Bay Restaurant #1 | From Above

Phase 3A | Centennial Park

Infrastructure Improvements

- ✓ +60% Trailer Parking Capacity
- ✓ +33% Boat Launch Capacity
- ✓ Seawalls/ Day Docks

Amenity Improvements

- ✓ Add Mobile Bait Shop
- ✓ Rehabilitate Restrooms

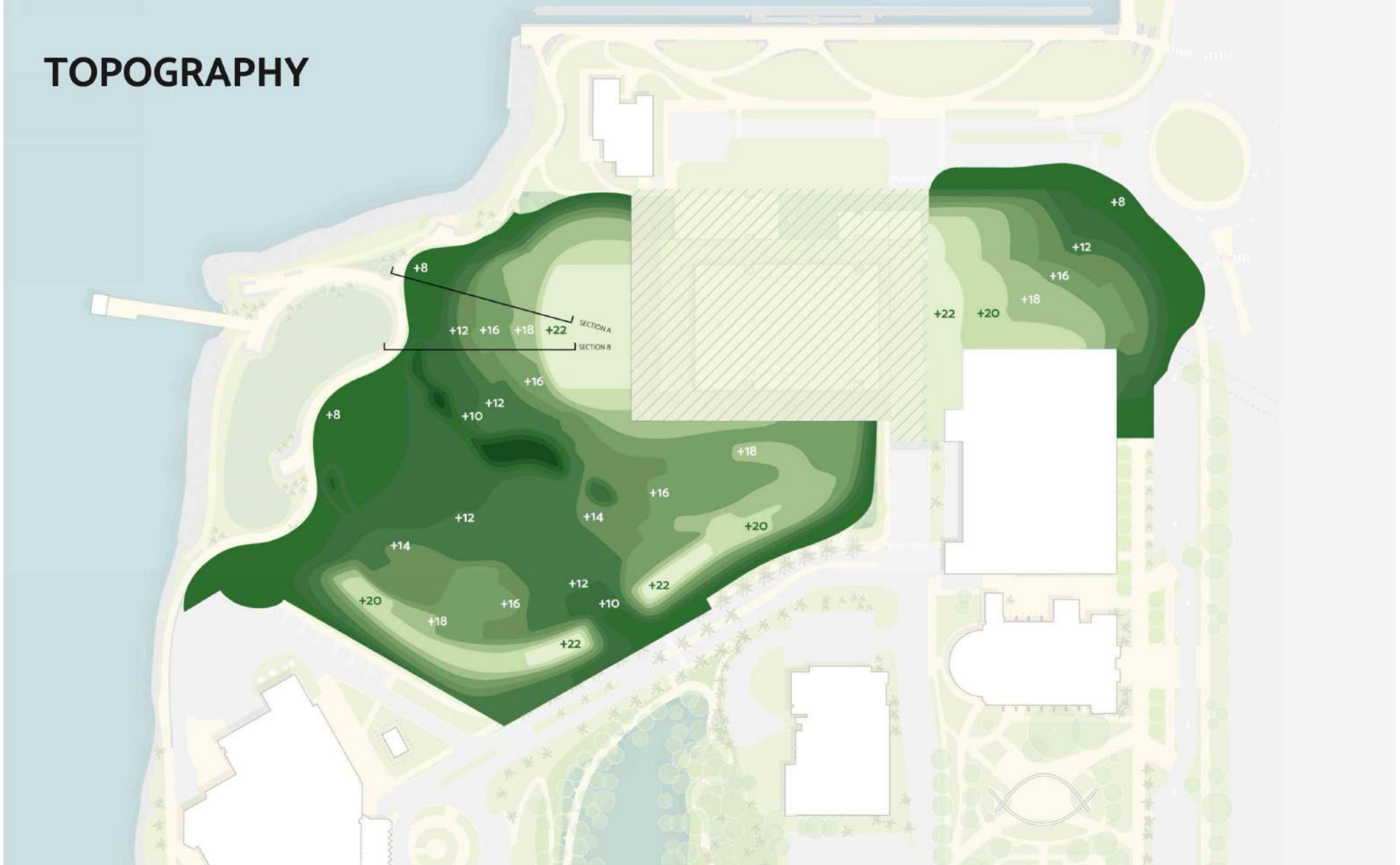
Environment/ Water Quality Improvements

- ✓ New Stormwater Treatment System
- ✓ Hog Creek Clean-up
- ✓ More Resilient Shoreline
- ✓ More Green Space

Phase 3B
“Heart of the Park”
Schematic Plan

OVERALL PARK VIEW

TOPOGRAPHY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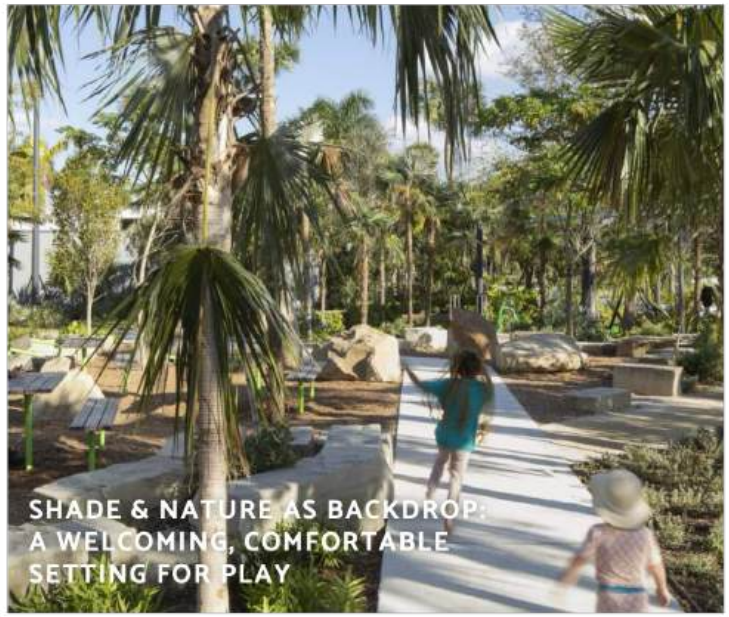
THE BRIDGE

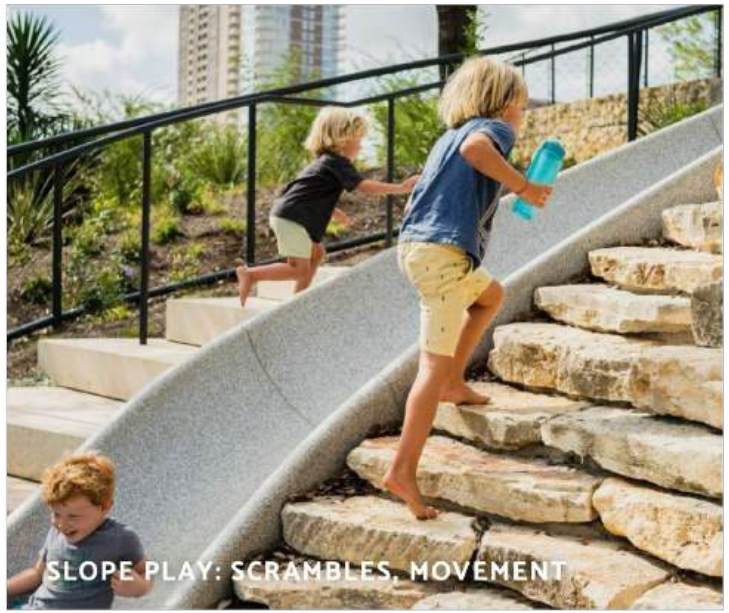
THE BAY OVERLOOK

THE WATER GARDEN

INTERGENERATIONAL GATHERING + PLAY


SHADE & NATURE AS BACKDROP: A WELCOMING, COMFORTABLE SETTING FOR PLAY

SLOPE PLAY: SLIDES


SLOPE PLAY: SCRAMBLES, MOVEMENT

SWINGS: CONNECTION, SHARED PLAY, MOVEMENT

WATER PLAY: SENSORY, INTERACTIVE, EXPLORATORY

INVITING, ENGAGING, NATURAL, AND FULL OF DISCOVERY