

**ENGLEWOOD COMMUNITY REDEVELOPMENT AREA
ADVISORY BOARD (CRA)
Minutes of October 11, 2006 Meeting**

A regular meeting of the Englewood Community Redevelopment Area Advisory Board (CRA) was held on Wednesday, October 11, 2006, at 5:30 p.m., at Lemon Bay Park, 570 Bay Park Boulevard, Englewood, FL

Members Present

Mary Ellen Diez, Chairwoman
Dick Howell
John Davison
John Mead

Members Absent

John Radkins, Vice-Chairman
Norman Caldwell
Harry Colburn

Staff Present

Chris Davis, CRA Coordinator
Elaine Wickwire, Admin. Assistant II
Warren Richardson, Sarasota County Public Communications

Call to Order

Chairwoman Diez called the meeting to order at 5:35 p.m. There was a quorum present.

Approval of Minutes

Dick Howell **moved** to approve the minutes of the September 14, 2006 meeting, seconded by John Mead and carried unanimously.

Open to the Public

Mr. Jim Hanushek, President of the Board of Trustees of the Lemon Bay Playhouse, commented on their recent field trip to two theaters that have arrangements with their local municipalities. He stated that the Board still has research to do regarding their future plans for a new performing arts complex on Dearborn Street.

Discussion of Capital Improvement Projects

- **Stormwater** – Discussion ensued regarding the complexity of stormwater improvements currently in the planning stages. Dick Howell **moved** that the Advisory Board request that the CRA Coordinator present the Board's findings that Stormwater be added as a project to the CRA Plan, seconded by John Mead. Chris Davis provided a brief history of the project and handed out a draft CRA Project Sheet entitled, Englewood Redevelopment Plan, Project Sheet No. 24, Stormwater Project. Following further comments, the motion carried unanimously.

- **Waterfront Development/Dock and/or Pier** – John Davison expressed his enthusiasm for a possible pier or dock project at the end of Dearborn Street that could possibly include a ferry taking people to Blind Pass Beach. Ms. Davis explained the meeting that recently took place with the County's Parks and Recreation Department regarding the Cherokee Street properties and the County-owned properties at the end of Dearborn Street. Parks and Recreation will be presenting a professional services contract to the Board of County Commissioners in

November that will cover surveying and they would like the CRA to use the same contract for the surveys on their waterfront properties.

- **Parking** – Chris Davis explained some of the parking options that are available, such as build-out opportunities on the properties that the CRA has acquired and future consideration for additional angled parking toward the eastern end of Dearborn Street. Ms. Davis stated that the consultant hired to look at the parking issue can be invited to speak at the November advisory board meeting.
- **Utilities Location** – Ms. Davis stated that previously, Florida Power and Light provided an estimate of approximately one million dollars to bury the utilities on Dearborn Street. She cited some of the advantages of relocation of utility lines, such as landscaping benefits and being able to encourage developers to shorten their setbacks, since the utility lines wouldn't be in the way. She also discussed the option of moving the lines to the alleyways. Advisory Board member Dick Howell was chosen as the Board's representative to attend an Englewood Coordination staff meeting on October 23rd.

Guest Speaker – Richard Gleitsman, Budget Process Coordinator, Sarasota County Fiscal Planning

Mr. Gleitsman explained some of the issues involved if the CRA plans to issue a bond for their Capital Improvement projects. He stated that the actual structuring of the bond is very important, referring to the size of the bond, the structuring of the debt service and recommending a graduated payback.

He discussed some outside elements that need to be considered, such as bond ratings and Internal Revenue Service regulations pertaining to the issuance of tax-exempt debt. IRS constraints on bonds issued by municipalities are also a factor to be weighed. Timing is important in that the CRA would need to spend at least five percent of the bond revenues within the first six months and eighty five percent of the total revenues within three years.

Mr. Gleitsman explained CRA and Tax Increment Financing (TIF) issues when bonding capital projects. He suggested using bank term loans on projects up to a fifteen year hiatus and bonds for any projects over fifteen years.

He also explained the process that Sarasota County uses to issue bonds. The next step would be to approach the Debt Management Council with a list of projects and their costs. The process takes approximately ninety days.

Responding to questions from the advisory board, Mr. Gleitsman explained bonding versus loans. He said that there is usually a ten million dollar minimum for bonds.

Discussion of Capital Improvement Projects (continued)

- **County-Owned Site: Possible Performing Arts Theater** – Chris Davis mirrored Mr. Hanushek's comments from **Open to the Public** and stated that development of the County-owned site on Dearborn Street is something that will happen, regardless of the type of structure that is built there. She pointed out that the Lemon Bay Playhouse's projected cost of the type of facility they would like to build is equal to the cost of whatever else might go

on that site. She reminded the advisory board that, during the meetings that will be held the update the CRA Plan, the community's needs and wishes will be heard.

Mr. Hanushek added further comments regarding other fundraising mechanisms.

Project Reports

- **Bicycle Racks** – Mary Ellen Diez stated that County staff person, Tom McGucken, will be sending out a Request for Proposal for bicycle racks. She said that appropriate sites for them will be looked at and brought back to the advisory board for discussion.
- **Corridor Advocacy Group** – John Mead reported that the application for the State Road 776 Scenic Highway Designation is complete and a video is being created.

Staff Reports/Comments

Chris Davis reported that Odatto Marketing Group has been hired to create a marketing strategy for Englewood. An invitation will go out to everyone for a brainstorming meeting to be held on November 7th.

She also provided an update of the status of the gateway signs, stating that our second kiosk sign will need to be located near the public restrooms that are being constructed.

Ms. Davis informed the advisory board that public meetings will soon be scheduled regarding the update to the CRA Plan with Ted Brovitz of Stantec Consulting, Inc. Some of the meetings may be joint meetings with the Board of County Commissioners. Lastly, the public restroom project has been awarded to the third lowest bidder and construction should start soon.

Open to the Public

Mr. Taylor Meals requested a status report of the proposed Arts Overlay District, the update to the Town Center Plan and the rezoning of County-owned properties. Ms. Davis stated that the CRA is trying to get an outside consultant under contract to work on these projects.

Advisory Board Comments

John Mead stated he is looking forward to prioritizing the projects at the November meeting.

John Davison stated he would like to start moving forward on the high priority projects.

Dick Howell commented on various items such as meeting times, an advertisement in the Sun Herald newspaper and Ms. Davis' presentation at the October 10th Board of County Commissioners meeting.

Next Meeting

The next meeting will be held on Thursday, November 9, 2006, at 1:00 p.m., at Lemon Bay Park, 570 Bay Park Blvd., Englewood.

Adjournment

Hearing no further business, Chairwoman Diez adjourned the meeting at 6:45 p.m.