

**ENGLEWOOD COMMUNITY REDEVELOPMENT AREA
ADVISORY BOARD (CRA)
Minutes of November 9, 2006 Meeting**

A regular meeting of the Englewood Community Redevelopment Advisory Board (CRA) was held on Thursday, November 9, 2006, at 1:00 p.m., at Lemon Bay Park, 570 Bay Park Blvd., Englewood, FL.

Members Present

John Radkins, Chairman
Harry Colburn, Vice-Chairwoman
Dick Howell
Mary Ellen Diez
John Mead
John Davison
Norman Caldwell

Staff Present

Christine Davis, CRA Coordinator
Elaine Wickwire, Admin. Assistant II
Kevin Smith, Sarasota County Facilities

Others Present

Jeffrey Shortt, Kimco Construction, Inc.
Terry Shortt, Kimco Construction, Inc.
Dorian Popescu, DMK Associates
Ted Brovitz, Stantec Consulting Services

Call to Order

Chairwoman Mary Ellen Diez called the meeting to order at 1:00 p.m. There was a quorum present.

Approval of Minutes

John Mead **moved** to approve the minutes of the October 11, 2006 meeting, seconded by Norman Caldwell and carried unanimously.

Public Restrooms Update

Mr. Kevin Smith, Sarasota County Public Works Facilities Services, explained the public restroom project and provided pictures of the construction progress.

Mr. Jeffrey Shortt, Kimco Construction, Inc., discussed the type of siding that will be installed on the outside of the facility, which is environmentally friendly and considered a "green" building material. Mr. Smith added that a waterless urinal will be installed in the men's restroom, which is also considered environmentally friendly. Barring any minor setbacks, he is anticipating that the restrooms will be open before Christmas.

Board member John Davison requested that a security camera be placed on the building. Mr. Smith explained the steps that would be needed to install a camera and stated it would depend on the CRA's budget. Comments were made in appreciation of the good work that Mr. Smith and Kimco Construction is doing.

Election of Officers

Mary Ellen Diez stepped down as Chairwoman to nominate John Radkins for Chairman, seconded by Harry Colburn. Dick Howell **moved** to elect John Radkins as Chairman, seconded by Norman Caldwell and carried unanimously.

John Mead nominated Harry Colburn for Vice-Chairman, seconded by Norman Caldwell. Dick Howell **moved** to elect Harry Colburn as Vice-Chairman, seconded by Norman Caldwell and carried unanimously.

Ms. Deiz presented the Chairman's gavel to Mr. Radkins to conduct the balance of the meeting.

Open to the Public

No public comments or questions.

Parking Presentation

Mr. Dorian Popescu, DMK Associates, explained his investigation of existing parking spaces on Dearborn Street. He also gave a report on the possible spaces that can be located in off-street parking lots and additional angled parking on Dearborn Street.

Discussion of Project Priorities/Cost Estimates/Timeline

Referring to a worksheet developed for discussion only purposes, the advisory board talked about the following projects:

- **Update of CRA Plan**
Chris Davis informed the Board members and the audience of the public workshops that will be conducted by Ted Brovitz of Stantec Consulting Services in mid-December and mid-January. The workshops will be used to gather the community's vision on how they would like see Englewood redevelop. Mr. Brovitz added comments.
- **Stormwater Design**
Ms. Davis discussed the contract for stormwater design with WilsonMiller. She stated that the design phase could possibly be started toward the end of November or early December. According to WilsonMiller, the whole process for design could take nine to twelve months. They have also said that if a development in the downtown area is ready to go, they could concentrate their efforts on that particular area to minimize the wait. The entire stormwater project is roughly estimated to cost a little over \$3 million dollars.
- **Waterfront Design**
Ms. Davis stated that a conceptual design of how the two waterfront properties should be used will come from the feedback received at the public workshops for the update to the CRA Plan. Discussion ensued regarding the upcoming workshops.
- **Sidewalk Construction**
Dorian Popescu explained that DMK Associates has a contract with the County for the design of approximately ten miles of sidewalks, which include Old Englewood Road, Green Street, McCall Road and Stewart Street, among others. He stated that the Board of County Commissioners has not allocated funding in 2006-2007 for construction. Ms. Davis stated that CRA participation is spelled out in Project No. 16 of the CRA Plan.
- **Relocation of Utilities**
Chris Davis and Dick Howell relayed information received at a recent meeting regarding the costs and requirements of the relocation of utility lines. Ms. Davis stated that a letter to Florida Power and Light from the Advisory Board was needed for FPL to start studying the area. The recommendation also needs to be presented to the Board of County Commissioners. Harry Colburn **moved** that the Advisory Board draft a letter to FPL

requesting them to start an investigation of either burying or relocating power lines on Dearborn Street, seconded by Dick Howell and carried unanimously.

▪ **Development of County/CRA-Owned Property**

Ms. Davis discussed estimated costs for a performing arts center, parking and/or stormwater or possible other uses for the County-owned property between Orange Avenue and Mango Street.

Mr. Jim Hanushek, President of the Board of Trustees of the Lemon Bay Playhouse, explained to the advisory board that, in his personal opinion, it would take years for the Playhouse to raise funds, develop and run a capital campaign for a new performing arts center. If the CRA could participate in the building, it could take years off the process. The Playhouse's first step is to build their fundraising base. The cost estimate for the performing arts center alone is \$10-13 million, with additional retail space increasing the cost to \$15 million.

The Advisory Board discussed adding the \$15 million estimate on to the worksheet. Mary Ellen Diez stated that she feels it would be premature at this point to add \$15 million dollars to the CRA's budget for a performing arts center when there could be possibly be other viable projects for that piece of property. She suggested that the Board wait for the results of the CRA Plan update before making a commitment.

Chris Davis stressed that the monetary figures listed on the discussion worksheet are estimates only. She stated that some of the budget estimates listed may come from other sources other than the CRA.

Following discussion, Chairman Radkins requested that amendments to the Town Center Plan be added to the list of priority projects and requested a special meeting be held early in December with Planning staff in order to talk about possible amendments.

Project Reports

▪ **Bicycle Racks**

Mary Ellen Diez updated the advisory board on the status of the bicycle rack project. She has been working with Tom McGucken, Sarasota County Procurement, to purchase the racks and find suitable locations for them in the downtown area. She discussed each County-owned site and asked the Board members to prioritize and approve the sites that have been chosen. Mr. McGucken will then put them out for bid.

Norman Caldwell **moved** to approve the five bicycle racks and the suggested sites where they could be installed, seconded by John Mead and carried unanimously.

▪ **Marketing**

Ms. Davis reported on the November 7, 2006 marketing workshop with Odato Marketing Group. A report of the results and proposed strategies will be given to the Advisory Board at the December meeting.

Staff Reports/Comments

Ms. Davis handed out a booklet called "The Best of the Best," which showcased the Florida communities who have won redevelopment awards in the past year. She stated she would provide a report of the Florida Redevelopment Conference at the December meeting, if there is time.

Open to the Public

Mr. Don Platt provided a brief history of Englewood redevelopment for the benefit of the new Advisory Board members. He also reminded the Board that pollution of Lemon will have to be addressed at some time while designing the waterfront.

Mr. Taylor Meals, representing Olde Englewood Village Association, thanked the CRA for their participation in the Halloween Safe Walk and the creation of the street map brochures.

Advisory Board Comments

Harry Colburn echoed Mr. Platt's comments and stated that the CRA should consider the water quality of Lemon Bay when developing the waterfront properties.

John Mead also echoed Mr. Platt's comments regarding the water quality of Lemon Bay.

Dick Howell asked everyone to get familiar with the Lemon Bay League. He suggested that Elaine Sanchez-Miller speak at the December meeting regarding the Main Street Conference that she attended.

John Radkins thanked the Board for electing him Chairman. He stated that he would like to see project timeframes shortened in the next year.

Adjournment

Hearing no further business, Chairman Radkins adjourned the meeting at 3:23 p.m.