

DUNEDIN, FLORIDA
MINUTES OF THE CITY COMMISSION REGULAR MEETING
SEPTEMBER 17, 2015
6:30 P.M.

PRESENT:

City Commission: Mayor Julie Ward Bujalski, Vice-Mayor Heather Gracy, Commissioners Bruce Livingston, Deborah Kynes and John Tornga.

Also Present: City Manager Robert DiSpirito, City Attorney Thomas J. Trask, City Clerk Denise M. Kirkpatrick, Deputy City Manager Doug Hutchens, Public Works and Utilities Director/City Engineer Jorge Quintas Public Services Division Director Arlie Anderson, Director of Communications Courtney King, Communications Senior Technical Assistant Justin Catacchio, Interim Director of Finance Jeff Streder, Budget Manager Allison Broihier, Accounting Manager Katherine Oster, Director of Planning and Development Gregory Rice, Transportation and Traffic Engineer Joan Rice, Director of Human Resources/Risk Management Theresa Smalling, Director of Parks and Recreation Vince Gizzi, Fire Chief Jeffrey Parks, Library Director Phyllis Gorshe, CRA/Director of Housing and Economic Development Bob Ironsmith, Assistant Utility Director of Water Division Paul Stanek and approximately forty-three people.

The press was represented by the Tampa Bay Newspapers Executive Editor Tom Germond and Tampa Bay Times Reporter Ayana G. Stewart.

CALL TO ORDER

Mayor Bujalski called the meeting to order at 6:30 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

City Attorney Tom Trask gave the invocation, which was followed by the Pledge of Allegiance.

PRESENTATIONS

1. HERB DONALD – 100TH BIRTHDAY PROCLAMATION – September 30, 2015

Mayor Bujalski related her personal story regarding former Commissioner Donald and observing him as a good example of community involvement while she was growing up.

Mayor Bujalski read a proclamation recognizing former Commissioner Herb Donald's 100th Birthday on September 30, 2015 and cited some of his achievements and service. The Commission expressed their sincere gratitude to him and his late wife Martha for their generosity in serving the City of Dunedin.

Mr. Donald accepted the proclamation and thanked the City Commission for the recognition. He commented he was proud to be a part of Dunedin.

Mr. Donald's daughter, Linda Donald, commented her mother felt they grew up with Dunedin and Dunedin grew up with them and they loved the city dearly.

Former State Representative and former Dunedin Mayor Tom Anderson expressed appreciation to Mr. Donald for all his support.

2. FALLS PREVENTION AWARENESS DAY PROCLAMATION – September 23, 2015

Commissioner Kynes read a proclamation declaring September 23, 2015 as **Falls Prevention Awareness Day** in Dunedin. She expressed her personal thanks for the very important initiative.

Tom Anderson, member of the Committee on Aging accepted the proclamation and thanked the City Commission for the recognition. He explained Chair Andrew Demers was unable to attend the meeting and introduced Sue Whitman with the Committee on Aging also representing Mease Manor.

Mr. Anderson provided some statistics from a pamphlet regarding falls being the leading cause of injury related visits to emergency departments in the United States and the primary cause of accidental deaths in persons age 65 and over. He provided copies of the pamphlet to the Commission and advised he had additional copies available which included a checklist for the home which identifies things to look for in terms of preventing falls.

3. DIAPER NEED AWARENESS WEEK PROCLAMATION – September 28 – October 4, 2015

Vice-Mayor Gracy read a proclamation declaring the week of September 28 through October 4, 2015 as **Diaper Need Awareness Week** in the City of Dunedin and encouraged the citizens of Dunedin to donate generously to diaper banks, diaper drives and organizations that distribute diapers to families in need to help alleviate diaper need in Dunedin.

Meredith Scott, Program Director of the “Here We Grow Foundation, Inc.” accepted the proclamation and thanked the City Commission for the recognition. She advised this year their organization served over 200 families in Pinellas County including parents and grandparents.

4. SHINE (Serving Health Insurance Needs of Elders)

Joe Nixon, SHINE Representative introduced Shine Counselors Bob Lega, Sheryl Avruch and Miriam Nixon. He provided some background of the SHINE program offered by the Florida Department of Elder Affairs and the local Area Agency on Aging that offers free unbiased confidential Medicare counseling services. He advised SHINE operates out of the Dunedin Library and last year they were able to assist 1,000 Dunedin residents. They counsel year round at the Library and are gearing up for the Medicare annual enrollment period from October 15 to December 7.

Ms. Nixon thanked Library Director Gorshe for the support of the Library staff and commented that in addition to the counseling sessions they will be offering four informational seminars open to the public. The next one is scheduled for 10:00 a.m. on Saturday, September 26, 2015 at the Dunedin Library. The service is free, unbiased and confidential; offered to all Medicare beneficiaries and those approaching the age of 65 who may be eligible for Medicare. She expressed appreciation to Library Director Gorshe for the support of the Library staff.

Mayor Bujalski reiterated appreciation for all those individuals and organizations recognized and encouraged everyone to become involved in the community.

5. SOME VIEWS OF OUR HISTORY AS COLLECTED AND PRESERVED BY OUR DUNEDIN HISTORICAL MUSEUM

Candy Barnette, member of the Dunedin Historical Museum asked how someone living in Alaska in the 1920's could have current real time information on news and events occurring in Dunedin, Florida.

Ms. Barnette read the following Dunedin Views of History:

We live in an age of great technology, or so we think. The telegraph was certainly a breakthrough technology as was the telephone when first introduced. Information exchanged over long distances has always been considered wondrous.

Dunedin made history when it experienced its own technological breakthrough in the mid 1920's when Dunedin broadcast from the first radio station in Pinellas.

The unfinished hotel roof atop the Fenway would become the home of station WGHB and reports tell of having to climb a ladder to reach "the studio". But once atop the studio, regular broadcasting included singing, reading the newspapers and the regular Chamber of Commerce report.

Perhaps the most interesting story about WGHB is that upon its initial broadcast which began at 10 p.m. on December 10, 1924 and during the day's six hour broadcast a total of 425 telegrams were received from 36 states and Canada with one from St. Paul Island, Alaska 8,000 miles away. It seems evident that in 1925, when the number of stations was small and interference between stations minimal, even a weak signal would carry a great distance.

WGHB radio station is no longer with us but we can note that WFLA is the direct descendent of the original and first radio station in Pinellas, thus our broadcasting legacy continues on the airways.

Commissioner Kynes noted Former Commissioner Ron Barnette was present with Candy Barnette.

ANNOUNCEMENTS – None.

CITIZEN INPUT – None.

PUBLIC HEARINGS

1. RESOLUTION 15-26, THE FY 2016 MILLAGE RATE AND RESOLUTION 15-27, THE FY 2016 BUDGET

City Attorney Trask read Resolution 15-26 in its entirety.

MOTION: Motion was made by Commissioner Livingston and seconded by Commissioner Kynes to adopt Resolution 15-26.

Interim Finance Director Streder advised the first public hearing for the Tentative Millage Rate was held previously and the Millage Rate of 4.1345 was adopted. This will be the second and final public hearing required under TRIM.

Budget Manager Allison Broihier advised the Millage Rate of 4.1345 was adopted as the maximum millage rate on July 30, 2015. The Tentative Budget which was adopted September 3, 2015 reflects the millage rate of 4.1345 mills which would yield a 13.3% unassigned fund balance in the General Fund. It addresses the structural deficit the City has been incurring over the years and works toward building up the unassigned fund balance to the target Reserve Policy identified and adopted by the Commission this past January and staff recommends approval.

In response to a question from Mayor Bujalski, Ms. Broihier advised:

The millage rate to millage rate, not including the value of property growth is 10.71% which will yield a total of \$756,900 in both the General Fund and Community Redevelopment Area (CRA) Fund.

The millage rate insures a balanced budget where revenues cover expenditures and is adding to the growth in the City's Fund Balance.

The Total Expenditures are in excess of the FY2015 Adopted Budget by approximately \$2.3 million. A brief review of the major elements of the Proposed FY2016 Budget includes:

- A 3% Merit Increase for all employees

- The first year recommendations from the Pay Study which brings employees to the new minimums as well as a partial parity.

- The Economic Development Specialist 6 months into the new year.

- 9% increase in Life and Health Internal Service Fund as well as building the fund balance in the Health Benefits Fund.

- Elimination of the Library Cooperative Personnel moving that into the General Fund which is revenue neutral

- Within the Operating Budget the IT Internal Service Fee has increased to accommodate both Operating increases as well as the addition of an IT Division Director position.

- An increase in Legal Services

- The first year of Parking Enforcement costs

- Microfiche scanning for the Building Division of Planning & Development (CIP)

- Viewpoint Permitting System implementation

- Planning & Development Legal Notices as a result of an increase in the City's development activity

- Communications Services for Fire

- Palms on Bayshore Boulevard

- Slight increase in the Streets Fleet Internal Service Fund

- Capital Projects programmed within the General Fund include:

 - Huntley Enhancements CIP Project a revenue neutral project due to the receipt of a CDBG grant through Pinellas County to offset 50% of those costs

 - Park Amenities Replacement CIP Project

 - Arts District Seed Funding

- Transfer to the Stadium Fund in the amount of \$212,000

Commissioner Kynes noted the information regarding Dunedin being one of the highest cities in Pinellas County to give back assisting seniors who may need it with taxation. Ms. Broihier explained there is legislation in Florida giving municipalities the opportunity to provide a property tax exemption on property for low income seniors; the State dictates the threshold and what qualifies, but allows for each municipality to set a maximum a person would be allowed to deduct for their property. The City of Dunedin has a \$50,000 tax exemption that is the highest in the County which goes all the way down to \$15,000 in the City of St. Petersburg; the most common is \$25,000.

Vice-Mayor Gracy recalled the Legislative authorization of Amendment 11; therefore, going forward to the next budget process she would be interested in seeing what those revenues might be should the Commission decide to put that into effect in Dunedin. Ms. Broihier explained Amendment 11 is a tax exemption and it standardized what was already happening and noted Dunedin has actually provided that tax exemption prior to Amendment 11 which set standards for the property owner to receive this exemption.

Commissioner Tornga noted the discussion of a 10.71% increase which is the millage side and requested Ms. Broihier count in the appreciation of property and the percent of the rolled back rate.

Ms. Broihier advised:

The property tax increase from the rolled back rate is 17.22%.

The rolled back rate for this year would be 3.5272 mills.

Of the 17.22%; 10.71 is an increase in the actual tax rate. The remaining portion of 6.5% is the value increase that has happened from the increased value in the tax base of each individual property overall. Those two combined bring it to the 17.22%.

New developments that have just come onto the tax rolls are not counted in the rolled back calculation; therefore, any new value that comes on in the first year is not included in the rolled back amount, but will be included in the tax base in future years.

Robert Dippong, Chair of the Board of Finance, advised he had nothing to add to the presentation.

The public hearing was opened to speak to the millage rate. Hearing no comments, the public hearing was closed.

Commissioner Livingston had no further comments.

Commissioner Kynes believed the Commission has tried with some of the City's low income seniors that need this kind of help, since Dunedin is the top in Pinellas County that has given this exemption.

Commissioner Tornga commented he previously voted against this and will do so again. He stated principally regarding looking at numbers and referenced a communication from Investor Business Daily and related those numbers as well as an article in the Tampa Bay Times regarding the economy and inflation. He noted the expectation for inflation for next year is approximately 1.7% meaning there is not massive inflation occurring nationally; however, this is a local consideration where he stated there is massive inflation occurring with 17.22%, which is a huge increase. He stated, as pointed out by Mayor Bujalski, this was not solely to bring the reserves up

which were chosen to be raised even higher than in the past; it includes bringing additional people on. He explained his concern is sustainability for existing employees. He referred to the numbers mentioned of having 400 employees at one point and now 344 - 350 over a significant period of time, but some of that labor has been contracted. He stated it is wise when expenses are out of control for the City from the employee side to control that first and one of those expenses is Health. He communicated from a letter sent to the Commissioners and the Board of Finance referencing some comments made by the Board of Finance, some of the same ones he had made previously that he thought such an increase is too much for the community.

Commissioner Tornga referred to the statistic that approximately 1/3 of the residents in Dunedin are on some form of social security; he does not know what increase they will be receiving; however, he can say that it will not be 17.22%. He stated staff went on making it sound worse when they responded to the request from the Board of Finance not to make this kind of a raise and talked about the numbers in this letter that was sent saying 46% of Dunedin households collect Social Security income compared to 35% statewide; 24% of Dunedin households, more than half of those who claim Social Security collect retirement income; he knows people who receive pensions. "We go on and say in here that 6.6% of Dunedin residents age 65 or older are below the federal poverty level." Another comment was made by the Board of Finance which was also a concern of his, they questioned the amount of money that has gone into that and commented "we spent a lot of money on health costs and we need to control that and need to have health care costs containment"; staff said they had only been doing this since July 2012, so it has not been the 5 years referenced, only 4 years; but nevertheless it has been \$1 million. We have asked that question previously in a workshop and said we need to control that and see what is happening; the position here is that they will look at it in terms of contracts and so forth. Again that concerns him from a sustainability standpoint, not just talking about insurance, but another element of the healthcare, any "hiccup" along the way. It would be assuming it would be at least this additional amount over the 10.71% the City would be receiving next year from appreciations and so forth.

Commissioner Tornga expressed concern about sustainability and the residents the Commission is attempting to serve. He stated while some may say that is not huge, 17.22% is a nice stab; we did not have to do that and perhaps could have stayed with the health and not added the people. Adding people is a concern and what happens if it is not sustainable? Some people say it is and others that it is not. He prefers to be conservative in this approach and would not go with a 17.22%. We love our employees, and want to make sure they are taken care of and have health insurance and if that is out of control then that needs to be addressed before moving on for sustainability.

Vice-Mayor Gracy stated she would stand on her word from the last public hearing and summarized a few different points. She looked at the words and wanted the taxpayers and public to know what she thought about this tax increase. She believes it is balanced and fair. She noted the Board of Finance is to be commended as a terrific asset. What it came down to for her was needs like public safety, employees and making sure they are accommodated with a salary that is competitive throughout Pinellas County and the way to keep them working hard and diligently is to make sure they have a competitive wage and are given the life and health benefits that are up 9%; that is a need based matter for her.

Vice-Mayor Gracy stated abundantly important for her in the community are their priorities and what she is hearing from Ms. Brohier and what she has heard about all summer, trees but more

importantly that Outside Agency funding this community has come to very much appreciate and she thinks this Commission has done a good job of meeting their needs which turns into a community priority and most of all it is parking which she thinks most of those in attendance were here to discuss, \$100,000 of this budget that will go toward that community priority.

Vice-Mayor Gracy expressed appreciation for all the input on this issue and looked forward to a sustainable year.

Mayor Bujalski expressed appreciation for the comments by Commissioner Tornga noting she understands his point of view which she also had many times during her time on the Commission.

Mayor Bujalski commented, repeating some of her previous comments. There was a process as a new Commission where they made a strategic plan based on what they all knew to be the priorities over the next 3 -5 years. It was not a wish list, but a list including improved technology in the city, better financial software and obtaining permitting software and key positions needed for particular reasons. When the strategic plans are put on paper that does not mean everything can be done or that everything can be afforded.

Mayor Bujalski noted the budget went to the Board of Finance, made up of Dunedin residents, and they are a conservative group and they expressed concerns, also not agreeing with the first suggested millage rate and suggested something in the range of 4.0. They also had concerns about the healthcare as Commissioner Tornga expressed and some other concerns. Those meetings happened in June/July. She has been told by staff they will be taking a very hard look at the healthcare situation this year; however, between July and September, the problem cannot be solved.

Mayor Bujalski explained by law the Commission has to pass a budget; therefore, there has to be enough money allotted to pay for the problem and then spend the next year attacking the problem and getting it under control and examine alternatives. She hopes some of the issues brought forward by the Board of Finance will be taken seriously and analyzed. Also, there needs to be a long term plan.

Mayor Bujalski noted the biggest cost factors built into this budget are the 3% employee increase along with their benefits and the two positions which she feels are important. This is not adding positions because there is more money; they are real needs she believes in.

Mayor Bujalski noted there are other good Capital projects going on she is happy about.

Mayor Bujalski commented after almost ten years on the Commission, people who know her are aware she has never voted in favor of a millage rate increase. The reason for that is she was always able to say to staff here is another way of doing it; not that they always listened, she always offered other alternatives; however, she cannot do that with this budget, she sees the need. She does not feel this tax increase is backfilling the City's reserves and if that were the case she would not vote in favor of it, because she does not feel exactly 15% is necessary knowing all the other reserves in the budget.

VOTE: Motion carried 4-1 with Commissioners Gracy, Kynes, Livingston and Mayor Bujalski voting aye. Voting nay: Commissioner Tornga.

City Attorney Trask read Resolution 15-27 by title only.

MOTION: Motion was made by Commissioner Kynes and seconded by Commissioner Livingston to adopt Resolution 15-27.

Ms. Broihier announced the Tentative Budget as was adopted is a balanced budget that includes the Revenue at the Millage Rate of 4.1345, which is 17.22% over the calculated rolled back rate of 3.5272 mills and staff recommends approval.

Mr. Streder added the adopted budget including Internal Service Funds and Transfers will be 2.6% lower than this year's current budget across all funds.

Mayor Bujalski inquired if it was correct that the average increase per household is \$87.86 for the year. Ms. Broihier stated that was correct based on the median or average home value and a \$50,000 homestead exemption.

The public hearing was opened. Hearing no comments, the public hearing was closed.

Commissioner Kynes reiterated some points that were heard including structural deficit, IT needs, GIS needs, a 3% pay increase and partial parity to retain the City's good employees and to continue to bring in new great employees, there is a low income seniors tax exemption and again everyone pays but it is to the ability of each one economically. She supported the proposed budget for those reasons.

Commissioner Livingston thanked staff for their work in this long and arduous process, also the Board of Finance for their input and assured them their recommendations are taken very seriously. He approved the budget he feels is necessary given the fact the millage rate today is lower than it was 12 years ago. As a business owner he does not know of a business that survives at a lower revenue rate than 12 years ago.

Commissioner Tornga commented regarding the letter sent to the Commission by staff in relationship to the comparison just mentioned, they bring up a comment about local municipalities including Tarpon Springs, Largo and Clearwater which all have a striking difference from Dunedin in that they have their own police department, so in comparison of the millage rates, Dunedin should be thankful for the Pinellas County Sheriff's Office and the residents who made that choice.

In response to the question from Commissioner Tornga, Ms. Broihier advised the increase in the Law Enforcement budget for this year was less than 2%.

Mayor Bujalski noted the cost saving element the City is going into she is proud of, which most governments do not do, while talking about a 3% increase for employees, Dunedin is also implementing a new merit evaluation system, so not everyone will receive the 3% like other typical government response. She explained this fiscal year the employees will be given a percentage raise based on performance which is an efficient and effective model.

Mayor Bujalski also thanked City Manager DiSpirito and his staff for listening to the Commission during the workshops, listening to the residents and the Board of Finance hearing the initial proposal was much too expensive and did the best possible to give a piece of everything they wanted, but not everything and bring that millage rate down focusing on the priorities expressed.

City Manager DiSpirito commented regarding how much time the Commission and Board of Finance have put in this spring and summer. He noted there were several workshops before the 15 hours of public workshops and subsequent discussions at Commission meetings, with goal setting and budgeting discussed during the strategic planning sessions which has been of great assistance to staff. He congratulated the Commission on the good goals they have set for the community and it has been a pleasure to continue working with the Commission in implementing

the budget. He thanked his staff, the Department Heads, Division Heads, all the Finance Department and others working on this budget.

City Manager DiSpirito stated he felt it was important for the public to know, during this period of recession, staff did not devise a proposed budget until they had scoured the existing budget at least three times and took a great amount of time to find a lot of savings as they do each year; the Commission has been extremely supportive and directed staff appropriately to spend time looking for savings first, coming to a millage recommendation was a last resort. He noted this is the second recommendation in 12 years and there was one other time when millage was addressed and that was for a reduction, the only City in the County in 2010 to proactively reduce the millage rate as a way to assist residents. He stated he and his staff feel this will put the City on a much more sustainable track; however, that does not mean that in subsequent years staff will not continue to look for savings, look for ways to work smarter and at best practices and will continue to be as efficient overall as possible as part of the way they do business.

VOTE: Motion carried 4-1 with Commissioners Gracy, Livingston, Kynes and Mayor Bujalski voting aye. Voting nay: Commissioner Tornga.

- 2. SECOND READING OF ORDINANCE 15-34 FOR APPLICATION DEV 15-58.00** - Request for amendment to a previously approved Development Agreement (Application DEV-S/D-LDO 13-57.00 Z/C) and Determination of Minor Change. The property is located at Milwaukee Avenue, Main Street and Skinner Boulevard. (Dunedin Gateway). Owner/Applicant/Representative: Pizzuti Dunedin LLC/Naeem Coleman, the Pizzuti Companies.

GATEWAY PURCHASE AND SALE AGREEMENT ASSIGNMENT

Director of Housing and Economic Development Ironsmith advised:

The application comprises a request for an amended Development Agreement for the Gateway and Jernigan tracts. The request proposes 128 higher-end residential apartments and approximately 15,000 square feet of first floor retail and restaurant space.

This represents an in-fill project where previously there was an auto repair and some office buildings. It represents a unique opportunity for the city that has been worked on since 2007. He recalled one of the last items the Commission took action on was the extended agreement working very closely with Pizzuti to bring new partners into the deal which they have done.

Representatives from Pizzuti were present, Jim Russell and Naeem Coleman and Bill Voeller, partner with Voeller Construction.

Pizzuti, who has been the lead company the City has worked with over the years, is joining forces with Voeller Construction, Inc., and The Wright Group to offer expertise, local knowledge and financing capability. This assembly of talent is in conformance with previous City Commission approval. It represents moving forward with the Gateway project as envisioned and in a timely manner.

The groundbreaking, per the Development Agreement is to occur by the end of this year.

The site plan represents a mixed-use project featuring 128 apartments and 15,000 square feet of retail space. The building on Main Street is designed to be 4 stories instead of 3 stories, and the overall square footage of retail is now 15,000 square feet as opposed to 24,000 square feet.

Second Purchase and Sale Agreement and Assignment of Second Purchase and Sale Agreement, as amended

City Attorney Trask advised this is the first document for Commission consideration:

This document is updating the prior amendment.

The Fourth Amendment said there would be a closing date on September 15, 2013, so this changes that to December 15, 2015.

The Purchase and Sale Agreement also provided the Purchaser would be Pizzuti LLC.

The Commission is allowing by signing this documents that purchase agreement to be assigned to the new developer, Dunedin Gateway LLC.

There are also minor elements in the contract that required change, for example, notice provisions, address changes, reference to the former City Attorney's Office partner John Hubbard to be the escrow agent has been changed to himself and the purchase price has been reflected appropriately at \$998,000 which was discussed and approved in 2013.

Mr. Ironsmith added the Commission direction with Pizzuti was to get some local knowledge which Voeller Construction represents having done many buildings in the Tampa Bay Area and also to secure the financing which is what the Wright Group is doing along with the expertise and knowledge of project with Pizzuti. The terms in the original Development Agreement are all the same with a 25-year ground lease and incentives, budget impacts and so forth stay the same. He noted City staff has been working very hard to get to this point with Pizzuti and the groundbreaking is still on schedule for the end of December.

In response to a question from Vice-Mayor Gracy, Mr. Ironsmith acknowledged there was a period of time when the CVS Pharmacy was very actively talking with City Manager DiSpirito and staff looking to acquire some other properties in the area and make that whole apex plus the Gateway property or at least a portion to be a CVS in which case the City would not have had the architectural control and development that would have been in keeping with the Downtown. Pizzuti was committed to a project that was a good fit for the Downtown.

The public hearing was opened. Hearing no comments, the public hearing was closed.

MOTION: Motion was made by Commissioner Tornga and seconded by Vice-Mayor Gracy to approve the Gateway purchase and sale agreement assignment.

VOTE: Motion carried with Commissioners Livingston, Kynes, Gracy, Tornga and Mayor Bujalski voting aye. Voting nay: None.

GATEWAY GROUND LEASE ASSIGNMENT

Mr. Ironsmith explained:

The Gateway Project is 4.25 acres.

Pizzuti already owns a little more than half of the 4.25 acres and will be buying the second half through a lease purchase over a 25-year time span.

This allows Pizzuti to catalyze the project and get the project on the books which helps with revenue coming into the City.

There is a provision regarding 2.5% above the Net Operating Income that would accelerate the pay back on the principal of the property.

City Attorney Trask explained this is basically updating a lengthy ground lease for the items changed since it was originally approved in 2013. He advised:

Assignment to "newly-formed" entity, "Dunedin Gateway LLC"

Noting the change to 128 apartments

Noting the change to 15,000 square feet of commercial space

Correction of typographical errors

Noting the change in names and addresses in addition to Pizzuti Dunedin LLC, to reflect new partners: William Voeller, Voeller Construction, Inc.; Carl Wright, The Wright Group

Addition of a sentence in Paragraph 45 which was the Option to Purchase paragraph, in the original Ground Lease the City kept 2.5% of Percentage Rent, where now the sentence has been added to give full credit for the 2.5% to buy down the property much more quickly and the City will get its money much quicker.

Mayor Bujalski commented regarding the buy down which all along she has had concern about the length of time because it has been a very long time for the City to be the landlord. She asked how quickly this could be paid off, theoretically.

Mr. Ironsmith stated it would be difficult to say since it depends on how the project does. He commented much of the value to the City is to have the property catalyzed, close to \$100,000 coming in revenue over 25 years is \$2.5 million and the property is \$998,000.

City Attorney Trask noted there is no prohibition for buying sooner; there is language that will give appropriate credit if it was a mid-year buy out.

Mayor Bujalski commented the sooner this can get done, the better for everyone, which is the entire thing including the pay off of what has been a very long process.

The public hearing was opened. Hearing no comments, the public hearing was closed.

MOTION: Motion was made by Commissioner Tornga and seconded by Commissioner Livingston to approve Gateway ground lease assignment.

VOTE: Motion carried with Commissioners Kynes, Gracy, Livingston, Tornga and Mayor Bujalski voting aye. Voting nay: None.

DEVELOPMENT AGREEMENT

City Attorney Trask read Ordinance 15-34 by title only.

MOTION: Motion was made by Commissioner Livingston and seconded by Commissioner Tornga to adopt Ordinance 15-34.

Mr. Ironsmith advised:

The development agreement as discussed has been quite a few years in the making and has many economic positive impacts for the city. Those positive impacts go from Parkland Dedication Fees, Water/Sewer Impact Fees, Property Tax - Tax Increment Financing (TIF) and additional people living in the downtown to support various stores.

A big incentive the City is offering is the Ground Lease over a period of time allowing them to catalyze the project.

Summary Tabulation	
City Revenue	Dunedin Gateway LLC Incentives
\$998,000 for land purchase (Over Time)	\$37,000 Building permit rebates
\$515,000 Sewer/Water impact fees	\$25,000 (50%) discount Law/Fire impact fees
\$25,000 Law and Fire impact fees	\$134,000 Transportation Impact Fee credit
\$451,292 Parkland dedication fee	\$426,150 (25%) CRA TIF rebate (12 years)
\$1,704,234 CRA TIF revenue Ancillary revenue from sewer/water	Ability to purchase property over time
Sales tax, franchise fees, solid waste, etc.	Ability to acquire property at current appraised value
Total \$3,693,452	Total \$622,150

Please note, TIF rebate will not begin until the project is complete and appears on the property assessed taxable records.

The \$134,000 Transportation Impact Fee credit is in relation to the Milwaukee Avenue extension on the property Pizzuti owned and deeded to the City.

Vice-Mayor Gracy clarified with Mr. Ironsmith the Land Dedication Ordinance is still the same as it was in the original agreement and is not being discounted at all. City Manager DiSpirito noted the Parkland Dedication Fee would be collected at the point of issuance of the certificate of occupancy.

City Manager DiSpirito recognized Former Mayor and State Representative Tom Anderson along with Former State Representative Fasano who were able to secure approximately \$1.3 million in a State grant used to streetscape the portion along Main Street and to construct the Milwaukee Avenue extension used by the public for a number of years now and will be important once the project is underway. He feels that was a tremendous catalyst and helped to take some cost from the developer to know what had been a cost for the City.

Commissioner Kynes commented on the art in public places and suggested the fountain proposed would not be sufficient for the location abutting the new arts and artisan district. She commented that the art in public places needs to match the signatory location of this development.

Mr. William Voeller stated what is shown is just the architect rendering of the landscape area and not really the exact design of the water feature which will be modified and planned in more detail.

Mayor Bujalski inquired once this action is completed tonight is there still opportunity for the Design Review Committee (DRC) to be in meetings on this development as it goes through the process and suggested having another DRC meeting for suggested changes later in the process.

Planning and Development Director Rice advised the plans will go to Infrastructure Review which will be the elements happening underground and then it is Vertical Building Permit Review. He referred to the blue sheet provided today and noted the recommendation from staff that the Commission revisit the final color scheme which he does not think needs to be in a public hearing and he is not aware of any reason why the same could not be done for the Art in Public Places component.

Vice-Mayor Gracy commented that what is being seen as a different look than what was talked about two weeks ago in the first public hearing, the balconies are much shorter and in her opinion it is a much different look and that is why she is in support of the suggestion by Mayor Bujalski.

Mr. Ironsmith provided the before and after renderings for the Commission to view.

Mr. Voeller provided the following information:

With a new partner they needed to have a fresh look at the opportunity because they are also a greater investor in the deal.

Regarding the extension of the balconies, much of this has to do with perspective and scale because the first rendering that was seen was not a fully designed layout of the floor plans; when working from the inside out, to make sure the units work, there are some challenges that occur. The original design had balconies that protruded; however, they were not in the right dimension for the units.

Those balconies are really 8 foot extensions that will provide that same arcade feel. Approximately 8 feet is what the previous balconies would have been; typically there are not 12 or 14 foot balcony spaces. The building continues to undulate, part of the perspective on the previous design was more of the color shift because there is more pronounced lighter and darker which they will be working with the City to let those colors come out.

They felt it was important to bring a fresher appeal because of the importance of the Gateway and it is a different market than when they began the project.

Also, additional materials were added to help break up the façade and make it a more efficient development.

When they bring back the more detailed renderings that would be more refined those same images will pop out and will provide a more pedestrian view.

Mr. Rice advised when the vertical plans are received staff can provide those elevations to the Commission which will give the actual two scale look from the side and the front.

Mayor Bujalski commented it would be a softening touch to this development to have the lighted trees and so forth similar to what is on the west side of the community.

Commissioner Kynes referred to the incentives of a \$426,000 CRA/TIF rebate.

The public hearing was opened.

Gregory Brady of 580 Skinner Boulevard noted he has been on the CRA Advisory Committee for 22 years and made the following comments:

The CRAAC has reviewed this development again and again and it has improved.

Speaking personally as a property owner, he has a four-plex that directly faces the Skinner side of this development. Skinner has become a Boulevard. He is aware that since the enhancement, which was a good thing, also tended to make that a cut through to avoid the light at Main and Bass, so a lot of traffic is seen coming through.

He suggested as Skinner develops as a result of this which he does welcome there needs to be sensitivity to possibly going to the Metropolitan Planning Organization (MPO) to find out what kind of enhancements can be done for traffic, medians, pedestrian crosswalks.

The development has an urban feel which is what is desired to develop in the downtown and he thinks there should be encouragement for people to walk across to the new park and to the arts district that is being created.

He applauded the idea of getting the CRAAC and the Arts & Culture Committee working together. He suggested staff could put this on the CRAAC agenda and welcome the developer to a meeting to review the various nuances they are discussing and invite the Chair of the CRAAC to the DRC when it involves the development and downtown.

John Medeiros of 2368 Mangrum Drive expressed concern regarding the parking situation in relation to the restaurant and the residents of the development.

Mayor Bujalski requested at this point an explanation of the parking issues.

Mr. Voeller explained there are 170 parking spaces, self-contained, as well as another parking lot across the street on Milwaukee.

Mr. Ironsmith pointed out the parking available and advised City Manager DiSpirito and he are looking at additional parking which he pointed out on the east side.

Mr. Rice advised:

City Code calls for one parking space per dwelling unit and one parking space per 400 square feet for the commercial. In this scenario it would be 128 spaces for residential and a total of 165 required with 170 spaces provided.

A new draft of Chapter 105 will be going into more parking in recognition that when it was written it was to provide incentive for development in this area and now that that is happening staff will be recommending 1.5 spaces per dwelling unit and also significantly tightening up the one space per 400 square feet significantly improved by category, for example, one per 150 square feet for a restaurant, office and other uses.

In regard to concerns of these new developments causing parking problems, people will be living in the downtown area so they are not going to need to drive into the other public parking; they will be able walk from one end to the other, which he thinks will help.

Parking is being addressed by code and will be discussed later as more spaces will be added.

Mr. Ironsmith noted these properties allow for increased tax revenue to be used to secure additional parking.

Mayor Bujalski clarified there is enough parking on the project to accommodate the residents.

Mr. Ironsmith noted the units being built are small suites as well.

Mayor Bujalski referred to the concerns expressed that the land was used by people as a parking lot before and during special events and asked where those people going to go.

City Manager DiSpirito stated:

As this development occurs and the current use for parking is dedicated to business and tenants, to that end he has been in negotiations with Mease Hospital looking at approximately 225 spaces immediately to the east of the buildings which would be primarily for events which is what the Gateway property is currently being used for.

In addition, there are negotiations for approximately 80 to 90 spaces near this location for the public under a lease with an option to purchase, which is all the detail that he can provide at this time.

With the other 42 spaces over the 128 required for the residential, credit was offered because the largest users of those spaces will be the public visiting the businesses.

Mr. Medeiros inquired if the residents have a designated parking space so that visitors to the businesses do not take their spaces and residents are looking for spaces when they come home. He also noted probably in many of the units there will be more than one car.

Mayor Bujalski asked how the parking is going to be laid out; retail versus residents.

Mr. Voeller advised all the resident parking is behind a building. He explained the apartments are heavily studio and one-bedroom. In terms of designated parking those are operational issues for the apartment management to insure the park performs at the level required by the residents, the idea is that is private parking for the development the developer is putting in at their cost.

Mr. Medeiros inquired if the buildings will have elevators.

In response to the question from Commissioner Kynes regarding the mix of units, Mr. Voeller explained there is a good mix with some two-bedrooms, but the majority will be studio and one-bedroom; also, there is additional parking on the other parcel.

Mr. Voeller commented at the end of the day their interests are aligned with those of the Commission and the community; they are not going to invest millions of dollars in a project that the residents cannot park or visitors cannot come to the businesses.

Cathy Greenwood of 2239 Watrous Drive stated she has attempted to figure out the schematics and the numbers. She wanted to clarify where it says Building A, commercial 150,000 gross square feet; Multi-family 14,500 gross square feet was not correct and should be the opposite with the Commercial being 14,500 square feet and the Multi-family being 150,000 square feet. The number of units originally was at 120 and now it is at 128, increased and inquired if that increase was being discussed tonight.

City Attorney Trask advised since the first reading of the Development Agreement; the Development Agreement approved in 2013 provided for 124 units, then the new project came back at 128 units; there was a reading once before and this is the second reading and it has not changed since then.

Ms. Greenwood referred to the 128 parking spaces provided for residential and for commercial they have provided 37 of the required 38 spaces; however, that is okay because the total is 128 and 38 is 166 spaces, although it says 165 and the total provided is 170, but under the total provided it says "includes 31 on street spaces" and she pointed out those spaces on Main Street that the City owns and people park in every day, right next to the sidewalk that the City owns and people walk on every day. Actually the total they have provided is perhaps 170 minus 31 on street spaces, which is less than what they are supposed to provide; these are hot spot parking spaces also, these parking spaces right now have clear signs on them for 3 hour parking. She stated she knows from the Walker Parking Study and the Commission acknowledged that the three major developments coming in, the Gateway, Victoria and the third one had inadequate parking for the residents and the parking they are going to generate. She asked when the credit was given and why is the print so small.

Ms. Greenwood continued her other concern is the height of the building and whether what is listed is the top of the tower or the top of the roof of the top apartment.

Mayor Bujalski asked staff to address the credit and why it was done and the building height.

Mr. Rice commented there seems to be some procedural issues going on. He explained this item is supposed to be dealing with the development agreement.

Mayor Bujalski commented it is also supposed to be dealing with this building and noted she specifically asked City Attorney Trask at what point to discuss these issues and she understands that it is a little unorthodox what is being done; however, she is attempting to allow the residents to have their voice. She asked indulgence on behalf of the residents who came and sat through this meeting to have their questions answered.

Mayor Bujalski explained her understanding that the City built the parking spaces that are on the street for this project. The CRA, which is a TIF revenue generating district, the City receives extra tax funds to help encourage business; those funds were used along with a grant from the State to build Milwaukee Avenue to go through the area and those other parking spaces for this project. These are not considered hot spot parking, but they will be when the project is built, so the developer gets credit for that because that was the City's contribution to attracting someone to purchase the property. If the City did not own that property they probably would not have done that, but all of the parking along Main Street, taxpayers and CRA paid to build and every business uses them, so they did not provide those spots; however, this is very common in a Community Redevelopment Area.

Mayor Bujalski stated as far as the mass of the building it is 4 stories which is allowed in this area.

Mr. Rice explained the CRA is divided into A, B and C streets and this is considered a C street which is allowed 4 stories, 52 feet high and it is measured on a flat roof building at the top of the ceiling of the highest floor; the turret features can go 20% above that 52 feet as they are usually stairwells or elevator locations. He does not have the exact height right now.

Mr. Ironsmith commented there is a different characteristic here and noted there is a multi-story hospital building.

Vice-Mayor Gracy inquired if the Commission could see some elevations that would depict the massing of the hospital and Mease Manor in order for the public to see where it fits on the parcel in relation to the surrounding area.

Bob Brotherton of 2192 Marquita Drive commented he believes that City staff is preparing to change the code to 1.5 cars per unit; therefore, the current code allowing for 128 spaces is short at least 75 spaces based on the new code. He is suggesting whether the units are one-bedroom or two-bedroom there will probably be close to two people average in all of those units; therefore, twice as much parking will be needed as is being provided and the developer is being allowed to build 100 spaces short of what should be there based on the new code.

Mike Jones of 1311 Overcash Drive expressed his concern regarding the 25-year lease which is a very long time for a developer to lease property.

City Manager DiSpirito explained:

One reason for 25-year lease is that the piece that Pizzuti purchased back before the recession was before the property values fell 40% in the CRA and they paid in the current perspective a premium for that property.

As property values fell and the ability to put a deal together, the ability to get financing and to put a business pro forma together became increasingly difficult. The City did not

compromise with the amount they were asking for the other piece of property but were willing to be flexible and ultimately the Commission agreed to do it in a time fashion, in essence they are buying in installments to acquire the property.

The City was not going to reduce the cost of the land, but wanted to make it such that they could invest in the development itself and be able to compensate the City ultimately over a period of time. Given the revenue that is going to be coming back to the City and CRA as a result of this project, that was the technique that was used and it is one that is not uncommon in development in other cities and counties.

Mr. Ironsmith noted Pizzuti also assembled and purchased other properties, three additional parcels around it to get to this point today.

Mayor Bujalski requested Mr. Rice speak to the parking code.

Mr. Rice explained:

In terms of increasing the code, he looks at in different ways.

He understands that one space per dwelling unit is not realistic. There are two other factors to consider.

One factor is looking in such an isolated way on this one piece, but the CRA and every downtown should be looked at as a district and not just one piece.

The expert on parking from UCLA wants people in downtowns to do away with parking requirements because his point is only fools would spend \$12 million and not provide parking; they have to do that or the project is not going to work, so the point is to let the developer decide because they are going to provide the exact right amount to make their development work and that is in order not to overproduce paved parking in the downtowns.

The other factor is parking requirements will be increased because we know that people have more than one car, but this does not preclude people from parking; there are pockets where there is plenty of parking including the Baptist Church site where every day when he leaves work is never full, so the City will be able to handle this.

There is Parcel #3 which was just discussed and if they have residents who need those spaces, he would think that they would be given a space in that parcel to make sure the people sign the lease.

He does not think this is the biggest problem the City has. The codes are being tightened and this came up a little more quickly.

Mayor Bujalski asked if it was correct if when those new codes are done, if a development cannot meet those codes then they would pay money into the parking bank, a typical scenario in a downtown area.

Mr. Rice stated that would be an option.

Mayor Bujalski commented the other point that needs to be expressed is in a downtown urban environment it is always promoted to be walkable, bike-able and have transit more so than the use of cars and as pointed out the entire area needs to be considered not just one piece.

Mr. Ironsmith explained the Transportation Impact Fees which were done by the County and to the International Transportation Engineering are 25% less because of being internal capture;

this is not Countryside Mall, downtowns are much different where you do not want to have a lot of parking that is filled for two weeks during the Christmas season and is vacant the rest of the time.

Linda Medeiros of 2368 Mangrum Drive stated she is speaking as a person who walks through town and noted sometimes at periods of time seems to be problematic. She is amazed at the number of people parked at the hospital and Clear Skies is always packed and during any downtown affair the lots are packed. She stated although she loves this concept and would like to live in something like that possibly, she does not see people giving up their cars here. Florida is not a state where there is public transportation and it is too much for senior citizen residents to walk blocks and blocks in the heat.

Mayor Bujalski noted downtown parking is on the agenda and there will be much discussion on what Ms. Medeiros was talking about.

Commissioner Kynes noted there is not multimodal mass transit and many young vibrant people are used to that and where that is available many people do not want a car, but this is a different situation. She agreed with the being able to see everything in relation to scale across from the hospital and Mease Manor.

Joe Kokolakis of 134 Buena Vista Drive spoke in support of the Gateway project. He feels it is a beautifully architecturally pleasing building which is large, but is consistent with current codes. He stated everything else is a business decision on their part, an operational decision. He thinks as long as there are enough spaces for the residents, he is all for a walkable community, Green Light Pinellas and developing Downtown Dunedin as community where people will walk, live, and play. In terms of the retail and restaurant components, street parking and adjacent parking and City owned parking will be either complimentary or paid; all will contribute to the community and the downtown.

Hearing no further comments, the public hearing was closed.

Final Commission Comments

Commissioner Livingston inquired regarding the Development Agreement and the public art component if that needs to be included in the motion as a possible Design Review Committee review.

City Attorney Trask advised if the Commission wished to make that a condition of the Development Agreement, then the answer is yes.

Commissioner Livingston amended the motion to include one additional Design Review Committee review of the public art component and building colors of the Development Agreement. Commissioner Tornga agreed to the amendment.

Mr. Voeller stated they want to be clear regarding the public art component, they are happy to be part of that dialogue; however, want to be sure that it does not hamper the project breaking ground in terms of expectations.

Mayor Bujalski noted the City's Code has guidelines as to what the City considers public art which can be a number of things versus a statue.

Commissioner Livingston stated from a financial standpoint the project is very strong and it is a strong financial package for the City. He noted there is no one more invested in the project

than the applicant and he is comfortable they meet current code in terms of parking and they are the ones who will suffer if it is not adequate for the residents. He thinks this puts more pressure on the public parking discussion.

Commissioner Tornga stated he also likes the project as set up. He stated parking is a concern and he is very interested in adequate parking in the area. He is also very interested in the groundbreaking on December 15th and does not think the developer is going to build something he cannot sell that is not useable; however, he appreciates the input from the residents who are trying to be proactive for the entire city. He commended staff for continuing to work with the applicant on this project.

Commissioner Kynes commented she wants this development to be right, it took a long time to get here, but it has to be right for a long time ahead and that is always a tremendous balance. She hears the comments from Mr. Kokolakis of all the people who would be worried about the investments he is putting in and she agrees.

Vice-Mayor Gracy agreed with her colleagues on the Commission and values the feedback from the residents and public. With respect to this development it is needed in the downtown area and that is because there is a shortage now of apartment living and she hears that from people who want a one or two year lease and do not want to purchase property or buy a car. She thinks there is a need and that will be justified by the success of the development. She is supportive of the development; however, is also concerned regarding the elements brought up by Commissioner Kynes and certainly the parking in the area.

Mayor Bujalski stated she is also very supportive of the project. She thinks if this was starting today, possibly elements of the agreement would be different, including the 25 year ground lease or if it was that close to changing the code on parking. She stated the fact is this project has been going on for more than seven years, so today in the final hours the rules cannot be changed on the developer. Most importantly is the project is getting done and it will be an asset to the community. Steps are being taken which will be discussed later with regard to parking in this area she thinks will accommodate concerns and if not she would be asking for something additional.

VOTE: The Motion, as amended, carried with Commissioners Kynes, Gracy, Tornga, Livingston and Mayor Bujalski voting aye. Voting nay: None.

BREAK 9:25 p.m. - 9:38 p.m.

NEW BUSINESS

2. DOWNTOWN PARKING

Mayor Bujalski introduced the agenda item.

Commissioner Kynes called for a point of order stating there are agenda items which will take a very short amount of time and the public in attendance are present for the parking issue that will be a lengthy and involved discussion, as it should be. Mayor Bujalski explained she had thought about it and would prefer to inconvenience staff on the small issues rather than the residents in the audience.

Economic & Housing Development Director/CRA Director Ironsmith commented regarding parking being an important issue downtown, noting this is a problem most downtowns would like to have, to create additional parking and to devise a parking management plan. This discussion is follow up to the workshop and a recent Commission meeting where additional

questions were asked. Staff has been working hard on this issue, as well as, the Downtown Parking Advisory Committee and the CRA Advisory Committee which is much appreciated.

He reviewed the PowerPoint:

Downtown Parking – Parking Workshop Follow-Up

At the workshop, the Commission directed staff to review Options "C" & "E". What if there was a new third choice? Tonight we will recap current parking supply trends, recap parking management goals, present a new option and introduce the new Parking Management System.

Parking Today	Spaces
On-Street	260
Off-street (City-Owned)	255
Off-Street (leased, at risk)	306
Special-Events Overflow (Gateway)	110
Loss of Victoria Place Overflow	(100)
Total Current Parking Supply	931

Downtown Parking (Pg. 4) Graph of Downtown Parking Supply Trend

Parking availability has been decreasing and continues to decrease from 1,031 in the spring due to the construction of Victoria Place.

With the Gateway project breaking ground in December there will be a loss of approximately 110 spaces.

Late next year the former Keller site is expected to have a mixed-use project that will result in a loss of approximately 90 spaces.

June 2016 parking spaces are expected to be down to approximately 731.

Downtown Parking (Pg. 5)

Goals Still the Same

Enhanced, Artistic Wayfinding. This includes phone apps, internet and all different communication means to inform people of where to park.

Create Parking Turnover. This includes the enforcement component.

Increase Parking Stock. The Walker Parking Study talked about increasing by 350 spaces.

Parking Bank. Creation of adaptive use

Downtown Parking (Pgs.6 & 7)

Previous Parking Options	
Option A	Do Nothing.
Option B	Free Enforced 3-hour parking for 12 months, and then evaluate whether to transition to paid parking in hot spots.
Option C	3-hour paid parking in hot spots, free elsewhere, both implemented right away.

Option D	Paid parking throughout the downtown (not just the hot spots).
Option E	Free enforced 3-hour parking and then transition to a parking program in 6 months featuring paid in hot spots and free in long-term areas.
Option C & E	Selected by the Commission for further review.

Downtown Parking (Pg. 8)

New Opportunities Have Emerged	Spaces
New East Main St. surface parking lease possible	75
New West Main St. surface parking lease possible	42
Marina parking enhancements	24
Future Potential Parking	141

Downtown Parking (Pg. 9)

New Option

1. Free parking maintained - no meters needed.
2. A parking structure (175 new spaces) can be constructed in a public/private partnership, (P3) with a developer utilizing some BP settlement funds to pay for the capital lease.
3. Enforced 3-hour parking to promote turnover of spaces.
4. New parking leases/improvements (141 spaces)

Mr. Ironsmith commented being able to do a public/private partnership is at 1/3 the cost of purchasing property and building a new parking structure, an important consideration.

Interim Finance Director Streder reviewed the following table showing how the BP money could be used to fund the new lease opportunities and the participation in the P3 partnership.

Downtown Parking (Pg.10)

INITIAL FUNDING NEEDED UNTIL BP COSTS CAN BE SHIFTED TO TIF(3YRS)							
	PlanElement	Funding Source			Parking Spaces		Lease Terms
		CRA	BP	GF	Create	Retain	Years
1	New Lease Opportunities (est. Rent & Capital)		\$250,000		117		3-5 years
2	Keller P3 Upfront Lease Buy own		\$963,737				
3	Marina (\$60K Penny-Action was taken)				24		Re-engineer existing
4	Keller P3 Lease (\$150K/yr)		\$450,000		86	90	20 yrs (paid 17)
5	Wayfinding	\$20,000	-				
6	Consultant		\$20,000				
7	EnforcementStartup			\$35,000			
8	Enforcement			\$245,000			

9	Maintenance (Avg \$90,200/yr)		\$270,600				
10	P3 Land Credit (\$32,211/yr)		(\$96,633)				
	TOTALS	\$20,000	\$1,857,704	\$280,000	227	90	

The estimated amount of BP money for the first 3 years is \$1.85 million.

The largest component is a buy down of the P3 participation.

The ultimate goal of the plan is to shift the funding over to the CRA in 4 years, when that happens the annual payment needed to be something the CRA could handle.

The developer first proposed the P3 with an annual payment of \$211,000 which was too much for the CRA; therefore, the City will buy that down to \$150,000 a year.

Also the City will align the funding source with how long the City will have the garage.

The Tax Increment Financing (TIF) will go away in 17 years, but this funding stream the developer was looking for was 20 years; therefore, essentially 3 years' of payments needs to be made up front, plus buy down the annual payment which is the \$963,737.

The other large number is 3 years of the lease payment and 3 years of maintenance in the garage estimated at \$500 per space for the first year for a 176 space garage which will start out at \$88,000, but escalate 2.5% per year.

The City will be transferring land and to recoup the value of that land over 20 years the City would be receiving about \$32,000 per year back from the developer to be credited toward the maintenance or the rent. (Mr. Streder would probably recommend maintenance costs which are variable.)

Mr. Ironsmith noted this maintains free parking; however, does not preclude paid parking being needed here in the future. This is a creative opportunity that came together based on the P3 materializing and the BP money, but that does not preclude needed revenue in outlying years depending on what occurs and gives time to adjust.

Downtown Parking (Pg. 11)

ANNUAL ONGOING FUNDING REQUIRED AFTER 3 YRS UPON SHIFTING TIF REVENUE							
	PlanElement	Funding Source			Parking Spaces		Lease Terms
		CRA	BP	GF	Create	Retain	Years
1	New Lease Opportunities (est. Rent Pmts)	\$50,000			117		3-5 years
2	Keller P3 Upfront Lease Buy Down		\$0				
3	Marina (\$60K Penny-Action was taken)				24		Re-engineer existing
4	Keller P3 Lease (\$150K/yr)	\$150,000			86	90	20 yrs (paid 17)
5	Wayfinding	\$0					
6	Consultant		\$0				
7	EnforcementStartup			\$0			
8	Enforcement			\$90,000			
9	Maintenance(Median Yrs 4-20 - \$115,464/yr)	\$115,464					

10	P3 Land Credit(\$32,211/yr)	(\$32,211)					
	TOTALS	\$283,253	\$0	\$90,000	227	90	

Mr. Ironsmith explained the BP money catalyzes the plan and then the CRA, with the new projects occurring, would be the funding source to assume the lease and maintenance costs. The General Fund would always have the cost of the enforcement component.

Mr. Streder explained:

Enforcement is being budgeted for FY2016, so this would be a continuation of an existing budget practice. Enforcement is not a CRA eligible expense.

All of the larger one-time costs in the BP column will be zeroed out and all that is left is the rent on the two lease opportunities, the rent on the P3 partnership and the maintenance, then credit back leaving the CRA with the burden of approximately \$283,000 a year.

Downtown Parking (Pg. 12)

This table shows how the CRA will be able to support the burden requested.

The table shows two time periods, one when incentives are in place for the projects.

Variance Over/Under – In comparing the \$283,000 to the amount the TIF will generate within the two time periods, it is to the good by approximately \$50,000 while the incentives are on and when the incentives fall off to the good almost \$200,000.

PROJECTION OF NEW TIF REVENUE TO COME FROM COMPLETED CRA PROJECTS PROPOSED OR UNDERWAY						
	Gateway	Victoria Place	Casco Viejo	Highland	Keller	Totals
	25% TIF Rebate	35% Transfer to LDO	No TIF Rebate/ Transfer to LDO	10% Transfer to LDO	35% Transfer to LDO	
Projected TIF Revenue During Incentive Period						
Est. Taxable Value	\$13,297,872	\$13,297,872	\$1,595,744	\$9,042,553	\$10,000,000	\$47,234,041
Annual TIF	\$125,000	\$125,000	\$15,000	\$85,000	\$94,000	\$444,000
FIF Rebate/LDO	\$31,250	\$43,750	\$0	\$8,500	\$32,900	\$116,400
Net TIF * **	\$93,750	\$81,250	\$15,000	\$76,500	\$61,100	\$327,600
Projected TIF Revenue Post Incentive Period						
Est. Taxable Value	\$14,095,744	\$14,095,744	\$1,691,489	\$9,585,106	\$10,600,000	\$50,068,083
Annual TIF * **	\$132,500	\$132,500	\$15,900	\$90,100	\$99,640	\$470,640
* Annual Funding Needed = \$283,253						
** Variance Over/(Under) = \$44,347						

Downtown Parking (Pg. 13)

Mr. Ironsmith explained this table depicts the umbrella of the Parking Management System, regardless of paid or not paid it shows the elements needed for the system.

NEW OPTION PARKING MANAGEMENT SYSTEM	
CATEGORIES	ACTIONS

Communication	Flyers, Utility Bills, Press Releases, Work with Merchants
Wayfinding	Design Plan, Phone App, WEB, Be Artistic
Enforcement for turnover	Implement 3-Hour Limited Parking
Add parking lease agreements	Negotiate New Parking Leases
Land Development Code	Revise Parking Requirements
Parking Bank	Parking Bank Ordinance
Public/private partnership to increase parking	Parking Structure

Planning & Development Director Rice explained:

The plan is to update the City’s parking code tightening the requirements, but also provide other ways between shared parking, lease parking, valet parking and a parking bank.

Staff will be presenting the plan to the Commission in November.

In regard to the Parking Bank, right now 25% of the parking requirement can be purchased for \$2,500 per space and the recommendation will be 100% at \$8,000 per space.

Mr. Ironsmith explained the public/private partnership is working with the property owner on Douglas, the former Keller site to create a vertical structure with 175 spaces for the public. This is a great opportunity for the City to have a structure much earlier than initially anticipated. In reviewing the Walker study this was close to the number one site since it is centrally located and 800 feet from Main Street.

Downtown Parking (Pg. 14) A map identifying three categories of parking around Main Street.

Free 3-Hour Parking

Free Public Long Term Parking

Proposed Free Public Parking Structure (Douglas/Pinellas Trail – P3 Partnership)

(Disabled parking provided throughout the Downtown)

Downtown Parking (Pg. 15) New Parking Management System

Pros

Free parking

Parking stock increased (parking structure & surface)

BP funds available, per Commission direction

Creative Public/Private Partnership (P3)

Mr. Streder noted the creativity of P3 is reflected in the fact that irrespective of maintenance, the net present value of the City’s participation in the partnership over 20 years comes to approximately \$2.6 million. Should the City attempt to build a garage on its own and bond it, there would be a principal bond amount of approximately \$5 million to \$7 million. Being able to participate in this partnership and have a garage long before the desired timeframe makes this very creative.

Meets the goals of the Downtown Master Plan 2033

Cons

CRA funds needed to fund future P3 lease payments, thus not available for other uses

Continued reliance on some at-risk parking leases not including the P3 that would be long-term in nature with renewals and the right to purchase

Does not eliminate the potential for paid parking in the future

Does not create a dedicated revenue stream for future parking needs

Summary

Parking Management System established

Free parking maintained

Pathway to a parking structure

City Manager DiSpirito commented regarding the timing and if the City pursued its own parking garage the City would need to have probably several years' worth of revenue accumulated. There would be a period of time before getting a structure, accumulating the revenue and then there would be the period of time to design and construct and bond the structure and that could be possibly 3 to 4 years out versus an opportunity to do something that might be under construction in a year or less.

Mr. Ironsmith noted there would have to be an established revenue stream for a couple of years prior to moving forward with any financing.

Mr. Streder explained in order for investors to be comfortable they would need to see a revenue stream that would be actuals as opposed to projected.

City Manager DiSpirito commented that staff is not saying that exploring this new option is the absolute resolution and does not get all the parking stock previously identified as needed; however, it does get a piece of that and is a major step forward. The additional parking would not be at risk parking during the lifecycle of the building. This would get some stable parking quickly as opposed to the City attempting to do this alone which would be more expensive and take a lot longer. He commented that might be what the City would need to do for a second garage and at some point it might be looking at the former Baptist Church site which the city owns and perhaps another partnership when that property is put out for a Request for Proposal at some point in hopefully the near future, getting to another type of arrangement with the developer sharing the cost for an additional parking structure. However, that is going to be all further out and then at that point possibly consider some independent revenue source, possibly pay stations at that time.

City Manager DiSpirito stated getting an initial garage structure, quickly and less expensively, is attainable if there is consideration of using a portion of the BP money, which is at the discretion of the City Commission. He explained staff believes this ties to the purpose of tourist development, not just for special events but for the many visitors who come to the community year-round and a good number of them would use the garage; helping to solve the parking problem will be one more inducement to come to Dunedin versus somewhere else.

Commission Questions for Staff

Mayor Bujalski requested Mr. Ironsmith explain the New Business #3, Blue Sheet #1 distributed to the Commission after the agenda package in regard to the number of parking spots being lost and gained broken down by special event and daily.

Mr. Ironsmith referred to the Blue Sheet and explained:

Special Event Parking:

Victoria Place - loss of 100 spaces

Gateway- loss of 110 spaces

Virginia Avenue (hospital parking lot) - addition of 225 spaces

Daily Parking:

Keller Site with the new development and the garage would be a loss of 90 spaces

Keller Site with creation of the garage would be an addition of 80 spaces.

East Side Main Street would be the addition of 75 spaces.

West Side Main Street would be the addition of 42 spaces.

Marina Parking would be the addition of 24 spaces.

Net Parking Spaces +227

Total Daily and Special Event Parking forecast to be lost – (300)

Total Daily and Special Event Parking created and retained - 542

Net New Daily and Special Event Parking - 242

Mr. Ironsmith explained the leases the City has now which are at risk with 90-day or 60-day terminations will be in play for some period of time; they will not go away instantaneously.

Mayor Bujalski clarified with City Manager DiSpirito there would be BP money left after this plan if it is approved. She commented there is a desire on the part of staff to put some of the \$1 million left towards an internal project that needs to be done, but then there will be a balance of as much as \$500,000. She asked if there is any reason for not putting the balance of the BP money in the Parking Bank as a stabilizer after the P3 Partnership if that is approved; it would be a savings account of a sort for what might come that is not anticipated.

City Manager DiSpirito advised that would be a policy decision and, in his opinion, reasonable. He stated some of the funds could be put toward the beginning of a second structure should that be coming together in another public/private partnership opportunity or it could be an opportunity to acquire a surface lot strategically located or for some fluctuation on the project currently being discussed for unanticipated expenses. The money could go to a number of different things including wayfinding, it could be used for operating and capital purposes; however, parking from the staff point of view is a great use because it will affect tourism, most of which is capital in nature, and will have a long-lasting benefit in the downtown.

The public hearing was opened.

Lori Badders of 795 San Christopher Drive, current Chair of the Dunedin Chamber of Commerce advised they had a Board meeting this morning and read into the record a letter representing how they feel and made some comments as follows.

I think many of us are surprised the discussion we are having tonight considering that when we left the Commission Chambers in June most of us were expecting a phased in parking management system with a paid parking component to be discussed this evening.

I want to first acknowledge our City staff's creativity. Throughout this process which has changed quite a bit they have continued to work on this issue with thoughtfulness and I think outside the box on what options we could pursue.

Our residents, business owners, employees, volunteers and visitors all have different agendas and our City staff has tried to develop a plan that suits as many people as possible.

Our Board of Directors representing hundreds of Dunedin businesses met this morning. This was the first time most of them had the opportunity to learn and talk about the proposal you are discussing tonight. Since it is so different than what we were expecting it is taking some time to digest. One thing we were unanimous about this morning is using the BP funds for tourism focus, outcomes and goals. We received those funds due to the economic hardship and harm to our tourism economy that the BP disaster caused. In earmarking those funds to enhance tourism and tourism promotion is what we feel they should be designated for now.

With the construction of Victoria Place and discussions tonight on the Gateway Project and the anticipated Keller Property Project, we are entering the place we all knew we would be, facing the loss of that important parking. We now need to replace those parking options to keep Dunedin accessible to all who want to enjoy our businesses and amenities and to keep our economy thriving.

What we like about this plan is that the parking situation with a parking structure will be addressed in short term. The additional leased lots also give us some replacement parking for the Gateway and Victoria Place parking. We also like the enforcement of parking times and establishment of short and long term parking areas. We need to encourage turnover in the most desirable spots while allowing for longer term use for employees and Trail and Trolley users.

In a perfect world we would be able to use the BP funds to purchase land for parking rather than lease it. We do ask that as much of the remaining BP funds as possible can be put aside and earmarked to address future parking or tourism issues.

While many felt a paid parking component for Dunedin would be its demise, we do not think that would happen. We know that no one wants to pay for parking and we are pleased that staff came up with a method to keep it free.

The cost discussed earlier was reasonable and we must realize that what we have to offer here in our city is worth paying for; we have more to offer than most cities.

A paid parking management system may need to be readdressed down the road and we will be happy to review the options and weigh in at the time.

We have changes and new amenities coming to our community that will draw even more residents and visitors to our downtown area; we need to be able to accommodate them.

Our City asked the County for an extension of the Community Redevelopment Area (CRA) for the purpose of the construction of a parking structure. We ask that you review the numbers once more and be sure that the debt service on this proposal will continue to allow adequate CRA funds to do what needs to be done to keep our downtown thriving and moving forward.

Joe Kokolakis of 134 Buena Vista Drive North recalled that in June he supported Option C, Option E, even starting with Option B which was enforcement with further review. He stated he is still in support of Option C as the ultimate goals for Dunedin. He thinks it is required in any parking management program that would be effective to underwrite any parking garage whether it is through a public/private partnership or a City owned garage where it would be floating a bond.

He stated this is a band aid and frankly when he submitted proposal to the City, in some ways he thought he was betraying the Downtown Parking Advisory Committee and the Chamber and the Downtown Merchants who all uniformly supported some sort of paid parking in downtown.

After meeting with Mr. Ironsmith on the Keller Site and essentially saying he bought this property and with the new TRIM notices that will be coming out, the rent the City is paying is not even going to cover the property taxes; it will not stay a parking lot for very long and he will have to develop this property. Looking at the investment the City, residents and business owners have made on Douglas and you see what an impact that would have on the businesses and on the community as a whole. That is when everyone started getting creative. We are blessed geographically with the Pinellas Trail that is about 10 feet lower than Douglas Avenue, so there could actually be a parking structure that is not as imposing as a typical parking structure and with the residential component, essentially all we are looking at is one floor of retail on Douglas with apartments above it and not even realize there is a parking structure behind and in some ways underneath it. He explained this was a way combined with the overall project the cost per space was significantly lower than the parking garage they are building on Clearwater Beach. Looking at the values and looking at the rents they are talking about they almost backed into it based on the cost and depending on whether you look at the maintenance or not which is a variable component it would be between \$3.00 and \$4.00 a space per day; approximately \$1,500 per year depending on the maintenance. He sees it as the most cost effective solution, but he wants to stress that it is a temporary solution. The fact that it is encumbered for 17 years makes it probably the best option because otherwise someone like himself is going to be triggering that 90 day termination notice and we will be losing even more spaces and the impact it will have on Douglas will be tremendous. Mr. Kokolakis offered to answer any questions on the particular development. He said he thinks that overall everyone should understand it is a very creative approach to solve a critical problem in this community.

Mayor Bujalski clarified with City Attorney Trask that the Commission will not want to get into discussion of the particular development since it will be coming before the Commission as a quasi judicial agenda item. Questions should only be to the parking and not about the development.

Cathy Greenwood of 2239 Watrous Drive read the following prepared statement.

I would like to thank all of you for tonight's presentation. I was able to attend the Tuesday night meeting of the Downtown Parking Advisory Committee and received a preview which was excellent to be able to look these things over and think about them and study them.

At the last city commission meeting on paid parking, I spoke hopefully and passionately against paid parking. It was not easy for me, my first time ever speaking out in a public forum for my community.

There have been statements from our representatives to the audience that no decisions would be made that night. However, I was really dismayed and very discouraged at the end of the meeting went, in spite of the "no decisions" promise, the commission decided to narrow down the choices and vote on two options to investigate and even worse, both included paid parking. I really thought I had been naïve. Friends and neighbors had told me not to waste my time, that it was already a done deal and at that moment I thought they had been right.

The good news is that many citizens did not give up after that night. We spent many hours researching past parking studies, current regulations and paid parking issues and small towns all over the United States. We sent letters, e-mails and made phone calls to the Mayor, Commissioners, City Manager, Bob Ironsmith, Greg Rice, City Clerks, webmaster and more with questions, specific facts, suggestions, studies, requests and recommendations.

And the best news is that we were heard. Thank you for this new plan. It is just right, from where Dunedin is now and will be in the near future.

However, we must continue to be vigilant, observant, and involved regarding further development in Dunedin. There will continue to be temptations to go higher, bigger, faster, and richer. If we do not speak up, our elected representatives can only assume that either all is well or that we don't care. Fellow Delightful Dunedin citizens and Commissioners please stay informed and interested in our city's challenges and communicate with our elected representatives. They listened to us on this one. Democracy works and Delightful Dunedin for those who are involved in it.

Ms. Greenwood noted the Parking Bank used to be \$2,500 per parking space up to 25% of your required parking spaces. As part of the deal for the Gateway they were given 31 parking spaces, so the City gave them \$77,500. The new number is \$8,000 a parking space, so by the new number the Gateway received \$248,000 worth of parking spaces.

Mayor Bujalski explained the Commission has not even seen what Mr. Rice was proposing; therefore, she could not speak intelligently to the new rules. It is in draft form and Mr. Rice is saying what he will be coming to the Commission with.

Mr. Rice explained it is in the new fee schedule but not the regulations; it will be discussed in November.

John Medeiros of 2368 Mangrum Drive stated if he heard correctly one of the hot spots being considered is the one across from the Dunedin Brewery and that we would lose 90 spots, but gain 170, but really it will only be gaining 80 spaces. He inquired if that will be part of the hotel development which was the proposal initially and are they going to cover the garage and if that is the case, will there also be free parking.

Mayor Bujalski commented the numbers Mr. Medeiros quoted were more or less correct, to her knowledge it is not a hotel, but apartments, but the Commission has not seen that project yet; therefore, cannot get into details of that development according to law. She stated whatever the rules are, they will have to cover the parking for their own apartments, and this would be over and above that.

Bob Brotherton of 2192 Marquita Drive stated this is an excellent plan and he is very pleased it has been well thought out. He encouraged the City to keep moving forward looking for that second garage, buy land as soon as possible and secure it because there will be a need for more parking in the future, but this is a great first step.

Mayor Bujalski noted the City does have land that is the Baptist Church site.

Grant Painter of 984 Howard Avenue also commended the creativity for this new plan. He would like to see an extension of that creativity to continue to take a more holistic approach with the overall parking problem or impending parking problem downtown. He noted this is something Commissioner Kynes has spoken to many times in the walkability which came up

again in the Gateway discussion tonight. There is also something that slots between that, automotive parking and the walkability which is golf carts which have not become part of the comprehensive plan he has seen; he suggested consideration of micro-lots. He noted the major problem of crossing Skinner Boulevard.

Mayor Bujalski noted the City is working with FDOT on the possibility of a golf cart crossing for Skinner Boulevard as well as the Metropolitan Planning Organization (MPO) and Commissioner Tornga is the City's representative to the MPO.

Greg Brady stated he could only give the recommendation that was formally given to him by the Downtown Parking Advisory Committee which was that by whatever means; however, they were not looking at BP money at that time; a revenue stream needs to be created for the future. That was accomplished by doing some paid parking, some off-site free parking and a mix; getting creative. He stated it took about 22 meetings to get to this point. He explained the meeting that was this Tuesday was prior to the Downtown Merchants Board which will happen the first week of October and he is sure they will take a formal position on this as the Chamber has done. That is what the Committee said.

Mr. Brady stated when he looks at this as a person who has worked on this committee for a very long time; he still sees the same situation. He agreed with Mr. Kokolakis that this is a band aid solution; this is acquiring more at-risk parking, unless the planned additions become a lease/purchase. Even in the case of a long-term lease, that is less at risk that is bringing on approximately 80 spaces. The other spaces are being brought in to enhance the special events parking which is a very large component of this downtown. Just in the Merchants Association alone they have just under 20 events annually and they will have to take on the cost to trolley people back and forth from these lots as they grow further and further from the downtown. He thinks moving forward the revenue stream still has to be considered, even with money and a parking Bank accounts from additional funds that can be released from BP funds, because if the City goes into another public/private partnership that BP money will not be there in the amount being used this time.

Mr. Brady stated also sitting as the CRA Advisory Committee Chair for a very long time, he knows some projects have been on the back burner and postponed due to budget issues and now a large portion of the CRA budget is being asked to be used for this project and that needs further consideration. He does think the Keller Site is the ideal place for a parking structure and it could create artists' lofts/living spaces and it abuts the Pinellas Trail. He also thinks the lots flanking the east and west ends of Main Street are also good locations for some parking. He thinks we have to look to the future with about 200 dwelling units coming in. He thinks the focus needs to continue on the long term, because looking to the short term is what got things to this point, now it is serious. He commented he does not think anyone had the goal in mind to have a metered parking system in front of their business in this quaint little town; however, there does need to be a revenue stream. This plan can be used to determine where in the future there can be paid parking on Main Street to encourage use of the parking structures.

James McKeever of 160 Florida Avenue echoed the comments by Mr. Brady noting there were good points made earlier regarding the Gateway development, how when people move into the downtown they will be less inclined to use their cars and want to walk, bike and use golf carts. He stated in all of the discussion about the parking problem there has not been a lot said about

golf carts which do take up a lot less parking space and there is less access required in turnarounds and driveways. As a downtown resident he would like to see more golf carts being used and it would be an incentive if there are multiple areas for the golf carts to park. He stated he would like to support more discussion in the parking solution to encourage different transportation uses including golf carts.

Hearing no further comments, the public hearing was closed.

Commission Comments

Commissioner Kynes:

Expressed concern about the imbalance of how much would be taken from the CRA, because that takes away from other initiatives.

Stated her support for using the BP funds and possibly getting more of the BP money up front.

Expressed concern about no revenue stream; with all the creativity and everything that has been done she is still very concerned there is no revenue stream for future needs.

Stated it is a band aid approach and it will be for two or three years which is how long it will take to get the parking garage set up. She is happy about the parking garage; however, thinks there is an imbalance between the CRA funding and trying to find a revenue source, so if you can balance what you can do with other enhancements and everything in the CRA, because most of that will be going to the P3 Partnership.

Suggested giving more of the BP money.

Stated eventually there will have to be the discussion about paid parking, possibly it could be staved off for a few years, but basically this is not overcoming that basic issue of parking that many people have been working on since maybe 2002-2003. She feels it is forestalling the inevitable, you cannot say there will be a need for a revenue stream to continue CRA improvements and to find not only one parking garage but another one. It is very creative and she has glad staff found the new leased parking spaces but they are leased.

Stated the main capital is the P3 Partnership and she is not sure there should not at least be consideration of paid parking in the P3 to create that revenue stream and take away the imbalance in the CRA Fund. With the request for the extension of the CRA it was stated the primary need is parking.

She thinks it is a band aid approach and it will only get us so far and to not say the words "paid parking" it is not going to foretell a vision, because it is coming.

Mayor Bujalski clarified Commissioner Kynes is supportive of the idea of the P3.

Commissioner Kynes inquired where in the budget there are funds for Wayfinding. Mr. Ironsmith advised there is \$20,000.

Commissioner Kynes clarified there is \$100,000 for enforcement that comes straight from the General Fund. Mr. Streder advised that is budgeted in FY2016.

Interim Finance Director Streder addressed the concern regarding the CRA imbalance:

This financial plan to fund the P3 and these leases would not use any of the revenue the CRA is generating today. It would partially eat into revenue the CRA is not experiencing right now, but expects to, so there will still be more revenue and totality for the CRA in the future.

The \$44,000 referenced is of the increase the CRA is not getting yet; this is just limited to those 5 projects; 4 years into the future that the CRA starts to get drawn on.

For illustration purposes an example would be that the CRA revenue right now is \$500,000; that \$470,000 is extra on top of the \$500,000 it is already generating, so the CRA would keep the \$500,000 revenue it is creating now and it would just get less of the added \$470,000 it is expected to see when these projects hit the tax rolls.

Commissioner Kynes stated she agrees with incentivizing and there was already discussion in the prior meeting about how much was the incentive to Pizzuti of \$240,000 and that is a good incentive tool; however, there are other impingements on future CRA or however that differentiation is being made.

Mr. Streder explained those impingements are reflected above; that is why he showed two time windows; one with the incentive on and one with the incentive off.

Commissioner Kynes stated that is the impingement just for this and not for the different incentives for different programs being brought forward now and different constructions. She is in favor of incentivizing, but there are more things that are impinging on the CRA than this project. She reiterated she does not want to forestall the inevitable and living here 40 years and loving this town, she is sure it is going to come and not saying "paid parking" is a disservice, because it has to be worked toward incrementally.

Mayor Bujalski requested some clarification because she heard two different things from Mr. Streder and from Commissioner Kynes. She explained her understanding that Mr. Streder is saying that the five new certain projects on the spreadsheet shown, this is the revenue they will generate and that is what is going to pay the annual cost for this garage. Mr. Streder verified that and only that is correct. Mayor Bujalski further clarified that money is over and above the revenue that the CRA gets today.

Mayor Bujalski stated there will be other projects. She noted there is a big list of projects on the City Manager's report for the Economic Development and the Planning & Development Departments and verified with Mr. Streder that will be even added revenue to the CRA. She clarified with Mr. Streder the projects listed here reflect the incentives; there are two comparisons made, the revenue from the projects in the CRA versus the amount that the CRA has to support during the incentive period. One is the revenue from the projects after the incentive period. These projects alone are to the good, \$50,000 during the incentive period and then they jump approximately \$200,000 to the good from these projects alone when the incentive period falls off. When the incentives fall off it will still be \$200,000 more than the CRA is getting today from these five projects.

Commissioner Kynes asked how much will be in CRA money for beautification and enhancement for the Arts and Artisan District, Highland, Monroe and a lot of other projects going on including Skinner Boulevard. Mr. Ironsmith stated no doubt it would be less.

Commissioner Kynes stated that is her concern. Mr. Ironsmith stated the way the question was posed; it is less pool of money to use for other CRA improvements.

Mr. Streder explained during the incentive period there would be an extra \$45,000 for those types of things while still paying for all the rest and when the incentives fall off there will be almost \$200,000.

City Manager DiSpirito, in an attempt to clarify the issue, stated from what he is hearing, the real comparison is if we are using CRA money for the P3 compared to not using CRA money at all for that purpose, these projects would generate revenue, and would we have more CRA money available ultimately if we were not spending it on a P3 lease. Yes, you would have more to use on other projects; however, what is being said is that even if you consider using through this plan a portion of that to support into the future the lease with the CRA, you are going to have still more than the baseline, more than the City has historically been receiving, still even with that lease cost, still it is going to be above and beyond in terms of revenue for the CRA where we are now, the base line.

Mr. Ironsmith stated it is really policy priority, the Downtown Management Plan calls for a parking structure, so you would use CRA TIF dollars to do that and if that is not where the TIF dollars are going then yes it would be to other enhancements. It all comes down to priorities; it is all in the Master Plan as far as the structure being important to the downtown.

Commissioner Kynes reiterated her support for the P3 which she thinks is a band aid approach and eventually there will have to be a revenue stream.

Mayor Bujalski clarified Commissioner Kynes is supportive of the P3, she has expressed a concern about making sure there is the money in the CRA, that paid parking should not be taken off the table for future consideration, it is just that this action is helping to get to the next step and that can be analyzed.

Commissioner Tornga stated:

His disagreement with the use of the word band aid. The presentation has been a Parking Management System and within that system this is a plan for the downtown portion of the city and it will take steps, upgrading, changing and moving.

In regard to golf cart use that everyone thought would be cool for downtown and Dunedin and the walkability, intermodal and all those fancy words and for parking. There are two big stepping stones and ingress/egress issues attempting to be resolved on Skinner Boulevard and on Belcher Road and if that was all together there would probably be more golf carts; however, that has not really been talked about very much.

We have day parking and event parking and they should not be mixed. He noted there are books written on the fact that there is no free parking. In terms of preventing the paving of paradise you either have to go down or you have to go up and that has been explored.

What really needs to be done is to begin doing some of this quickly and he discussed the concept of supply and demand allocation and it does not have to be there all the time.

It is relatively small geographical area where many of the properties are located including the one being discussed today and the parking issue needs to start moving and not get all caught up in the big issues. He feels the proposed motion is jumping ahead.

Some of the very basics need to be started. He does not believe the budget was put together for parking and he was opposed to the \$100,000 for enforcement but he does not need to hear right now, he wants to hear about ambassadors to work a plan.

There should not be an attempt to resolve the whole plan immediately, take it in pieces and step it down.

He is not comfortable with use of the BP funds as yet which in his opinion is not a windfall, it was a legal remedy.

MOTION: Motion was made by Commissioner Kynes and seconded by Commissioner Tornga to extend the meeting past 11:00 p.m.

VOTE: Motion carried unanimously.

Commissioner Tornga continued:

Regarding the BP money there is approximately \$2.9 million the City can utilize in cash and the discussion tonight is about using \$1.9 million of that for this one project. He discussed the relation of the Enterprise fund and the BP money and rate increases in the Solid Waste Fund were attributed to part of the case that was built, so some of it is allocated there and that has to be reviewed.

The BP money is all of a sudden being brought up to solve the problem here when some of the basic problems have not been resolved for the parking that do need to be moved on as quickly as possible, communication, signs and so forth.

He commented no one really knows about the BP money yet and there are many things that have to be done including corridors waiting for development, streets and the enterprise fund aspect and so forth.

His dream has been for a P3 at the Keller location from five or six years ago as the perfect spot.

He hopes there is not a motion to put this entire recommendation together and spend all or a large portion of the BP money in this way, but just take pieces first to implement.

He is not sure and would challenge some of the numbers presented such as the \$2,500 to \$8,000 for spaces and the maintenance costs.

If this is done, it is not a band aid; it is a step and a good one if it is approved. The BP money is one option and perhaps there are others.

Mayor Bujalski clarified with Commissioner Tornga he is supportive of the idea of the P3 at the Keller Site, but not supportive of deciding on the use of the BP money to fund it at this time to include support of more public discussion on the use of the BP money. She summarized he is not supportive of the staff recommendation as presented.

Commissioner Tornga suggested beginning with "ambassadors" as opposed to enforcement at this time while continuing to monitor and modify the plans, implementing communication and signage and then consider further.

Vice-Mayor Gracy:

Agreed with Commissioner Tornga regarding the concerns of the use of the BP money; however, she does not want to interrupt the parking component for it and had planned to bring it up under Commission Discussion.

Stated she does not know that all of the BP money or a percentage should be used towards parking. She hears Commissioner Tornga saying that he would like some type of features around an enterprise fund where it pays for itself perhaps that is the future. She is okay with using a portion of it, but not before there is public discussion about these funds and what other projects that might be sidestepping in support of parking for Downtown.

Clarified that is not to say she is not supportive of the Parking Management Plan, she is very supportive and agrees something needs to be done. She voted in favor of a budget to make sure enforcement will be funded and however it plays out there will need to be some type of enforcement. She explained she is getting a lot of feedback with questions as to why there are signs that are not enforced and that can be addressed right now; however, staff thinks appropriate through law enforcement or ambassadors and she would like to see that moving.

Commented in terms of the stock and supply and demand she is in agreement there will be a need for two garages at some point. She is concerned about more risk being taken on and especially the fact of increasing funds for what Mr. Brady is saying what makes part of the downtown is now going to cost him a little more to happen with respect to the special events and that needs to be considered.

Stated as a plan this is a good start and she encouraged continuing to work on the plan; however, there needs to be discussion about other projects in the city before she can give a firm answer on the P3 which she loves the idea and the location.

Vice-Mayor Gracy gave kudos to Mr. Streder for the spreadsheets that are very helpful for her understanding.

Commissioner Livingston commented that this has been a great discussion and noted this is a problem that has been brewing for a long time and needs to be solved. He thinks the time of discussion is over and it is time to take positive steps to put this problem behind us. He thanked staff for a great job of putting this together and thinking outside the box with an attractive alternative approach that may be a first step; however, it does not solve the problem. He recalled when this began all the right things were done including hiring a parking consultant that was a leader in the industry, establishment of an Ad Hoc citizens committee and they had 21 town hall meetings so a lot of good information came flowing back to this Commission. He stated the last time they left this dais there was clear direction that there were two plans being considered both of which included a paid parking option and he agreed we should not be afraid to say paid parking.

Commissioner Livingston referred to the five objectives they went forward with to have an effective parking plan:

1. Increase day parking stock net of 350 – 400 spaces. The recommendation now is for 227 spaces; 40% short of the current need.

2. Decrease reliance on at-risk leased parking spaces which can be lost to development. Not only are we not decreasing reliance on leased parking, we are increasing that reliance. All of the 227 spaces proposed tonight are under leases.
3. Develop a revenue stream for current and future parking initiatives. This is revenue zero.
4. Put the right people in the right places. This would be taken care of by enforcement.
5. Encourage turnover. This would be taken care of by enforcement.

Commissioner Livingston stated three of the most critical objectives going into implementation of this parking plan are not being met by this recommendation. He noted the recommendation is to invest \$2 million in leases, by definition at the end of the lease period, the city has nothing, just the privilege of the use of that facility, there is no asset and the problem has not been addressed.

Commissioner Livingston proposed taking the \$2 million and put it toward a parking structure, the City has the property at the Baptist Church site. He suggested putting up a 350 space parking garage now.

He stated the second half of the solution to this problem is the development of the revenue source and noted the concerns voiced by Commissioner Kynes were good ones in terms of the stress on the CRA and the potential of fulfilling future projects. He suggested not putting pressure on the CRA at least for now and if the \$2 million is used toward a parking garage now that strain does not have to be put on the BP money because the revenue stream created by a paid parking plan will cover that debt service. He feels the problem can be solved and the City has the resources with the BP money that may never come along again.

He implored this Commission to think proactively to solve the problem today. He would almost guarantee in 3 to 5 years if this plan is implemented as it is being proposed tonight there will be the same discussions with a lot of development going on and the need for more parking and there will not be the BP money to do it.

Commissioner Livingston stated the P3 recommendation is a good deal and agreed with the project. He still thinks the City needs to roll out a paid parking plan today. He supported Option C.

Mayor Bujalski addressed some of the issues discussed with the following comments.

She is proud of what staff and the Downtown Parking Advisory Committee has come up with which is different from what was walked away with at the last meeting, but the reason is that two things happened that were not known were coming. There was no idea that this money would be coming from BP and no idea about the opportunity for the P3 Partnership when there was this dialogue in June.

In regard to the use of the BP money, it was received because of the loss of tourism and the City's biggest tourist center besides Honeymoon Island, which the City does not own, is the Downtown. Parking has been a good discussion and the City receives \$2.9 million. Why would the City not invest in parking that supports the residents and tourism to help secure the city's future? She acknowledged there are a significant number of projects, but this supports the essence of why the city received the money and it is very timely.

She stated no one is talking about an already existing plan for the Municipal Services building for the Baptist Church site for which there is \$3 million set aside for that project, right now, plus the value of the land, plus the ability to bond, the City is ready to do the Baptist Church site, except for knowing what the project is actually going to be. This plan has been going on for a long time that it is either going to be a Municipal Services building and parking or Municipal Services, Library and parking or contain some retail and no decision on that can be made until the situation with the Blue Jays is resolved.

In regard to the Blue Jays, the confidentiality agreement ends September 2016 and one would assume the major points would be confirmed by then unless they are no longer concerned about public discussion. She stated by that time and possibly earlier there can be an RFP on the Baptist Church site property and that is probably a six-month process, so now it is in to 2017.

Also, in 2017 the parking garage at the Keller Site would be up and running in May 2017, then the RFP goes out for a public/private partner, finalize the cost with knowing what the project is actually going to be, which has always included a parking component. There could be a shovel in the ground by 2018 and then a year and a half to build so then conservatively by 2020 there would be the Baptist Church site built with a parking component. She stated we know this is going to happen it is nothing new.

She commented from 2016 to 2020, if the City moves forward with this proposal that staff has very creatively put together, knowing that some version of a parking component is going to happen at the Baptist Church site and built and ready to use by 2020, theoretically, there would be two parking garages in the City of Dunedin in four years.

She stated we have to look at the big picture here rather than being so focused on the fact that what is being proposed tonight is not solving every problem; they cannot be solved all at once; it is a step and a great step. There is also the step of the Baptist church site property but we cannot get there until we know what is happening with the Blue Jays and we cannot make that go any faster, but it will happen and probably in a similar timeframe as she has just described.

Mayor Bujalski noted also when the hotel project was happening last year that is similar to the P3 being discussed, but that was a hotel, she was pretty against doing that and she explained that publicly. No one has reviewed all the other capital projects that have to be done and determine how much their lawyer cost, how much credit line the City has, how much the City can afford to pay in bond funding source. For some reason the hotel proposal went away and Mr. Kokolakis purchased the property and there is a new situation.

Mayor Bujalski stated staff listened to the Commission concerns and the Commission has good strong estimates on what the City's contribution might be for the Blue Jays, the cost for the pool, theoretically what the Municipal Services building might cost depending on the type of project, how much funding can be paid from the Penny-for-Pinellas, how much credit line the City has and so forth. That is looking at the big financial picture of the city for the next 10 to 15 years depending on major changes. Now armed with that knowledge it can clearly be said that we can afford to do the P3. This P3 does not use up the City's credit line because it is needed for those other three projects; it does not use up cash because the cash is set aside as needed for the Municipal Services; and it is cheaper and accomplishes exactly what the city needs from the 50,000 foot level to try to accomplish all of those projects, how to get it done, it fits perfectly right into that slot.

She stated that is the big picture, but when you get right back down to parking it is not the whole solution and no one is saying that paid parking is off the table, we are saying here it is a great giant step that is important to this community that the business leaders have said we need more parking, yes some of it is relying on leases that staff is addressing it in two ways; the leases while it is that they are at risk staff is working to negotiate clauses and a couple of the leases that the City gets first right of refusal to the property if it is for sale; also the P3 which is a lease is a garage that is not going anywhere, even if the City stops leasing it, whoever owns it is going to do something possibly charging for parking, but the parking is not going away.

There will be a need for more property, but it cannot all be done in one day, it has to be done in steps and it can be done; philosophically use the money for what it is intended to do, be healthy financially against all the other big projects that have to be done by working towards and in the next four years have two parking garages which she feels there should have been more discussion about tonight. If a part of the BP money that is left can be put in a savings account, between now and when it is figured out what is being done with Municipal Services, there is a cushion; it answers the question of building revenue, not a lot, but it is something.

The next step from here is to consider what enforcement looks like or ambassadors, a parking map, wayfinding, short term/long term, education for residents and get those elements right and begin analyzing all the data that starts to happen. Between now and when the Keller Site parking garage is built and starting to be used it should be known what is going on with the Municipal Services and the cost and be able to answer the question of paid parking on several with the understanding of whether it should be on the street or in the garage or wherever.

She stated what this plan does:

Parking turnover would be solved through some kind of enforcement.

Increasing Parking Stock is accomplished with this parking plan.

Revenue could come from maybe \$500,000 from the BP money in a Parking Fund and new fees for the Parking Bank will be added and any extra dollars if there is ticket writing will be added.

Community Buy-In which is not what is being talked about and both the residents and business owners have to be considered.

Mayor Bujalski commented she is also proud of the Downtown Parking Advisory Committee in that just because this plan is different from what the parking committee came up with, what they accomplished was ensuring that our staff and this Commission has made parking number one. They showed tenacity and brought it and talked about it to make this a priority and that is important.

Mayor Bujalski reiterated this is a combination of everything that is not the last answer it is just one step to the next thing. She urged the Commission to support this project and have a secondary discussion on next steps, but embrace the couple of steps that City staff and experts believe in and she believes in also.

Mr. Kokolakis stated:

The proposed parking garage is 270 spaces; 170 spaces on the first floor and 100 on the second floor would be for the development which is consistent with the higher parking

requirements that Mr. Rice is working on. In addition there will be more surface spaces which would probably make sense to be for golf carts.

The proposal is for a 17 year lease and there were option periods discussed, not specifically but he is open to it.

Right of first refusal was discussed and that is fine and they could even discuss an option to purchase if the City so chooses.

He commented that staff cannot say it, but he can that they were in support and listening to the business community as far as the paid parking component for many reasons including revenue streams, parking management and that sort of thing; but then as there was a little bit of a groundswell of opposition, staff switched gears a little bit and then the BP money came into play and his proposal came in to play and they adapted and came up with a great idea.

He stated his proposal does not anticipate any BP money, it just had a rental amount but then staff understood the strain on the CRA and the impact that would have and felt that using the BP money for the first for the buy down to get the annual amount low enough to be absorbed by the CRA and in Mr. Streder's analysis the first three years of rent payment are coming out of BP money because the projects also on his list were throwing off the TIF money to pay the rent independently. It made all sorts of sense because it is preserving the CRA, not requiring paid parking, but the design of the parking garage will have rough and conduit to bring a paid parking element whenever the City pleases.

He noted one of the discussions was to have paid parking in the hot spots and the garage for free to promote workforce parking and so forth, all of which can be decided later.

He agreed this is the best first step and the quickest solution because he is going to have shovels in the ground doing something by the first of the year. He stated what he needs to know is whether he is going to be building with a subsurface parking garage as part of a P3 before the beginning of the year or not, so this process and the Commission action on this process as a developer does not matter, as opposed to his opinion as a resident, but some sort of action needs to be done. Direction needs to be given to staff to continue negotiations on the P3 and come to the point of a document representing the agreement needs to happen because while he also agrees the Baptist Church site is a great place for a garage, that is 5 to 7 years down the road and unless there is a revenue stream there will not be the ability to leverage the funds. The quickest solution is his proposal; he needs to have some direction and he thinks staff needs to have some sort of direction on how the Commission wants to proceed with this particular P3 proposal before them.

Mr. Streder clarified the proposal is for a 20 year lease, that is 17 years of payments with 20 years of access.

City Manager DiSpirito stated he had been listening very hard for some common threads and specifically he thinks he is hearing some common interest with the question of BP money set aside. The opportunity of the P3 in interest of getting a parking structure built much sooner than later and cost efficiently regardless of how the dollars are put together on the deal. He would like to ask at a minimum for staff direction to explore or not explore that arrangement in the interest of time since Mr. Kokolakis has indicated his plan to proceed and it would be an opportunity missed, not to make a decision, but to put a more refined option before the Commission if that is their pleasure, possibly a proposed agreement working with City Attorney

Trask, possibly two versions one with BP money and one without. He thinks this will be a positive step forward and then if there is consensus to follow up with how to best pay for it with staff presenting those options.

Mayor Bujalski pointed out the importance of the P3 being discussed separately from the development project which City Attorney Trask will advise about. She suggested giving the direction as just described by City Manager DiSpirito.

MOTION: Motion was made by Commissioner Kynes and seconded by Vice-Mayor Gracy to approve the alternative Parking Management System proposal including the use of a portion of the BP settlement money and give consensus to staff to move forward with the P3.

Commissioner Kynes stated the BP money or at least some funding from the BP source is appropriate for a parking garage and understands there are many needs, but it was received because of a derogation of tourism and visitors and the way to keep the downtown viable. She would also say to give consensus for staff to move forward with the P3 as recommended.

Vice-Mayor Gracy commented regarding the BP funds she has heard from her colleagues and had no further comments.

Commissioner Livingston asked if the maker of the motion would consider at the same time moving forward with the P3 that we roll out a paid parking component.

Commissioner Kynes stated she would accept that as a long term revenue source and she thinks it will be somewhere in this whole mix, she does believe it will be part of the component of putting together what will eventually have to be done. She stated this entire issue is very complicated; she does not want to belabor that.

AMENDMENT TO THE MOTION:

Motion: Motion was made by Commissioner Kynes and seconded by Vice-Mayor Gracy to amend the original motion to include a paid parking component.

Mayor Bujalski stated she did not think that is what Commissioner Livingston was suggesting, she thinks he was saying to do paid parking at the same time everything else is being done, which is very different than paid parking being on the table which she thinks everyone agrees is an option and it is just a matter of when. She thinks what staff has done with this plan is an offer to take the time to analyze all the data, it does not have to be done right away, but Commissioner Livingston is saying to do it right away.

Commissioner Livingston clarified he would recommend Option C which is a hybrid plan, so it is not totally paid parking throughout the city, it would be a paid component, a free component and a subsidized component in key spots for employee parking and/or merchant subsidy. It would be Option C as it was laid out previously. He would support the P3. He feels there is a need to establish a revenue source to fund this future project that will be needed in the very near future. He thinks staff brought up that the City will need a track record, history of this funding source in order to bond and if so, he suggests starting now especially if it is known there possibly will be another parking garage within the 3 to 5 year time frame. He thinks the sooner we get to the paid element and develop a track record the more attractive the City will be and the greater ability to bond the next project.

Commissioner Kynes clarified Commissioner Livingston was speaking to the immediacy of revenue stream in order to bond.

Commissioner Livingston supported moving forward with the P3 as submitted, the current funding the way it is set up; however, positive steps need to be taken now to establish a long term funding source for future issues.

Commissioner Kynes agreed with Commissioner Livingston's comment.

Vice-Mayor Gracy agreed to the amendment letting her second to the motion stand.

Commissioner Tornga expressed concern regarding how to make this first motion stating finalizations do not need to be made here. He reiterated he believes the City needs to be moving forward quickly on some of the parking element aspects of the total parking management system including communication and so forth and that does not include enforcement but using some other way because he does not want to be the city issuing tickets when it is not even known what is going to happen yet and that is what needs to be done first.

Commissioner Tornga stated regarding the P3, he is encouraged, but not about using the BP money at this point in time. He would be encouraged to have staff look at ways of funding it and then Commission review and if needed asking the constituency, but none of that has been done. He stated the problem in the past and what has been done is take money called Reserve Funds and utilized it allegedly seeking a remedy from a cause from having the additional money and that is the proof and there is no question when looking at the numbers, that is what needs to be done with the BP money first. He stated right away we got off on a tangent and there is a project and we're going with it. He can only ask to have the motion amended again; otherwise he will have to vote against the motion.

Commissioner Kynes clarified the motion she thinks is being voted on:

A portion of the BP money.

That there will be a paid parking component, but it is not known how because it has not been settled exactly how that component will be put in.

That we believe in the efficacy of the P3.

Commissioner Livingston acknowledged basically that was right, the P3 Partnership with a paid parking component rolling out now as opposed to later to establish a long term funding source for future projects.

City Manager DiSpirito asked if Commissioner Livingston is envisioning staff in their role showing the Commission two scenarios for a P3, one which has essentially been shown which is BP money to jump start with CRA money picking it up and contrast that with a second analysis to be provided which would be utilizing a revenue stream, Option C basically as opposed to use of BP money and subsequently the CRA money. Option C is basically in contrast to the proposal before the Commission; therefore, both can be reviewed in the interest of activating a P3 project.

Commissioner Livingston commented:

As he stated before, his objection to the whole lease situation was the fact that there was not a revenue component attached to it so that gave no future funding options to fund a future initiative.

He would be okay with the way the current partnership is structured and that would be using the BP funds and subsequently the CRA dollars down the road, at the same time establishing a long term revenue stream that would help fund a future parking initiative which has been identified as being needed.

He thinks it is short sighted if there is no revenue component now, it is going to push that next project way out, because if we roll out a revenue component, staff has indicated the need for a track record for a couple of years of revenue generated in order to be able to bond it, so be proactive, get some parking stock on the books, but at the same time be proactive and get a revenue stream established to be used for bonding in the future and get that second project if necessary on-line quicker.

Mr. Ironsmith asked with the P3, this proposal had the CRA making those payments in year four; would it be expected with the pay dedicated revenue coming into the pay stations if that would take the place of those CRA dollars to pay that lease.

Commissioner Livingston stated he did not know if that needed to be decided but there would be the flexibility to be able to do that.

Mayor Bujalski recognized Mr. Kokolakis to come forward.

Mr. Kokolakis made the following points:

Keep in mind that his proposal is going to take at least 12 months to build his project which means as soon as he puts up a construction fence those 90 spaces will disappear.

If paid parking is implemented on Main Street at the same time as taking away the 90 spaces on Douglas, there might be unanticipated consequences.

His proposal suggests Option B which is the enforced 3-hour parking for at least the 12 month construction period, then shifting to Option C when the parking garage becomes available to the public.

Mayor Bujalski:

Stated that is exactly why staff is recommending holding off on implementing a paid parking plan at this point, because there are other factors in the mix.

Stated at midnight to determine to go completely against staff recommendation and do something completely different, she did not think was the responsible thing to do.

Suggested either accepting staff recommendation on this big issue; they have a reason for the recommendation, they are aware of the facts Mr. Kokolakis just shared. She stated she thought the Commission either accepts the recommendation or don't accept it, but to now all of a sudden when no one has had the opportunity to think about another option, not knowing the ramifications is not responsible on the part of the Commission.

Stated she is willing to support the original motion, not the amended motion and let staff have the time necessary and then consider all the ramifications rather than the Commission attempting to figure it all out on the dais.

Stated if the motion does not go back to as originally stated, she will not support it, for the very reason Mr. Kokolakis just had, there are other issues similar to those she is sure the Commission has not heard. She thinks staff has done a lot of work and given a summary layout and there are other things that need to be considered and worked out about this negotiation, giving them direction to use the BP money whatever that is and yes to

negotiating a deal for a public/private partnership for a garage is what staff is suggesting and everyone has said that paid parking is not off the table, we just do not have to do it this very second, let staff get everything together; this is one step. She does not want to make a decision like that without knowing all the ramifications. She stated, let's just go along with the staff recommendation doing so in their professional capacity, it makes sense.

Commissioner Kynes commented she thought, referring to the comments by Mr. Kokolakis regarding while building the garage and there is paid parking in hot spots downtown, she is not sure that is the option the Commission chose, paid parking in hot spots downtown, because she had mentioned there might be paid parking in the garage for a new revenue stream, so we can reach this next step by saying, yes or no we are in favor of use of the BP money or a portion thereof, we are very much in favor of the P3 and thirdly that a paid parking component will have to be part of the master plan; that does not say to "pop off" and immediate, but it is going to have to be part of the master plan and not just throw that off the table.

City Manager DiSpirito stated:

Having listened to all of this, he thought, though he has not had the opportunity to confer with staff, he has a pretty good idea of the additional analysis the Commission is looking for.

His suggestion, given the hour and the fact that he is sensing everyone would be uncomfortable forcing a decision tonight, even on the staff recommendation, to let staff schedule another time for the discussion and provide the Commission what they understand to be the additional information analysis and pick it up then.

He felt there were some fair questions asked and reasonable requests for additional information and that can be brought back to the Commission, not that there would not still be a recommendation at that point.

There has been a lot of conversation and a lot of new concepts presented by staff and the Commissioners. If it is the pleasure of the Commission he and staff would be happy to work on it and provide them and the public with that information and pick up the conversation at that point, that is the call of the Commission.

Mayor Bujalski stated she still thought the Commission could give staff direction to move forward negotiating the P3; there is nothing stopping the Commission from that and using some BP money towards that. She stated the hot button debate is whether to go toward paid parking today or two years from now, so it seems moving forward with the two elements that are known and staff bringing back the third piece would not slow down the movement because this could go on forever. She asked the maker of the motion to allow that to happen.

Mayor Bujalski reviewed her suggestion for the motion to:

Direct staff to negotiate the P3 and finalize the details.

Use whatever portion of the BP money as a funding source without directing the amount along with the proposal.

Then staff can bring back if and how they recommend a paid parking component, when they think that should be done, then there can be a complete presentation with facts, understanding what is happening with Mr. Kokolakis' project, understanding what might be happening with Municipal Services; it needs to be an analyzed element. So staff would

bring the future revenue stream component back to the Commission for consideration, but move forward with the P3 and the BP money.

Commissioner Kynes restated:

She thinks we use some of the BP money, staff will figure that out.

We are going to do the P3.

She thinks in part of all this mix there has to be some sort of paid parking bridge to the future, that is what she is saying, but the bridge is needed to the revenue stream and that is going to be some sort of paid parking and that is where she is trying to go.

Commissioner Livingston stated he would agree with that provided there is somewhat a date certain on the revenue portion. He asked what if staff came back and said we'll do that in 25 years. He stated he thinks the paid component needs to be date certain with a cap set on it rolling out no later than one year.

Mayor Bujalski stated she thinks that is what the Commission would be doing, asking staff to go back and look at all that.

Commissioner Livingston stated if there is not a revenue stream included with this, he is not comfortable with it.

Mayor Bujalski stated she did not think the Commission can decide that without all the information.

Commissioner Livingston stated this information is not new and Mayor Bujalski responded, not the parking information, but the P3 is. Commissioner Livingston stated it is all rehashed concepts and it is a matter of combining those concepts and what is new is the P3, so what is the hang up of including a known, the revenue system or stream is known and has been discussed for months, so to add that to the new proposal as a hybrid, he does not know that is an unknown.

Mayor Bujalski stated the unknown is how the P3 gets added in and the details of that and how paid parking would effect that, that is why she is saying to split it up so all those issues can be analyzed first and not make a midnight decision just to make a decision when the City has professionals who can look at this. She is saying for staff to move forward with the P3 and the BP money and then let them look at the paid parking, there are issues like just mentioned by Mr. Kokolakis; she did not want to say it will be in the ground one year from now, if one year from now the parking lot is closed, she wants staff to look at that and then come back and make a recommendation. She stated she feels that is the professional thing to request.

Commissioner Livingston stated he would say no to that. He stated what he would go along with would be some sort of date certain revenue roll-out and he does not think within a year is being unreasonable. He wants to make sure there is a revenue component that will ensure success down the road for other parking initiatives. He would not be comfortable taking it back to staff without some date certain revenue roll-out.

Mayor Bujalski explained she wanted staff to tell her when it should be done based on the new facts.

Vice-Mayor Gracy stated she supported Commissioner Kynes' latest motion. She stated she is trying find collaborations, because she is on board with what Commissioner Livingston is

saying with a revenue stream; she wrote down "date certain" and wrote down the October 15 meeting, so she wanted to task staff with by October 15th to come back with this information including the variables as mentioned by Mayor Bujalski on what those might be for the revenue, where would the locations be, hot spots and garages and/or just garage. She stated implementation can be discussed at that time; she does not want to lose sight of a revenue stream to do more in the future.

Mr. Ironsmith stated staff would need more time than October 15th and asked if the direction includes a flow chart relative to revenue stations and all that and what the hot spots are and the lease costs and so forth.

Commissioner Livingston stated he did not know that staff would have to come up with all those specifics; he is just saying general term revenue, a revenue component.

Commissioner Kynes reiterated:

BP

P3

There will be creation of a revenue source for future acquisition.

City Manager DiSpirito explained he and staff could benefit from beginning tomorrow working on this and suggested recommending to the Commission the earliest most aggressive date they could provide, other than just speculating here and then the Commission can determine if it needs to be sooner.

Commissioner Tornga questioned why "BP" would have to be part of the motion. He stated it is a problem in the area in that no one has discussed the BP money. He stated what if the BP money is discussed and the decision was to increase reserves or do something else with the money. He suggested letting staff come back to the Commission with a proposal of how to put together the P3 which will include some money, but not name it. He questioned if normally the Commission indicates what fund the money is to come from.

City Manager DiSpirito commented he was not feeling a limitation on staff's ideas, they would like to think expansively about all the resources. He explained his focus was more on the outcome, he is hearing clearly the Commission wants an aggressive pathway to not one, but two garages and how to best put that together. What are the elements, the resources and best pathways and staff will consider all the tools, options and resources with some time. He stated staff understands better after this discussion the collective interests and can bring back more than one option.

Mayor Bujalski reviewed the motion is saying to go forward with negotiating the garage and use BP money; the motion is not asking for other options to pay for that; she wanted to be clear on that.

City Manager DiSpirito stated maybe he was going beyond the motion to try to find some commonality.

Mayor Bujalski commented she tried to do that also; she just wanted City Manager DiSpirito to be clear of what the motion is saying because it is not saying to bring back other funding options.

City Manager DiSpirito stated staff would like to continue the discussion with the developer and they could show more than one way to get it done, if they have permission to do that with the ultimate goal of a P3 with this developer as a first step and a pathway to a second garage as a second step with more than one option on how to get there. He is aware that is broader than the motion; however, staff is willing to do that.

Commissioner Livingston commented it seemed everyone was comfortable with the P3 and suggested there be agreement that the P3 is the right direction. He stated the differences come regarding paid or unpaid. He feels the best solution to a quick transition to another project or to solve a future parking problem will be to establish a long term revenue source. He stated he thought everyone was in agreement the P3 is the way to go, but there needs to be a revenue component to that rolled out, a date certain within a reasonable time frame and he would think within one year.

Mayor Bujalski noted four Commissioners were agreeing on the P3 and the BP money; the other question is the revenue component and how that happens. Commissioner Livingston stated, "we are not saying how, we are saying when". Mayor Bujalski stated the issue about the when is what she wants staff to analyze.

Commissioner Livingston stated the Commission provided consensus on this before and really the two alternatives were wait 6 months and then roll out paid parking or roll it out immediately. He is saying as a negotiating point within a year. He stated that is a position in which to gather information, figure out the direction and get staff recommendations, but be prepared to develop a paid parking plan and roll it out within a one-year period.

Mayor Bujalski stated she strongly believed the Commission needed to know, she would not want to make that decision today, but have staff look at it and come back. She stated she thought it imprudent for the Commission to make that; staff could come back in a short period of time. She stated she did not think the Commission should be saying one year without knowing all the facts that can be provided by professionals on staff along with a recommendation. She reiterated she did not think that decision should be made on the dais at 12:30 a.m.

Mr. Kokolakis stated from the audience that one year, he does not think is reasonable because it is being forgotten his project is not just a parking garage; there are many other components that will be coming before the Commission for approval, residential and retail. He noted it will take more than a year to get this done.

Mr. Ironsmith stated if the decision is made to go with paid parking; there has to be a Request for Proposal, an ordinance would have to be put in play, there are a lot of sequential elements that have to be put into play.

Mayor Bujalski suggested taking the date certain off the table and let staff figure out what the timeframe should be and make that recommendation.

Commissioner Kynes inquired how long it would take to build this garage.

Mr. Kokolakis stated in Clearwater with 700 spaces in 13 months, so the garage itself can be built in a year; the design has not even started yet, the approval process has to be started; there are all sorts of approvals on all the different components. He stated he can guarantee one year from today they will still be under construction if everything goes well and if the Commission mandates paid parking on Main Street within a year from today. He stated he

supports paid parking, but he thinks mandating it with a timeframe at this point is tough and it is running a relatively big risk.

Mayor Bujalski suggested a motion to move forward with the P3 and the BP money and for staff to come back to the Commission with a recommendation on the revenue stream, when and how to implement it. She noted there is a garage in the mix now where there was not previously and she did not know if that changes things. She reiterated her position to let the City's professional staff analyze it and come back and tell the Commission what they need to know.

Commissioner Kynes stated she is okay with the paid parking component is accepted to be a part of this plan. She stated she understands there will be a lot going on with all the building.

Commissioner Kynes stated she thinks if it is established as an important component, then she thinks with the BP and the P3 and paid parking component, that is what is being voted on and staff is supposed to come back and give the Commission some reasonable time frames to include that component.

Commissioner Livingston clarified then the motion would be basically to move forward with the P3 and that a revenue component will be an essential part of the parking plan.

Commissioner Kynes added and the BP money, so there were three components to the motion.

Commissioner Livingston continued stating it is going with the staff recommendation as is with the recommended funding sources and in addition the revenue stream will be a part of the plan. He stated he is okay with that.

Mayor Bujalski asked if the Commission would be willing to make two separate motions.

Commissioner Kynes stated she thought the motion was there.

Mayor Bujalski explained she was asking out of consideration for those who might not agree with the entire motion, but do want to accomplish certain things. It is getting the same thing done, it is just two motions. Just out of respect for how she feels about this.

Commissioner Kynes stated she thought it very reasonable that the three issues, a portion of the BP money; it is three points that have been enumerated and she did think a real negotiation strategy was worked with, we said paid parking will be a component in order to create a revenue stream and the time frame is not known and that is what staff will be relied upon for, she thought that very reasonable.

Mayor Bujalski reiterated she was asking if there could be a motion to support the staff recommendation as one motion and a second motion that says paid parking will be a component and staff will come back to the Commission with a recommendation.

Commissioner Kynes stated she felt her motion was pretty clean with the three components.

VOTE: Motion carried 3 – 2 with Commissioners Livingston, Gracy and Kynes voting aye. Voting nay: Mayor Bujalski and Commissioner Tornga.

BREAK 12:32 A.M. TO 12:38 A.M. (9/18/2015)

NEW BUSINESS

1. BIDS/CONTRACTS/AGREEMENTS

a. RENEWAL OF CONTRACT WITH JOHN'S EASTERN FOR CITY'S CLAIMS ADMINISTRATION SERVICES

MOTION: Motion was made by Commissioner Tornga and seconded by Vice-Mayor Gracy to authorize the City Manager to approve the new 2-year Service Contract Addendum with John's Eastern.

Director of Human Resources/Risk Management Theresa Smalling advised the action is to provide authorization of the City Manager to approve the 2-year service contract agreement with Johns Eastern Company, Inc.; they have been the City's Claim Adjuster and Third Party Administrator since November 1999 for the City's Workers' Compensation and Liability Claims. This is a 2-year contract with a 30 day termination clause if the City sees fit.

VOTE: Motion carried unanimously.

2. RESOLUTION 15-32 - American Library Association Grant for Youth Creativity Programs

City Attorney Trask read Resolution 15-32 by title only.

MOTION: Motion was made by Commissioner Kynes and seconded by Commissioner Tornga to adopt Resolution 15-32.

Library Director Gorshe advised the Association for Library Services to Children is accepting applications for "No-Match" Curiosity Creates Grants of \$7,500 to encourage creativity for children ages 6-14. The grant may be used to expand existing library programming and/or create new opportunities for children to explore their creativity. If awarded the grant, Dunedin Public Library Youth Services staff would host a nine month series of classes focusing on the seven critical components of creativity. She noted 77 grants are available; therefore, there is a good chance for a grant. The grant comes from the American Library Association.

Ms. Gorshe will provide an email with the seven attributes of creativity.

VOTE: Motion carried with Commissioners Livingston, Gracy, Tornga and Kynes and Mayor Bujalski voting aye. Voting nay: None.

CONSENT AGENDA

1. APPROVE THE MINUTES for the regular Commission meeting of September 3, 2015.

MOTION: Motion was made by Commissioner Livingston and seconded by Vice-Mayor Gracy to approve the Consent Agenda as presented.

VOTE: Motion carried unanimously.

OLD BUSINESS

1. * STARRED ITEM *** 2016 FUNDING FOR SAFE HARBOR THROUGH A REVISION TO THE CITY'S CONTRACT WITH THE PINELLAS COUNTY SHERIFF'S OFFICE**

MOTION: Motion was made by Commissioner Livingston and seconded by Commissioner Kynes to place this item on the agenda.

VOTE: Motion carried unanimously.

City Manager DiSpirito advised at the September 3, 2015 regular Commission meeting, the concept of funding Safe Harbor through the existing contract with the PCSO was raised. It was decided that the Aid to Private Organizations Sub-Committee should convene to explore potential approaches for accomplishing this and then bring back a recommendation to Commission.

On September 9, 2015 the sub-committee met and assessed several possible approaches for allocating \$10,000 to Safe Harbor. The sub-committee is comprised of Vice-Mayor Gracy, Interim Finance Director Streder and City Manager DiSpirito. These included the following options:

1. Draw down \$10,000 from fund balance and add it to PCSO Contract.
2. Cut traffic enforcement by \$10,000 and shift those dollars over to funding for Safe Harbor.
3. Conduct a revenue check in 2016 at the end of the first fiscal quarter, and if advisable, increase General Fund revenue \$10,000 and allocate that amount to the PCSO Contract for expensing to Safe Harbor.
4. Wait until the FY 2017 Budget Process and build an extra \$10,000 into the PCSO contract at that time.
5. Identify and make \$10,000 of reductions in approved expenditures elsewhere in the Adopted 2016 Budget and reallocate that amount to the PCSO Contract for expensing to Safe Harbor.

After careful consideration, the sub-committee is recommending the City follow option #5 above. The sub-committee also recommends that the expenditure reduction be a decrease to parking enforcement of \$10,000. The City has a unique flexibility with this line item as parking enforcement still needs to be implemented and the timing of that implementation can easily be tailored to align with budgeted resources.

Homelessness is a countywide problem that affects every city throughout Pinellas County. The Pinellas County Sheriff's Office opened Pinellas Safe Harbor in January 2011 in an effort to prevent homeless people who commit minor crimes from being arrested and incarcerated in the County Jail. As a result of this jail diversion program, thousands of people have received mental health, substance and alcohol abuse treatment, as well as jobs and life skills training to help them break the cycle of homelessness and become productive members of our community. There are currently more than 5,000 chronically homeless people living in Pinellas County. But for Safe Harbor, many of them would be in jail.

Safe Harbor is a cost-effective and efficient resource for law enforcement officers working in every city throughout the county, including Dunedin. Further, Safe Harbor saves significant taxpayer dollars as it costs \$126 per day to house someone in the County Jail; however, Safe Harbor can house people for \$13 per day; this is direct cost avoidance to the taxpayers.

The total cost to operate Safe Harbor annually is approximately \$2.2 million. Of that, the Sheriff's Office covers \$1.7 million of the total costs but needs help from the cities and other entities to cover the gap in the operating budget. The primary costs to operate Safe Harbor are personnel to staff the facility, including the counselors and case managers who effect the

most significant change for these individuals, security, food and general facility maintenance costs.

Dunedin's prior contributions, along with those of the other Pinellas County cities, have been used to help meet these operating expenses, and any future funding through the PCSO Contract would be used for the same purposes.

Vice-Mayor Gracy commented much of the information basis came from the Social Services Committee and the Public Safety Committee. She advised both groups weighed in and felt it important to consider, she expressed appreciation to the committees and to Mr. Streder and City Manager DiSpirito for the staffing.

MOTION: Motion was made by Commissioner Kynes and seconded by Commissioner Livingston to approve the Aid to Private Organization Sub-Committee's preferred approach for funding Safe Harbor in 2016 through the Pinellas County Sheriff's Office Contract; using Option 5, by making an expenditure reduction to decrease parking enforcement by \$10,000.

Commissioner Kynes expressed appreciation for the issue going back to the sub-committee to review the options and make the recommendation.

Commissioner Livingston stated he was happy with the creative approach for funding. He noted his understanding this will exempt in the future the Safe Harbor from the application process for the Aid to Outside Organizations.

Commissioner Tornga stated his opposition to the funding; he will vote in support; however, feels it should not have come out of the Sheriff's contract in that this is a separate issue. He is in full support of funding Safe Harbor.

City Manager DiSpirito explained the funding is not coming out of the Sheriff's Contract; it will be an addition to the Sheriff's Contract.

Commissioner Tornga clarified he understood this funding would not come from the Sheriff's contract; he is not in favor of putting Safe Harbor into the Sheriff's contract.

Mr. Rice stated his understanding the Safe Harbor would be in the Sheriff's budget as another line item, but not actually in the contract.

City Manager DiSpirito commented the services are budgeted via the contract.

Commissioner Tornga noted the Sheriff requests a donation.

Mr. Rice stated that is his point, it has never been in the contract and he does not think the Sheriff wants it in the contract.

City Manager DiSpirito stated his discussions with the Sheriff indicated he was opened to it.

Mr. Rice advised the Sheriff's contract is 5-years with annual addendums.

City Manager DiSpirito explained the Safe Harbor could be made an annual component as an addendum is brought forward each year to adjust for inflationary costs and so forth and it can be structured as an individual Commission consideration each year and that can be part of the annual adjustment at the Commission discretion.

Vice-Mayor Gracy explained the sub-committee decided to look at it in the context of Law Enforcement rather than Aid to Outside Organizations because of the intergovernmental relationship. The Commission should review it every year.

Mayor Bujalski expressed appreciation to her colleagues for reconsidering this item that was important and the Sheriff is an important partner and what they are doing at Safe Harbor is extremely important.

VOTE: Motion carried unanimously.

4. **BOARDS AND COMMITTEES**

a. **COMMITTEE ON ENVIRONMENTAL QUALITY**

MOTION: Motion was made by Commissioner Kynes and seconded by Vice-Mayor Gracy to appoint alternate member Crissa Rampotas to regular membership to finish a three year term expiring December 2015.

VOTE: Motion carried unanimously.

b. **MARINA ADVISORY COMMITTEE**

MOTION: Motion was made by Commissioner Livingston and seconded by Vice-Mayor Gracy to appoint applicants Adam Smith and Claudia Nable as alternate members to finish a three year term expiring June 2017.

VOTE: Motion carried unanimously.

c. **STORMWATER ADVISORY COMMITTEE**

MOTION: Motion was made by Vice-Mayor Gracy and seconded by Commissioner Kynes to appoint applicant Paula Dye as a regular member to finish a three year term expiring June 2018.

VOTE: Motion carried unanimously.

5. **CITY CLERK'S UPDATE** – None.

6. **CITY MANAGER'S UPDATE**

City Manager DiSpirito's written *Manager's Update* is part of the official file, available at City Hall and on the City's website.

City Manager DiSpirito inquired about the upcoming Workshop on October 6, 2015 to discuss Historical Preservation and Board of Finance Goals and Objectives noting with respect to the Historical Preservation he and Mr. Rice would request more time to research and prepare and also Mr. Stredler would appreciate more time for the Board of Finance discussion if the Commission would consider changing the date of the Workshop to October 20th, which is a non-Commission meeting week.

Consensus: Direct staff to poll the Commission on the date to reschedule the October 6, 2015 Workshop to October 20, 2015 or to October 27, 2015.

7. **LEGAL UPDATE**

City Attorney Trask advised regarding the property at 1447 Dinnerbell Lane East, an offer of settlement was received to settle a Code Enforcement lien to issue a Partial Release. He

explained this is a lien that is not enforceable against the property; however, he negotiated \$3,500. The reason the lien is not enforceable is that it was filed after the Lis pendens was filed in the foreclosure action, so it is literally ineffective; however, the City can still force the issue on the former property owner; however, will not be able to collect it from this one. Because the lien creates a title issue on the property, the bank is requesting the partial release and if acceptable he will be able to collect \$3,500 on a lien the City otherwise would not be able to collect anything. His recommendation is to accept the settlement offer of \$3,500.

MOTION: Motion was made by Commissioner Kynes and seconded by Commissioner Tornga to accept the recommendation to accept the settlement of \$3,500 for partial release of the Code Enforcement lien on the property at 1447 Dinnerbell Lane East.

VOTE: Motion carried unanimously.

8. COMMISSION DISCUSSION

Commissioner Kynes requested staff look into the idea of some interface between the Community Redevelopment Agency Advisory Committee and the Arts & Culture Committee by use of the one of the ex-officio board positions for which the ordinance was just amended at the last Commission meeting.

Commissioner Kynes requested consideration of recognizing at a future Commission meeting Vivian Skinner Grant on her 102nd Birthday on September 9, 2015. She noted Ms. Skinner Grant was a member of this Commission and a Vice-Mayor.

9. COMMISSION COMMENTS

Commissioner Kynes:

Commented the 9/11 Ceremony at Curlew Hills was extraordinary and expressed appreciation to everyone involved in working on the event.

Offered congratulations to Dr. Irwin and Syd Entel as recipients of the Florida Association Museum Philanthropic Award.

Arts & Artisan District Opening – coalition of Chamber of Commerce

Commissioner Tornga:

Commented at the Arts & Artisan District Opening event there were some fairly powerful people in attendance from the art world.

Announced the United Methodist Church is celebrating their 100th Year Anniversary and on October 10, 2015 they will be packing 10,000 meals on Main Street at a special event.

Commissioner Livingston wished the Tampa Bay Regional Planning Council Executive Director Manny Pumariega well on his retirement after 35 years of service.

Mayor Bujalski:

Announced the Blue Jays Spring Training date is on Wednesday, March 2, 2016 and they will be playing the Phillies.

Advised she will be working with Shelby, to send a joint letter from the Blue Jays and the City to the Mayor of Toronto and the new President, Mark Shapiro to notify them of the date.

Advised she has reached out to the Dunedin Chamber of Commerce on a welcome back event for the Blue Jays.

Advised she is working with the Pinellas County Board of Commissioners and the Administrator for a Spring Training workshop on their agenda for November or December. The purpose is to encourage Pinellas County to have dialogue on Spring Training and how they feel it fits into the County's priorities. She and City Manager DiSpirito will be meeting with Clearwater Mayor Cretekos and City Manager Horne on the issue next week.

Advised she will be requesting a letter of support from the Pinellas Council of Mayors regarding baseball and the County workshop.

Advised there is ongoing discussion with Senators Latvala and Sprowls on State issues and there will be a Legislative Delegation meeting next Tuesday at which representatives of Dunedin might be speaking regarding needs of the City.

10. AGENDA APPROVAL

MOTION: Motion was made by Commissioner Kynes and seconded by Commissioner Tornga to approve the revised proposed agenda for the regular meeting of October 1, 2015.

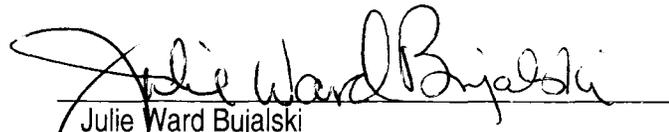
VOTE: Motion carried unanimously.

The meeting adjourned at 1:06 a.m. on September 18, 2015

NOTE: The meeting was completely recorded and the recording is in the official file. This meeting was also broadcast by *Dunedin TV*.

Attest:


Denise M. Kirkpatrick
City Clerk


Julie Ward Bujalski
Mayor