

## **Report of the Sarasota Bayfront 20:20 Stakeholders Meeting**

June 29, 10:00 A.M.

Sarasota Herald-Tribune

**Attendees:** Michael Klauber, Andy Papineau, Monica Van Buskirk, Lou Costa, Bob Pirolo, John Cranor, Kristina Skepton, Kathy Kelley Ohlrich, Art Levin, Steve Queior, Patrick Gannon, Jennifer Ahearn Koch, Steve Queior, James Stephens, Marlene Petro, Ann Logan, Richard Hayes, Karl Newkirk, John Tucillo, Bob Easterle, Jamie Miller, Corinne Deckard, Patricia Martin, Jill Zakrewski, Cathy Wilson, Elizabeth Power, Carole Crosby, Bill Seider, Amy Farrington, Barbara Brosius, Kate Atkin, Aly Busse, Sandra Stone, Joel Schleicher, Kevin Cooper, Mary Bensel, Richard Russell, Fredd Atkins, Frank Folsom-Smith, Chris Gallagher, Virginia Haley, Mark Huey, Lisa Berger and Shantel Norman.

**Guests:** Lewis Dean, Allyson Rowell, Marcella Levin, Vic Meynicy, and Gordon Okawa.

Michael Klauber opened the meeting at 10:05 A.M by welcoming everyone and introducing the newest Stakeholders, Community Foundation of Sarasota County, Plymouth Harbor, The Perlman Music Program & Suncoast, and Broadway Promenade Condominium Association.

Klauber noted that Bayfront 20:20 is now at 52 Stakeholder organizations whose Boards have adopted the Vision and Guiding Principles and that our City Commission made a rare unanimous commission vote in February 2015 to support the Vision and Guiding Principles.

Michael updated the Stakeholders on information about the new “Framework team”. Debra Jacobs, from the Patterson Foundation, initiated help and stepped forward by providing an experienced facilitator and world-class business consultant, Richard Hayes, to start the planning for the planning organization. Other members of the “Framework Team” include:

- Jon Thaxton, who brings the dimension of community investment, awareness of philanthropy and broad government knowledge.
- Shaun Merriman wears the hat of a non-profit board chair with vast experience and awareness of our business community as a result of his work as a successful bank president and his time with the Chamber of Commerce.
- Joe McKenna, who was deeply involved in the last Bayfront planning effort back in early 2000's. He brings knowledge and history that has contributed greatly to this effort.
- Bob Easterle, former chairman of Coalition of City Neighborhood Associations (CCNA), reminds us that the City and community are made up of vibrant neighborhoods that will be interested in achieving the community vision for the site.

Klauber added that the “Framework Team” has been meeting mostly twice a week for 2 hours for the last 9 weeks to create a draft structure for the planning organization. He also noted that they have only been working on the administrative format for the planning organization and **not** the master planning for the 42 acres.

Mr. Klauber started discussion on the Sarasota Bayfront Planning Organization (SBPO) and providing the objective of the SBPO.

**OBEJECTIVE:** The only objective of the SBPO is to ensure the delivery of a professionally prepared master plan and to recommend an operating structure that will professionally manage the bayfront following construction.

#### SBPO Details:

- The SBPO shall be a group of community leaders versed in major project development spanning the public and private sectors. These leaders will be supported by a professional Project Manager and a Resource Team.
- The SBPO will consistently reflect the Vision and Guiding Principles adopted by the City Commission and endorsed by the 52 community organizations. The Sarasota Bayfront 20:20 Vision and Guiding Principles will be incorporated into the planning organizations' operating bylaws and be the basis for all its' work.
- The organization will be a 501 C(4) with a 9-person board that will operate in accord with the Florida Open Meetings Act (in the sunshine). One member of the board will be assigned by the City of Sarasota.
- The SBPO should complete its planning work in 18 months but, if necessary, due to the complexity of the assignment, the board could extend this timeline if needed. At the end of planning, SBPO would "sunset" and it is expected that it be succeeded by an organization that will use the SBPO generated master plan for construction, development and finally, ongoing management of the site.
- The SBPO will be in charge of hiring a professional Project Manager and retain a major national organization to manage the planning process.
- SBPO will also call upon a local Resource Team for input and information in deliberations. Representatives on the Resource Team will include Sarasota Bayfront 20:20, Van Wezel, Sarasota Orchestra, Art Center, Garden Club, CCNA, multiple staff as needed from the City of Sarasota as well as others. This group will operate with a chairperson who will work closely with the SBPO and Project Manager.

Bayfront 20:20 anticipates recommending the specific structure of the not-for-profit entity in the coming weeks. Those who serve on the Board will be responsible for managing a budget of approximately 2.5 million (including a \$500k contingency fund). Funds will be raised from the private sector but focused on the greater good of the community.

Mr. Klauber then discussed how to find leaders to serve on the Board. On May 16 there was a meeting with Bayfront 20:20 and the 6 major foundation executive directors in Sarasota County: The Gulf Coast Community Foundation, the Selby Foundation, the Patterson Foundation, the Barancik Foundation, the Virginia Toulmin Foundation and the Community Foundation of Sarasota County. This was the first time ever that these foundation executives have convened together. The foundations offered suggestions on criteria and potential candidates that might serve on the SBPO Board.

Klauber concluded by informing the Stakeholders that on July 18, Bayfront 20:20 will be on the agenda at the City Commission Meeting and at this meeting they will provide an update on the SBPO. Also, the next learning trip for Bayfront 20:20 will be the trip to Carmel, IN where their Mayor has planned a great schedule for Bayfront 20:20 on July 12 & 13. City Manager, Tom Barwin and Commissioner Susan Chapman will be joining us. Michael invited the Stakeholders if they wished to attend. Everyone attending is paying their own way.

The following are discussion points with Stakeholders:

- Mr. Klauber was asked to provide additional clarification of the Resource Team. The team would be in communication with both the SBPO Board **and** the Project Manager and would have city staff and committees, Bayfront 20:20, leaseholders and other experts that might be needed from time to time.
- Mr. Klauber said that Bayfront 20:20 would continue as an important communication tool and community advocate with some possible organizational changes.
- The potential timeline was discussed with a goal of seating the SBPO Board by the end of September and its' work being completed 18 months from that time with a provision for extending if needed.
- Mr. Klauber said that potential by-laws are being drafted for the SBPO but Mr. Hays clarified that they are suggested by-laws and that it would be the SBPO Board that would decide if they should be adopted.
- There was a discussion that a 501 C(4) designation was appropriate for the SBPO, rather than a 501 C(3), because the SBPO is a community organization, which this part of the IRS code supports. Contributions would continue to be held in the project fund at the Gulf Coast Community Foundation.
- It was clarified that the hiring of a master-planning firm would be done by the SBPO using one of several methods such as competition, request for proposal or a blend of processes.
- The minimum expectation of the work of the SBPO would be a master plan for the 42 acres and a financially sustainable plan to both build and operate the site.