

CITY OF ST. PETERSBURG'S 2014 PIER WORKING GROUP

MEETING #1 AGENDA

DATE: Friday, May 23, 2014
TIME: 11:30 am
LOCATION: City Hall – Room 100

AGENDA ITEMS

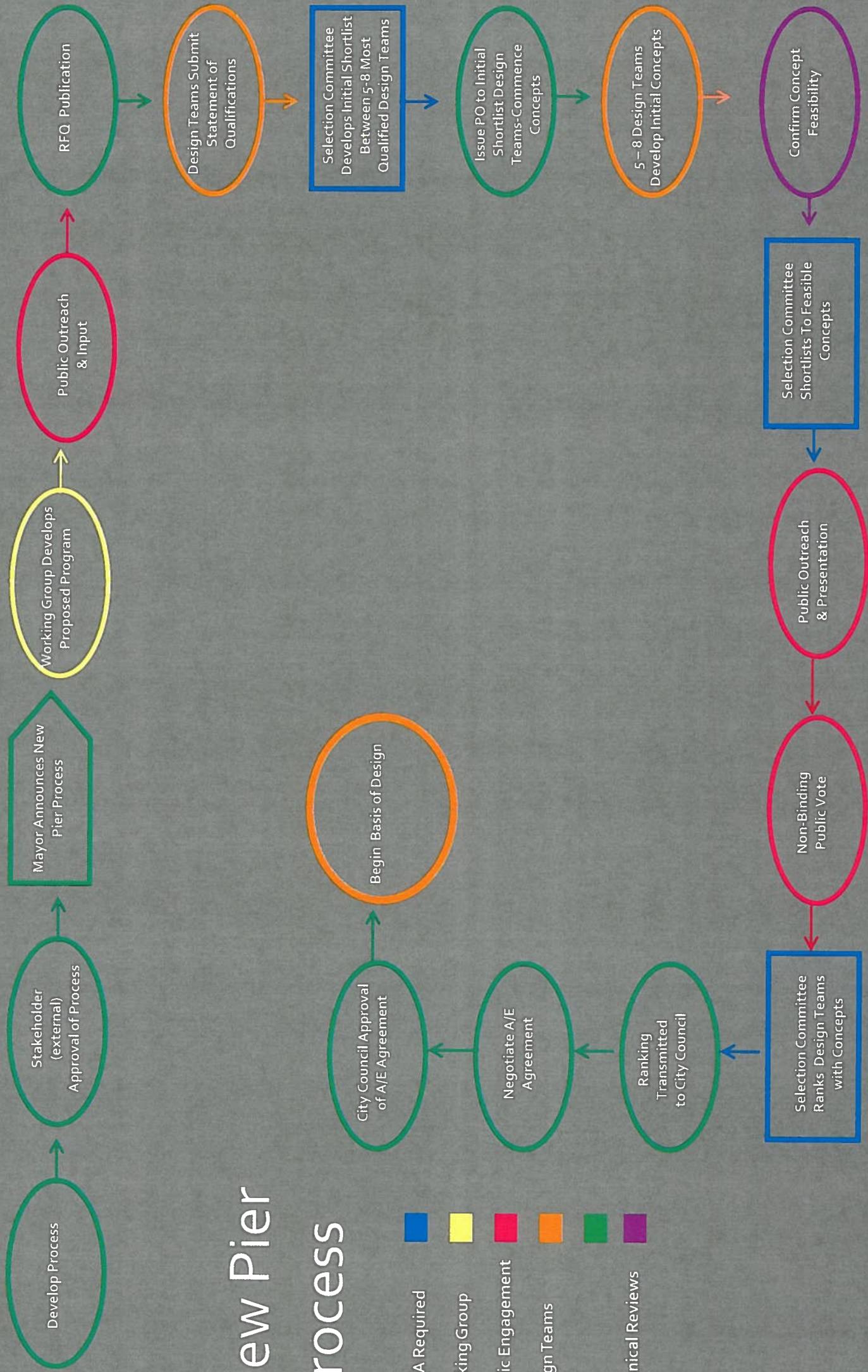
Topic	By Whom	Time Allotted
Welcome	Mayor Kriseman	5 min
Introductions	All	5 min
Applicable laws pertaining to Pier Working Group		
	Legal	10 min
Mission Statement	Mayor Kriseman	10 min
Chairperson	Mayor Kriseman	5 min
Confirmation of Vice Chair	Chair	5 min
Project Review	Mike Connors	15 min
New Pier Process	Raul Quintana	15 min
Review of Programmatic Work Performed	Chris Ballestra	15 min
Pier Advisory Task Force Report		
Pier Survey		
Pier Real Estate Market Assessment		
Working Group Guide		
Work Group Process & Schedule	Chair	20 min
Questions & Other	All	20 min
Public Comments	All	15 min

Pier Working Group – Mission & Objectives

The Pier Working Group will review and refine a cohesive programmatic proposal to the Mayor and City Council and community regarding the next St. Petersburg Pier. The Pier Working Group process will be inclusive and detailed, merging the best common ground elements proposed to date balanced with recognition of fiscal constraints and potential subsidy implications. The Pier Working Groups recommendations are intended to remain flexible, prioritizing the essential elements as gathered from both extensive analysis currently available and public outreach allowing a viable program proposal to be incorporated into the Request for Qualifications process soliciting new pier design teams at a future date.

- 1. Review all work product to date to establish common program elements to proceed with**
- 2. Confirm programmatic requirements for viable uses and activities**
- 3. Evaluate alternatives and essential characteristics for program components**
- 4. Rank the selected program components into a “required” list and an “optional” list**
- 5. Provide issues and constraints to be considered with selected programmatic components**
- 6. Solicit public input regarding the proposed program to inform the group’s final report**

New Pier Process



CCNA Required

Working Group

Public Engagement

Design Teams

City

Technical Reviews

CITY OF ST. PETERSBURG
MAYOR'S PIER WORKING GROUP
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PRESENT: Peter Clark, Emily Elwyn, Jen French, Robin Link, Lorraine Margeson, Marlene Murray, Marilyn Olsen, Ross Preville, David Punzak, Barbara Readey, Joe Reed, Angela Rouson, Steve Westphal and Lisa Wheeler-Brown

ABSENT: Jacqueline Dixon, Jopie Helsen, Paul Hsu, Carter "Bud" Karins, Brother John Mohammed, Ed Montanari, and Jim Moriarty

ALSO: Mayor Rick Kriseman, City Attorney John Wolfe, Assistant City Attorney Jeannine Williams, Public Works Administrator Michael Connors, City Development Coordination Managing Director Chris Ballestra, Planning & Economic Development Director David Goodwin, City Architect Raul Quintana, Paul Stellrecht, Pete Karamitsanis and City Clerk Eva Andujar

Mayor Kriseman thanked everyone for their willingness to serve and the members introduced themselves. City Attorney John Wolfe made a brief presentation concerning the Sunshine and Public Records Laws which are applicable to this Group. Notes shared are public record as is any communication (text, e-mails, correspondence, social media, etc.) received from the public. Members are prohibited from speaking or communicating with other members regarding committee matters other than in a noticed meeting. Mr. Wolfe advised that the Working Group is advisory only and if members have questions concerning either law, please call me or Jeannine Williams.

Mayor Kriseman reviewed the Pier Working Group Mission and Objectives. We need to get to is a single set of recommendations, clear in its scope, recognizing financial constraints of the project, limitations of the project, programmatic desires of the community (restaurant, retail, marina elements such as dockage, etc.(it's up to the designers to decide where they want to put those elements). The Group's task is to take the Pier Task Force Recommendations, the Survey, the 828 information and Market Analysis and solicit public input – what do they like/dislike, is there anything that should be eliminated, included, etc. Then synthesize all the public feedback and come up with what you feel is reflective of the public's interest and desire. Mayor Kriseman recommended the Group should select a Chair and Vice Chair and suggested Mr. Peter Clark serve as Chair. At the request of the group, Mr. Clark provided additional background information concerning Tampa Bay Watch and their involvement with the prior Pier design. Member Punzak moved with the second of Member Rouson to approve the appointment of Peter Clark as Chair and Ed Montanari as Vice Chair. All were in favor of the motion. Legal indicated that public input is not required at every meeting.

The meeting was recessed at 12:17 p.m. and reconvened at 12:27 p.m. Public Works Administrator and Project Coordinator Mike Connors provided a Project Review and historical information. This is not a staff driven process, we will provide clerical and technical support. The process to replace the Pier started in 2004 when it was determined the superstructure was no longer maintainable and had to be replaced. We entered into an agreement with the County and

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identified \$50 million in TIF funds to replace the Pier. A Pier Task Force was assembled by former Mayor Baker. The Task Force conducted dozens of sessions engaging the public developing concepts, costs and programmatic elements. Those programmatic elements were then incorporated into a design competition allowing for 3 concepts to be short listed and then ranked by a Jury that recommended a single concept to Council for design development and construction. An architectural/engineering agreement was entered into and the design commenced. A petition to save the pier was judged in a court of law as insufficient to go on the ballot. Then another petition surfaced terminating the contract with Michael Maltzan went on the ballot and was approved by the voters.

The Mayor's process includes: 1) identifying stakeholders, 2) programmatic elements will have a higher profile in how we solicit concepts that will then be selected for design and development, 3) a non-binding public poll including an outreach component making the public aware of the concepts that will be vetted by staff to ensure compliance with programmatic elements (any resident 18 years or older will have the opportunity to select their top three preferences), and 4) the top preferences will then go to a Ranking Committee, per law, which will make a recommendation to Mayor and Council. Mr. Connors reviewed the various permits needed to demolish the current Pier structure. Total load of the caissons will be known as well as the structural integrity of the inverted pyramid. He also commented on the basis of original \$50 million identified for the project and the remaining \$46 million remaining for the final Pier project (replace superstructure, renovate the current Pier structure or some other plan).

City Architect Raul Quintana reviewed the New Pier Process/Flow Diagram. The Working Group efforts will be part of the Request For Qualifications (RFQ) which will be submitted globally, encouraging teams/groups to include local firms, and will include some description of the design intent. A Selection Committee will be selected before the RFQ. Mr. Quintana indicated the Selection Committee can look at concept, community concerns, etc.; however, all shortlisted firms (5-8 firms) must be qualified per F.S. 287. The City will enter into a letter agreement with those 5-8 firms who will be paid a stipend to develop their concepts in greater detail (8-10 weeks). We have developed a substantial list of technical criteria based on information from multiple meetings with environmental agencies which will be provided to the short-listed firms. A Construction Manager will be selected early in the concept phase who will be available to each team to vet out their costs. Once submissions are received, the City will review for constructability, feasibility, ability to obtain necessary permits and how well they met programmatic requirements. This information will be given to the Selection Committee and they will go through a process of elimination. If all firms meet all requirements, their concepts will go through the public outreach process (presentation and then a non-binding public vote). That information will be submitted to the Selection Committee who will rank each concept, per state law, and submit to City Council. If Council approves, staff will start negotiations. Mr. Quintana reviewed the Base to Design Process and time table.

Planning & Economic Development Director David Goodwin indicated this process is running parallel to development of the Waterfront Master Plan, a conceptual plan, which will be integrated with the base of the Pier. The Chair requested information or a presentation on the Waterfront Master Plan to ensure we are not in conflict with the Master Plan. Mr. Connors reviewed the boundaries of the Pier Project which is a confined and defined area; a copy of the

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Downtown Master Plan area will be provided to the Group. Mr. Connors stated Mayor Kriseman wants a proposal from this Working Group that will stand on its own within the established budget, but allow for future phases as complimentary.

Mr. Ballestra thanked the Group for taking on this responsibility. He commented on the wealth of Pier information available on the City's website including the Pier visioning which included ample public input and was done prior to the Task Force. Mr. Ballestra reviewed the programmatic work performed and the daunting task ahead for the Working Group – to find the common ground elements of all the substantial work that has been done looking at those elements through the prism of budget, sustainability, economic viability, transportation, etc. He reviewed background information concerning the four electronic documents provided: the 2010 Pier Advisory Task Force Report (three members of this Working Group were members of the Pier Advisory Task Force), the 2010 St. Petersburg Pier Real Estate Market Assessment, the November 2013 Pier Survey (post referendum, scientifically balanced survey spread out across all eight Council Districts) and the 2014 Pier Working Group Guide. The Mayor's Pier Working Group's focus is on program; don't get involved in what it should look like.

Mr. Quintana introduced Mr. Pete Karamitsanis who has been involved in major projects around Tampa Bay and whose role is to facilitate this process if this is what the Working Group desires. Mr. Karamitsanis made a presentation on the suggested schedule (10 weeks), number of Group meetings, process (filters and deliverable) and evaluative criteria. Several members expressed a need for additional meetings to discuss the survey, subsidies, further refine our process, etc. Following additional discussion, the Group requested additional information concerning subsidies for City facilities. Member Margeson suggested these meetings should be held throughout the City, scheduled in the evening and provide for public input. Chair Clark suggested the formation of a working group/subcommittee to define, identify and facilitate opportunities for public input and summarize the results of that process. The following Members volunteered to serve: Lorraine Margeson, Steve Westphal, Robin Link, Joe Reed and Ed Montanari (who was appointed by Chair Clark). The Chair requested the subcommittee meet prior to the next Group meeting and provide an update at that time. The Chair opened the meeting to public input and the following person(s) came forward:

1. Dan Harvey, St. Petersburg, stated the Group needs information on the Downtown Waterfront Master Plan and the Pier geographic foot print the Group is working with to facilitate your deliberations.
2. Phil Henderson, with Starlight Cruises, stated he is always interested in water dependent possibilities.

The Group scheduled their next meeting on Wednesday, June 4, from 2:00 p.m. – 4:00 p.m., in City Hall. Member Reader moved with the second of Member Westphal to adjourn the meeting at 1:48 p.m. All were in favor of the motion.