

City of St. Petersburg
Public Services & Infrastructure Committee

Agenda

January 16, 2020 – 9:25 AM
Sunshine Center Auditorium
330 5th St. N. St. Petersburg, FL 33705

Members: Council Chair Ed Montanari, Council Member Darden Rice, Council Member Amy Foster, and Council Member Deborah Figgs-Sanders

Alternate: Council Member Robert Blackmon

Support Staff: Jayne Ohlman - City Council Legislative Aide

1) Call to Order

2) Approval of Agenda

3) Approval of November 7, 2019 Minutes

4) New Business – January 16, 2020

- a) Selection of Committee Chair and Vice-Chair
- b) Review Referral List

Upcoming Meeting Dates & Tentative Agenda Items

January 30, 2020

- a) Discussion of Potential Changes to the Special Assessment Program, Specifically Related to Term Length, Interest Rate, & the Basis for Estimating Assessments – *Tom Greene, Brejesh Prayman, Claude Tankersley, & Heather Judd*

February 13, 2020

- a) Albert Whitted Airport Master Plan Update & General Operations Update - *Rich Lesniak & Chris Ballestra*

General Attachments:

Minutes of the November 7, 2019 PS&I Committee Meeting
New Business Item Support Material
Pending and Continuing Referral List

City of St. Petersburg
Public Services & Infrastructure Committee
November 7, 2019 Meeting Minutes
Sunshine Center Auditorium

Present: Committee Members – Committee Chair Steve Kornell, Committee Vice-Chair Ed Montanari, Council Chair Charlie Gerdes, Council Member Amy Foster, & Council Member Lisa Wheeler Bowman (Alternate)

Also Present: Council Member Darden Rice, Council Member Gina Driscoll, City Administrator/Deputy Mayor Dr. Kanika Tomalin, Assistant City Administrator Tom Greene, City Attorney Jackie Kovilaritch, City Development Administrator Alan DeLisle, & Managing Director of City Development Chris Ballestra

Support Staff: Jayne Ohlman - City Council Legislative Aide

1. **Call to Order** – 10:45 AM
2. **Approval of Agenda** – CM Montanari moved approval, all members voted in favor.
3. **Approval of October 24, 2019 Minutes** – CM Montanari moved approval, all members voted in favor.
4. **New Business - November 7, 2019**

City-Owned Grow Smarter Sites - Update – *Alan DeLise*

City Development Administrator Alan DeLisle presented the committee with general updates of the City’s economic and workforce development. Mr. DeLisle stated that the recent data released by the Construction Services and Permitting Department reflects steady growth in permits issued and construction value. Permits issued in fiscal year 2019 totaled 34,809 and construction value totaled \$782,989,994, which is a record for the City.

Mr. DeLisle presented the committee with updates on the following Grow Smarter sites: Commerce Park site, 22nd Street sites, Tangerine Plaza site, Innovation District site, Former Police Station site, and the Port site.

Mr. DeLisle reminded the committee of the City’s new strategy for the Commerce Park site, which is to split the site into two parcels, three acres on the northside of Commerce Park and 10 acres to the south. Mr. DeLisle explained that the three-acre parcel was originally going to be developed by Euro Cycles, however, the city took back control of that land after Euro Cycles failed to fulfill elements of their lease agreement. Mr. DeLisle explained that the City has been in discussions with members of the community to collaborate on the development of the three-acre portion of the site, as was requested by City Council in August 2019.

CM Wheeler-Bowman asked who specifically the City has been engaging in these discussions with and Mr. DeLisle stated that the primary conversation has been with the One Community group. Deputy Mayor/City Administrator Dr. Kanika Tomalin added that the One Community group was formed to formulate strategies and initiatives to grow the economy of South St. Petersburg and it is an umbrella organization meant to represent diverse voices and ideas. CM Wheeler-Bowman inquired about the plans for the other ten-acres of the site and asked if the developers have the financing to move forward. Mr. DeLisle responded that the city continues to talk with the development group that’s led by the principals of Harborage Land Group. Mr. DeLisle explained that the developers intend to bring six businesses to the site, to

create a minimum of 50 jobs. Mr. DeLisle emphasized that of those jobs, 51% (26 jobs) would go to people from low-to-moderate income households and 13 of the jobs would go to residents of the South St. Petersburg Community Redevelopment Area (“CRA”) In addition, 38% of the jobs must be newly created positions, not relocated from elsewhere.

CM Driscoll asked if the developer would be required to fulfill the living wage requirement for those new jobs and Mr. DeLisle stated that he would need to check before confirming.

CM Foster inquired if there have been any unsolicited proposals submitted for the Commerce Park site. Mr. DeLisle responded that there has been one unsolicited proposal for the three-acre site from T2theS Design, but the city has not acted on it.

Mr. DeLisle updated the committee on the plans for the Tangerine Plaza site. Mr. DeLisle explained that the city is nearly ready to issue a new RFP for the shopping center site. Mr. DeLisle reminded the committee that there were six proposals submitted last year and the city decided not to move forward with any of them.

Mr. DeLisle then updated the committee on the Former Police Station site and stated that of the seven responses, the city has narrowed the selection down to two proposals from developers interested in buying and redeveloping the site. Mr. DeLisle explained that the redevelopment will be multipurpose with office space, retail, and possibly housing.

Mr. DeLisle gave a brief update on the Innovation District site and explained that Pinellas County is moving forward with plans for the 45,000 square foot building that will house the Tampa Bay Innovation Center. Mr. DeLisle explained that the city is donating the land and the county is responsible for developing the site and building plans because the county was the recipient of the \$7.5 million grant from the U.S. Department of Commerce - Economic Development Administration (“EDA”)

CM Rice asked if the city has seen any site plans for Innovation Center and Mr. DeLisle responded that they have not received any official plans or renderings. CM Rice asked if there is a potential conflict due to the site’s location in the Coastal High Hazard Area (“CHHA”) and Mr. DeLisle responded that he does not believe there is a conflict because the site will consist of office space.

Mr. DeLisle explained that the city is still waiting to hear from the National Oceanic and Atmospheric Administration (“NOAA”) regarding the bid the city submitted several years ago to bring an office to the area around Port St. Pete. Mr. DeLisle explained that the city continues to explore other marine science industries for the site.

In referencing the 22nd Street Sites, CM Gerdes asked for an update on the Callaloo restaurant located in the Historic Manhattan Casino, specifically if the restaurant is meeting its revenue thresholds. Dr. Tomalin responded that there have been some difficulties with meeting the level of performance anticipated in the original lease and there may be an item presented to City Council soon to address some of the target performance goals. CM Gerdes then inquired about the status of the property located at 9th Ave and 22nd Street South, sometimes called “Deuces Corner.” Mr. DeLisle responded that there have been discussions with Deuces Live related to their interest in the parcel but there are no definitive plans in the works. CM Gerdes asked if the city owns that parcel of land and Mr. DeLisle responded that the city does own it.

Separately, Mr. DeLisle stated that the city is finalizing a document on the city’s Opportunity Zones, which were created by the Tax Cuts & Jobs Act of 2017.

Carter G. Woodson Museum (Cont. from October 10) – *Chris Ballestra & Terri Lipsey Scott*

Managing Director of City Development, Chris Ballestra, began with a recap of the presentation that was provided to the committee on October 10 regarding the potential expansion of the Carter G. Woodson Museum. Mr. Ballestra reminded the committee that the current museum is approximately 4,000 square feet and the concept presented by the architects projects the new museum to be between 14,000 - 15,000 square feet. Mr. Ballestra stated that the estimated cost of the project is between \$15 million - \$16 million.

CM Kornell expressed his desire to have two things addressed during the continued discussion. First, CM Kornell stated that the location of a potential new museum needed to be addressed further. Second, CM Kornell stated he would like to have a more detailed discussion on what role the city will play in financing for a potential new museum.

CM Gerdes stated that he plans to submit a new business item asking City Council to approve a commitment of General Fund reserves in excess of fund balance target threshold to fund the development of a new Carter G. Woodson Museum. CM Gerdes explained that it is his belief that the city needs to establish a financial commitment so that other entities, whether they be the county, state, or private, know that the city is serious about this project and will feel more confident in contributing. Dr. Tomalin explained that the city is committed to taking on a lead role in moving forward with a potential new museum. Dr. Tomalin asked for clarification from CM Gerdes, if his new business item will address a potential discussion on location or just a funding commitment. CM Gerdes responded that his new business item will only address funding, not location.

Terri Lipsey Scott, the Executive Director of the Carter G. Woodson Museum, thanked the committee and emphasized the need for the city's continued support as the project moves forward.

Committee Chair Kornell adjourned the meeting at 12:18 PM

	Topic	Return Date	Referral Date	Prior Meeting	Referred By	Staff	Notes
1	Discussion of potential changes to the special assessment program, specifically related to term length, interest rate, & the basis for estimating assessments	1/30/20	1/9/20		Rice	T. Greene H. Judd B. Prayman	
2	An update on the Albert Whitted Airport Master Plan, potential runway expansion, & general operational improvements	2/13/20	5/17/18	8/9/18	Kornell (Staff Request)	R. Lesniak C. Ballestra	8/9/18- R. Lesniak and C. Ballestra presented the committee with an update on the airport's runway feasibility study, an economic impact study, and an update on the airport master plan
3	Water Resources Dept. 2017 Management Recommendations – <i>Annual Update</i>	2/27/20	12/7/17	1/10/19	Council	C. Tankersley J. Palenchar	12/7/17-PS&I to manage the 57 recommendations made by LA Consulting. 1/10/19- C. Tankersley & J. Palenchar updated committee on progress of implementation of the 57 recommendations
4	Update on the City's Facility Maintenance Plan	3/12/20 or 3/26/20	6/7/18	5/9/19	Foster, Admin	A. Wendler L. Glover- Henderson	9/12/19 – T. Greene indicated staff would like return to PS&I for a check-in once the plan became fully staffed
5	A discussion on possible amendments to the City's Grease Waste Management Program	4/23/20 or 5/14/20	4/4/19	10/24/19	Gerdes	S. Lewis C. Tankersley J. Palenchar	10/24/19 – CM Gerdes requested that staff return to PS&I with a draft ordinance after stakeholder outreach & FDEP review process is completed
6	Quarterly report on Grow Smarter sites a) Port Site b) Innovation District Site c) 800 Block Site d) Police Station Site e) Tropicana Field Site f) Commerce Park Site g) 22 nd Street Sites h) Tangerine Plaza Site		2/15/18 3/8/18	3/8/18 5/31/18 9/13/18 6/13/19 11/7/19	Foster Driscoll	A. DeLisle	2/15/18-Requesting a report regarding opportunities/plans available at City-owned Grow Smarter sites. 5/31/18-Discussion covered the Innovation District, Police Station Site, Tropicana Field Site, and Tangerine Plaza Site 9/13/18-A memo from A. DeLisle was distributed to the committee in lieu of a verbal update on Tangerine Plaza. See minutes of 9/13 for full memo 6/13/19- Update on Innovation District, Former Police Station Site, & Tangerine Plaza
7	Discussion of an ordinance that will set standards for mechanical noise, such as HVAC systems		4/18/19	9/26/19	Driscoll	L. Abernethy D. Goodwin	9/26/19 – Committee requested staff to explore potential mechanical noise mitigation incentives & return to PS&I to present options.
8	Body Cameras and Dashboard Cameras		5/18/17	6/15/17	Council	A. Holloway	6/15/17-CM Gerdes made a motion to move forward with \$87,000 allocation for Dash Cams. 7/13/17-Council approved purchase of dashboard cameras & accessories for \$87,000. 9/27/18-Per Chief Holloway: No update at this time. 9/12/19 – CM Driscoll requested an update at the next quarterly council report (Nov. 7, 2019)

9	<p>Capital Improvement Assessment (Maintenance & Hurricane/Tropical Storm Preparedness)</p> <ul style="list-style-type: none"> a. Bridges b. Reclaimed Water & possible expansion c. Roads / Sidewalks / Pedestrian Bridges d. Seawalls e. Stormwater f. Potable Water (water quality audit) g. Buildings h. Sewers / Wastewater (if needed) i. New sidewalk planning 		2/2/17	<ul style="list-style-type: none"> a. 4/27/17 a. 7/20/17 b. 8/24/17 c. 11/9/17 d. 3/22/18 d. 11/15/18 e. 7/12/18 f. 7/26/18 (COW) 	Kennedy, Gerdes	<ul style="list-style-type: none"> a. Prayman b. Palenchar c. Prayman d. Prayman e. J. Norris f. Palenchar g. Tankersley i. Tankersley, Mory 	<p>a) Bridges-Staff to bring back analysis of long-term and pedestrian bridge funding. CM Kennedy asked to have noted that between 2021 and 2025 there is a \$50 million shortage on funding for bridges.</p> <p>b) Reclaimed Water-report provided by J. Palenchar. Items b), e), f) & h) are in Integrated Master Plan.</p> <p>c) Roads/Sidewalks-power point by B. Prayman & J. Norris. Staff to report to committee on updated numbers for annual sidewalk repair & replacement with the numbers based on new technology. Funding for brick streets replacement as a recurring maintenance cost needs to be considered.</p> <p>e) Stormwater – J. Norris updated committee on Stormwater infrastructure, challenges, and ongoing projects.</p> <p>d) Seawalls/Living Shorelines: B. Prayman, C. Frey, & C. Tankersley updated the committee on seawall repairs/replacements, living shoreline projects and updated mapping of the city seawalls/living shorelines.</p>
PS&I 2020 Dates: 1/16, 1/30, 2/13, 2/27, 3/12, 3/26, 4/9*, 4/23, 5/14, 5/28, 6/11, 7/16, 7/30, 8/13, 8/27, 9/10, 9/24, 10/8, 10/22, 11/12, 12/10							