

**PUBLIC MEETING OF THE
HISTORIC PRESERVATION BOARD
THURSDAY, APRIL 25, 2019 5:30 P.M.
CITY HALL, 9101 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA 34135
MINUTES**

I. MEETING CALLED TO ORDER

Meeting called to order at 5:33 p.m.

II. ROLL CALL

Present

J. Welsch
Bonnie Whittemore
Dallas Revord
Alexander Grantt
Alisha Feezor
Trish Welles

Staff

Mary Zizzo
Carly Sanseverino

Public

Wojciech Peter Kulicki – PK Studios, Inc.
Rey Pezeshkan – PK Studios, Inc.
Rob Marini – Native Tec
Christopher Howard – Native Tec
Charlie Strader – Bonita Springs Historical Society

III. PUBLIC COMMENT

Mr. Strader congratulated Ms. Whittemore for her appointment to the Board.

IV. HISTORIC VILLAGE DISCUSSION (*running agenda item*)

a. RFP Discussion

Mr. Revord opened the discussion explaining the concept of a Historic Village and feasibility study.

Highlights included:

- Is a Historic Village warranted?
- How would they put it into action?
- Is there land available?
- Are there investors?
- What are the next steps?

Mr. Welsch explained that the concept of a historic village would include historic structures, an art park and businesses. Mr. Grantt emphasized that the village would be used for professional and retail uses as opposed to residential.

Mr. Welsch stated that the three proposals are very different in concept and pointed out the difference in fees as well. PK studios included very interesting and appealing renderings of what the Board has imagined for the Historic Village. Representative from PK Studios state the interpretation that the Board is looking for a tool to have in hand when it goes to City Council. Ms. Welles agreed and added the appeal to any grant-giving organizations. A discussion of the vision for the feasibility study ensued.

Mr. Welsch noted that NativeTec's fee proposal was significantly lower than the other proposals and inquired whether NativeTec understood the proposed task. Mr. Welsh stated that NativeTec seems to have extensive experience in government projects, and he asked for further explanation of what they can offer from an architecture standpoint. The Representative from NativeTec stated that one-third of their work is

architectural, but opined that this project coming down to design science; i.e. floodplain and adequate infrastructure. The Representative from NativeTec stated they show diversity in the capability of combining the structures that come in from various places to create an enclave and an experience.

Mr. Welsh explained that the modern components should be coordinated with the historic structures in order to attract people to go there. Mr. Welsh explained that the Board is looking for a firm to create renderings for multiple sites to be submitted with a calculated financial approach. Mr. Welsch believes that delivering this type of comprehensive task for NativeTec's proposed fee would be difficult.

Mr. Welsch emphasized that the renderings provided in the end-product of this study need to be convincing to gain Council's support, to obtain grants, and to attract businesses and investors. Mr. Welsch shared an example of a project his firm is working on overseas.

Ms. Welles stated that she believes NativeTec's strength is environmental infrastructure and that this would be an ambitious project for their company.

Mr. Grantt stated that he liked NativeTec's focus on the environmental area. The architectural aspect is important, but environmental aspect needs to be merged with the architectural aspect.

Mr. Revord stated that whatever is proposed needs to be done in accordance with the City's code and with environmental regulations.

Mr. Welsch suggested that it would be helpful to invite the Parker Mudgett to make a presentation to the Board.

Ms. Feezor stated that the Parker Mudgett proposal was impressive. Mr. Grantt said that he was on City Council when Parker Mudgett did the band shell/amphitheater and the Liles hotel. Ms. Welles said that they also did the elementary school.

Mr. Revord reiterated that the goal is to see if the Historic Village is feasible for the City and that he would like to speak to staff about the budget.

Mr. Strader commented as a member of the public that he appreciated the Parker Mudgett proposal with the itemization and focus on market and economic analysis. Mr. Strader explained that the Board would have to sell this project to the City Council and investors. The historic village is a unique retail destination that the Board are trying to create. He liked that Parker Mudgett seemed to have more of a partnership approach.

Further discussion ensued with the Board deciding to have a special meeting to meet with Parker Mudgett before ranking the three firms.

V. ICONS OF BONITA BOOK IDEA

Ms. Welles will provide the finished revisions to staff and will begin drafting the Historic Preservation Board description.

Mr. Revord asked staff whether they had heard from Mr. Glazier regarding the accomplishments of the Board since inception.

Mr. Welsch spoke with Mr. Tietz regarding the rights to use the pictures for the book and advised the Board that Mr. Tietz had no objection.

Mr. Revord stated that they have \$10,000 for the historic preservation project. Mr. Revord would like to meet with the Mayor regarding the book on behalf of the Board. The Board indicated that they were fine with Mr. Revord meeting with the Mayor.

The Board discussed the vision for the book, the cost of printing, and the selling price. Ms. Whittemore will reach out to her contact to inquire about printing the book. Ms. Welles will have the write-up of the Board for the Board's review at the next meeting. Mr. Revord would like to put the profit towards the Dixie Moon/Goodbread Grocery. Mr. Revord will try to meet with the Mayor before the next meeting.

VI. WELCOME NEW BOARD MEMBER

Mr. Revord welcomed Ms. Whittemore to the Board.

VII. BOARD BUDGET DISCUSSION

Ms. Sanseverino announced that the next budget meeting is scheduled for Monday, April 29 at 9 a.m. Mr. Revord asked Ms. Sanseverino to let City Manager, Arleen Hunter that the Board is looking for \$10,000 for the project, \$50,000 for the Grant and \$50,000 for the study. Mr. Revord asked Ms. Sanseverino to find out whether they could take \$30,000 from the Grant budget and switch it over to the budget for the feasibility study. Ms. Sanseverino will ask if that would be an option and report back. Mr. Revord asked Ms. Sanseverino to check on how much money they committed to Antonio for the oral tradition project.

VIII. BOARD MEMBER ITEMS

Mr. Revord thanked Ms. Welles for doing the revisions.

IX. PUBLIC COMMENT

X. APPROVAL OF MEETING MINUTES

a. March 28, 2019

Ms. Welles reported on Page 1, Item III, under Public Comment:

No members of the public present

Add the word "were" and a period at the end of the sentence:

No members of the public were present.

Ms. Welles made a motion to accept the minutes as amended above, Mr. Welsch seconded; motion passed unanimously.

XI. CONFIRM NEXT MEETING DATE: May 30, 2019

Mr. Welsch will not be available for the May 30, 2019 meeting. Mr. Revord would not be available on May 30, 2019 either.

The next meeting confirmed for May 23, 2019

XII. ADJOURNMENT

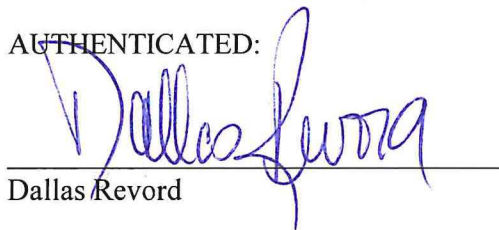
Mr. Revord asked for a motion to adjourn, all in favor; meeting adjourned at 7:53 p.m.

Respectfully submitted,


Nadine Chiamonte, Office Assistant

APPROVED
HISTORIC PRESERVATION BOARD:

Date: 6/27/19

AUTHENTICATED:

Dallas Revord

Any person requiring special accommodations at any of the meetings because of a disability or physical impairment should contact Meg Weiss, Director of Administrative Services, at 239-949-6262, at least 48 hours prior to the meeting. If a person decides to appeal a decision made by the Council in any matter considered at this meeting/hearing, such person may need to ensure that a verbatim record of the proceedings is made, to include the testimony and evidence upon which such appeal is to be based.