



DSCA Board of Directors Meeting Minutes

Wednesday, February 7, 2024; Broadway Promenade and Zoom

Board Members Present: David Lough, Judy Mower, Jaime Still, Clark Lauren, Peter Fanning, Patrick Gannon, Catherine Sellers, Ken Shelin, Roger Barry, Victor McTeer

Board Members Absent: none

Member Representatives Present:; Jim Lampl, Jewel; Janice Hetland, 101 Condominium; Rosemary Krimbel, Alinari; Charlie Nagelschmidt, Broadway Promenade; Jim Long, Mark Sarasota; Richard Reuger, Plaza at Five Points

Associate Members Present: Paul Schott, ServPro of North Sarasota; Michele Sidlasky, City National Bank; Annika Mantius, Burg Simpson Eldredge Hersh Jardine; Steve Shaw, Hotwire Communications; Fred Grady, Alderman Oaks;; Mark McCall, Altez Vacations

Guests: Vice Mayor Jen Ahearn-Koch; County Commissioner Mark Smith; Dina Lareau, Arcos; Jim Toale, 101 Condominium; Barbara Campo, Alinari

The meeting was called to order by David Lough at 4:00, a quorum was declared.

President David Lough welcomed Clark Lauren back to DSCA after his absence from the last meeting due to illness and presented him with a gift bag of tennis balls. The minutes of the January 3rd meeting were approved (Peter Fanning, Ken Shelin), and Mr. Clark reported that the DSCA bank account holds \$16,057.95. Patrick Gannon mentioned that 4 DSCA members still have not renewed, but we can look forward to new downtown condos, such as Bayso, becoming members as they are completed and filled with residents.

Guest Speaker: Mark Smith, District 2 County Commissioner

David Lough introduced Commissioner Smith, whose bio we had received as part of our board meeting packet. Mr. Smith is an architect whose firm is located on Siesta Key, and he has been a civic leader there and in the wider community. He was elected to the 5-member County Commission in November of 2022. Several times during his comments he mentioned being on the “losing end” of 4 to 1 votes during his experience on the Commission. As a mostly life-long resident of Sarasota (his family moved to Sarasota from Detroit when he was a child), he has seen a great deal of change brought about by the region’s population growth and development. In his opinion the major challenges to the region, and to downtown in particular, are mobility via public transportation and affordable housing. He added that the City is ahead of the County on these issues. Other cities, such as Washington DC, are “better geared” to young people, for whom mobility to downtown jobs and housing affordability are crucial needs. During the Q & A session after his talk, board members’ questions focused on the following issues. *Mental Health Services:* The challenge is to deliver mental health services at less cost to taxpayers. *Adaptation to Climate Change:* Require developers to follow FEMA guidelines and make new construction more flood resistant; provide information and services to property owners to enable recovery after extreme weather events. *Affordable Housing:* Removing obstacles must include measures to “make developers whole” financially – the issue is less severe in the county. *Development Excellence:* Building designers/architects are uneven in ability and you can’t legislate good taste. Scale is important – fitting in with surrounding structures. *Transportation:* Improving county-wide mobility, especially bringing workers to jobs in the city, will require a concentrated process worked out between County and City governments. Free versus toll-

based, scheduled versus on-demand, various vehicle types and sizes, including water taxis – all options are under discussion. Trolley service from SRQ airport to five downtown hotels has just been launched.

New Associate Members: Duell Construction was approved as a new Gold level member, and Altez Vacations was approved at the Silver level (David Lough, Victor McTeer).

OLD Business:

Annual Meeting: Patrick Gannon reported that the Annual Members meeting will be held on April 3 at the Fogartyville Community Center in Rosemary District (525 Kumquat Court). Notice to members will go out soon and will include a call for nominations of new board directors along with other information about the agenda and about the town meeting to follow on downtown resident concerns. He added that plans are underway to provide training for member representatives, probably via Zoom, explaining their role and the board's expectations.

President's Report: David Lough reminded board members of the various emails he had sent out prior to the meeting, containing the latest information on construction projects, numbers of units being built, and so forth.

City Update: Cathy Sellers and David Lough again brought up the progress being made to provide more on-demand transportation. Also mentioned was the proposal by a private developer seeking to improve Ken Thompson Park on City Island near the Mote Aquarium. The proposal will be brought before the City Commission on Feb. 5.

Arts & Cultural: Ken Shelin reported that the Italian architecture firm chosen to design the new performance hall for the Bay has been licensed in Florida and now contract discussions can begin. There are efforts underway to make the Bay Park area and its buildings more resistant to flooding, including various ways of "hardening" building elements and requiring an 8-9 foot building elevation. The Van Wezel, which is 12 feet from the shoreline and has a concrete truck loading zone on the water side, cannot be elevated. Ken has learned that 27% of the City's property insurance cost is due to the Van Wezel's vulnerability.

Associates & Events: Jaime Still reported that the March 20th workshop will feature three city officials as speakers. More information about the agenda is on the website.
<https://downtownsarasotacondoassoc.com/event-5579666>

Health & Safety: Peter Fanning and Cathy Sellers updated the board on progress of the City Watch program being developed and described how it will differ from programs in other cities that focus more exclusively on crime, whereas Sarasota's volunteer-based program will focus more on quality-of-life aspects of downtown (graffiti, litter, status of walkways, obstacles for pedestrians, illegally parked vehicles, etc.)

Greenspace: no report

Homeless: Peter Fanning reported that the committee is looking for a place to meet. The state legislature is intending to preempt local government oversight of policies and measures to deal with homeless people. Two bills, 1365 in the House, 1530 in the Senate, propose state regulations and requirements that would replace local ones.

Transportation: Roger Barry reported that the poorly named SCAT bus service has a new manager and serves over ½ million riders per year and has the reputation of being the ride option “for poor people”. Manatee County also has a bus service that is a commuter option for Sarasota downtown workers who live in that county. The keys have Breeze Transit - an on-demand ride service that has a defined service area. [Breeze Transit | Sarasota County, FL \(scgov.net\)](https://www.scgov.net);

According to Nick Patel, the design work for the intersection of Boulevard of the Arts and 10th is proceeding, and on March 28 there will be an opportunity for the nearby community to see the plans. The City is reapplying for the federal RAISE grant, which at around \$12 million would fund about 80% of that and other projects. Announcement of awardees comes out in June or July. Traffic sensors on poles along Fruitville are collecting data that can now be considered “normal” (post pandemic) for purposes of budget planning. On YouTube there is a link to the speakers who have been part of the Architecture Sarasota series.

Zoning: David Lough did meet with city officials to make some recommendations about the zoning changes pertaining to restaurants, bars and nightclubs, but none were taken. The Obsidian proposal has been pulled for now, and the new plan for One Park is for just one tower. David Lough displayed a drawing showing plans for changes to an alleyway (vacating public use) near Toasted Mango that will be part of a redevelopment plan including 4th and 5th streets.

Bay Park Conservancy: Two new directors were elected in January.

CCNA: CCNA will hold a candidates’ forum in June.

Rosemary District: Work on the park has been stopped temporarily due to a permitting issue.

Associate News: Brief presentations were made by representatives of City National Bank, Hotwire, ServPro, and Alderman Oaks.

Next Meeting: March 6, 4 PM, same location, guest speaker will be Mary Benzel, Van Wezel Executive Director.