

**BOARD MANAGEMENT AND PLANNING COMMITTEE AGENDA**  
**MONDAY, JUNE 2, 2003**  
1:30 PM - 4:00 PM  
COUNTY COMMISSION CHAMBERS

**1. CONSIDERATION AND PRELIMINARY PLANNING FOR A POTENTIAL CENTRAL CHILLER PLANT FOR THE DOWNTOWN CAMPUS**

**PRESENTER:** Richard Beck, Facilities Management

**TIME REQUIRED:** 10 Minutes

**2. LEE COUNTY'S POTENTIAL ACCEPTANCE OF THE CITY OF PALMS STADIUM AND BOSTON RED SOX MINOR LEAGUE FACILITY**

**PRESENTER:** James Lavender, Public Works  
John Yarbrough, Parks and Recreation  
David Owen, County Attorney's Office  
Jeff Mielke, Sports Commission

**TIME REQUIRED:** 20 Minutes

**3. ESTABLISHING A BROWNFIELD COMMUNITY REDEVELOPMENT PROGRAM**

**PRESENTER:** Wayne Daltry, Smart Growth

**TIME REQUIRED:** 15 Minutes

BOARD COMMENTS/DISCUSSION

ADJOURN

FOR MORE INFORMATION ABOUT THIS AGENDA  
CONTACT THE PUBLIC RESOURCES OFFICE - (239) 332-2737

The Management & Planning Meeting is carried live  
on the following cable channels:

Comcast Cable      Channel 11  
Time WarnerCable    Channel 16

**MANAGEMENT & PLANNING COMMITTEE  
AGENDA REQUEST FORM  
COMMISSION DISTRICT #**

**PRESENTED BY:** Richard Beck, Facilities Management

**REQUESTED BY:** Jim Lavender, Public Works Director

**TITLE OF ITEM FOR THE AGENDA:**

Consideration and preliminary planning for a potential central chiller plant for the downtown campus.

**1. DESCRIPTION AND OBJECTIVE OF THE ISSUE**

Lee County currently operates and maintains five separate chillers within the downtown area. As these units age and require replacement, consideration should be given to an energy-saving central chiller plant. The plant could serve government and private buildings in the downtown area through a partnership with the City of Fort Myers.

**2. PROPOSE POLICY, PROCEDURE OR PLAN OF ACTION**

A future central chiller plant will require underground connectivity in the downtown area. The plan of action is to coordinate the installation of pipe sleeves during reconstruction of the City streets. The underground sleeves will also accommodate fiber optic cable. If a future central chiller plant is constructed, the sleeves will already be in place.

**3. OPTIONS (List advantages/Disadvantages of Each Option Listed)**

- A. Install underground sleeves while streets are reconstructed.  
Advantages: Prepares for downtown connectivity of chiller lines and fiber cable.  
Disadvantages: Some capital costs to install sleeves.
- B. Take no action:  
Advantages: No funds expended.  
Disadvantages: Would require newly reconstructed streets to be cut to install lines in the future. May reduce future options.

**4. FINANCIAL IMPACTS/FUNDING SOURCE**

Costs of installing sleeves are not known at this time. Costs would be brought back to the Board at a future date.

**5. STAFF RECOMMENDATIONS, AND JUSTIFICATION FOR RECOMMENDATIONS**

Authorize staff to coordinate potential sleeve installation with the City of Fort Myers and bring costs back to the Board once they have been determined.

**6. Mandated:** Y  **BY WHAT AUTHORITY?**

<u>DEPARTMENT DIRECTOR SIGNATURE</u>	<u>COUNTY MANAGER SIGNATURE</u>	<u>MEETING DATE</u>	<u>TIME REQUIRED</u>
		6-2-03	10:00

**Management & Planning Committee**  
**Agenda Request Form**  
**COMMISSION DISTRICT #**

**PRESENTED BY:** John Yarbrough, Jim Lavender,  
David Owens, and Jeff Mielke

**REQUESTED BY:** Don Stilwell

**TITLE OF ITEM FOR THE AGENDA:** Lee County's potential acceptance of the City of Palms Stadium and Boston Red Sox Minor League Facility

**Description and Objective of the issue:** Discuss and evaluate the potential conveyance of the City of Palms Stadium and the Boston Red Sox minor league facilities to Lee County under Florida Statute 125.38. Also to explore how the opportunity serves a public purpose and is in the public's interest. Discuss the Boston Red Sox proposal to enter into a long-term lease with Lee County. These facilities have not been available to the citizens of Lee County. The Red Sox have indicated that they would be agreeable to a long-term lease with Lee County and would encourage community use, if Lee County were responsible for the operation and maintenance (same as Lee County Sports Complex). Please see attached joint letter from the City of Ft. Myers and Lee County outlining the deal points.

**1. Options (List advantages/ disadvantages of each option listed)**

Option I. Accept the facilities from the City

**Advantages**

1. Increase in athletic inventory expanding Sports Authority economic impact (see attachment)
2. Boston Red Sox will sign a long term lease with Lee County
3. Potential Red Sox minor league to play in City of Palms (approx 70 home games)

**Disadvantages**

1. Increase in operational expenses for Lee County
2. Expense of repair to City of Palms and Minor League facility

Option II Do not accept facilities from the City

**Advantages**

1. No budget increase for maintenance of facilities
2. No long term Capital expenses

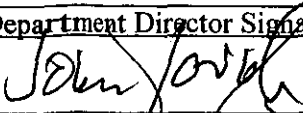
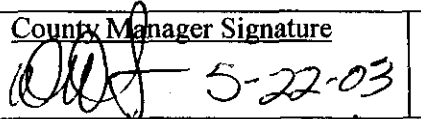
**Disadvantages**

1. Continued no use of facilities
2. Potential of Red Sox not extending their lease and possibly relocating
3. Loss of potential increase in sports economic development

3. **Financial Impacts / Funding Source** The City of Ft. Myers will continue to incur the bond debt for the City of Palms and the Minor League facility. Lee County would assume the operation and maintenance with an annual cost of approx \$1.2 million. We anticipate receiving approximately 50% in revenue of annual costs. The anticipated annual economic impact of having these facilities for Sports Authority events is over \$7 million (see attachment). We will explore the possibility of having a capital line item from TDC for annual capital maintenance.

4. **Staff Recommendations and Justifications for recommendations:** The City of Palms and Boston Red Sox are a major part of Lee County. The City of Palms Stadium is a "valuable, underutilized asset" to the citizens of Lee County. The estimated value of these facilities are in excess of \$35 million. Staff recommends that the BOCC direct staff to negotiate with the City of Ft. Myers for transfer of property and negotiate with the Boston Red Sox for a long-term lease.

5. Mandate Yes  No  By what authority?

<u>Department Director Signature</u>	<u>County Manager Signature</u>	<u>Meeting Date</u>	<u>Time Required</u>
	 5-22-03	June 2, 2003	20 Minutes

**Lee County Sports Authority  
Potential Events Using the Red Sox Facility**

Event	Total Economic Impact	Direct Impact	Room Nights	Event Days	# of Teams	# of Participants	# of Spectators	Date
USSSA 14:U (Division AAA)	\$3,973,491.00	\$2,648,994.00	8,918	7	78	1,482	2,340	Summer
Perfect Game - Scouting Event	\$2,216,412.00	\$1,477,608.00	4,968	4	72	1,266	2,460	Fall
AAU 16:U Nationals	\$2,009,208.00	\$1,339,472.00	4,648	7	48	912	1,080	Summer
East Coast Tournament Baseball 14:U	\$733,270.00	\$733,270.00	2,395	5	32	608	828	Winter
Police Athletic League Nationals	\$547,995.00	\$365,330.00	1,360	5	24	456	360	Summer
Umpire Camp	\$337,560.00	\$225,040.00	980	14	n/a	130	0	Winter
State Baseball Tournament (IBC)	\$244,404.00	\$162,936.00	784	2	24	456	720	Summer
State Baseball Tournament (AAU)	\$184,428.00	\$122,952.00	588	2	18	342	540	Summer
<b>Totals</b>	<b>\$10,246,768.00</b>	<b>\$7,075,602.00</b>	<b>24,641</b>	<b>46</b>	<b>296</b>	<b>5,652</b>	<b>8,328</b>	

**Other Events that are annually interchangeable with those above**

USA Baseball Eastern National Junior Olympics (currently hosted in Jupiter, FL because of the number of fields required)  
 USSSA hosts National Championships in 11 different age divisions that could utilize the Red Sox Complex  
 AAU hosts National Championships in 10 different age divisions that could utilize the Red Sox Complex  
 NABF hosts 9 different World Series or National events that could utilize the Red Sox Complex  
 Triple Crown Baseball offers several fall events that feature over 100 teams each  
 Fantasy Camps  
 Coaches Clinics  
 Additional Umpire Camps

**Other Benefits from Gaining Control of the Red Sox Complex**

Ensure that the Roy Hobbs World Series would maintain current level of activity. If the Red Sox facility were to become unavailable, Roy Hobbs would be forced to downsize or relocate  
 Maintain national reputation for professional facility standards that Lee County is now known for  
 Approach Perfect Game in efforts to relocate their business from Cedar Rapids, IA  
 Create an elite NCAA Collegiate Challenge (similar to the Olive Garden Classic)  
 Ensure that the Boston Red Sox will continue Spring Training in Lee County for another contract term  
     Boston is second-best market in MLB for travel  
     Top attendance as a percentage of capacity during 2003 Spring Training  
     Ability to renegotiate Red Sox agreement that not only gives use of facility, but opens up marketing opportunities in Boston (signage at Fenway, full page ad in game program, Lee County destination commercials on Red Sox television)

(239) 335-2236

Facsimile: (239) 335-2606

May 6, 2003

City Council of Fort Myers  
P.O. Box 2217  
Fort Myers, FL 33902

Board of County Commissioners  
2120 Main Street  
Fort Myers, FL 33901  
STATE & ZIP

**RE: CITY OF FORT MYERS DOWNTOWN STADIUM**

Dear Council and Board Members:

On April 29, 2003, City Staff and I met with Jim Lavender, Lee County Public Works Director; John Yarbrough, Lee County Parks and Recreation Director; and County Legal Staff to discuss the feasibility of transferring the City of Fort Myers Downtown Stadium, ("Stadium") Practice Fields and Minor League Complex ("Facility") to Lee County.

Pursuant to Florida Statute §125.38, the City may convey such property to the County for nominal consideration if the City finds that the conveyance serves a public purpose and is in the public's interest.

As you are aware, the Stadium is in need of substantial improvements (in excess of one million dollars) and constant maintenance to the grounds or playing fields. The County has the resources to repair, improve and maintain the Stadium. In addition, transfer of the facility would alleviate the City's ad valorem tax issue.

Should the City find that such transfer serves a public purpose, the following terms and conditions will be formalized by the respective parties in an Interlocal Agreement:

- (1) The City will transfer the Stadium, Practice Fields and Minor League Complex by deed to the County, subject to

**RE: City of Fort Myers Downtown Stadium**

the condition that the facilities remain a public baseball park.

- (2) The City will retain ownership of the adjacent grassy parking area (across Broadway/Edison Avenue). Parking will continue to be available for persons attending baseball activities at the facility, teams, team players, etc., as it was in the past.

Teams, players, agents, representatives will be provided with free parking. The City and County will share in the revenues generated by parking.

- (3) The City, in consultation with the County, will set the charges for parking.
- (4) The County will be granted use of the parking area for scheduled events at the facility.
- (5) The Public Facility Use Agreement with the Red Sox will be extended and amended by the County, offering the Red Sox a favorable Lease Agreement, an improved facility and well maintained playing fields.

Since the downtown Stadium's primary purpose is to act as an amenity for tourists and residents of Lee County, should the Council and Board determine that such transfer is in the public's interest, this amenity can continue to be preserved and enjoyed by future generations and tourists alike.

Respectfully,

Respectfully,

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Honorable James T. Humphrey

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James Lavender, Director Public Works

**MANAGEMENT & PLANNING COMMITTEE  
AGENDA REQUEST FORM  
COMMISSION DISTRICT #**

**PRESENTED BY:** Wayne Daltry **REQUESTED BY:** Smart Growth  
Director, Smart Growth

**TITLE OF ITEM FOR AGENDA:** Establishing a Brownfield Community Redevelopment Program

**1. DESCRIPTION AND OBJECTIVE OF THE ISSUE**

Brownfield sites are defined as environmentally contaminated sites that are generally abandoned, idled or underused industrial and commercial properties. Such sites are generally prevented from expansion or redevelopment unless there is cleanup. Several Florida cities and counties have adopted procedures to designate a site as a Brownfield Area. They also assist the owners or interested persons or entities of such site in preparing and seeking approval of a Brownfield Site Rehabilitation Agreement by the Florida Department of Environmental Protection.

In the past, property owners have asked county staff to assist them in processing Brownfield applications and providing notice to the Florida Department of Environmental Protection. Presently, the county does not have an established process and procedure to assist land owners (or sponsors) in obtaining designations and approvals for status as a "brownfield." The applicable State law is the Florida Brownfield Redevelopment Act [Chapter 376, Florida Statutes].

**2. PROPOSED POLICY, PROCEDURE OR PLAN OF ACTION**

Consider establishing a Lee County Brownfield Community Redevelopment Program. The program will provide guidance, assistance and incentives to public and private land owners and businesses to cleanup contaminated property as part of the county's growth management strategy.

If the Board of County Commissioners decides to establish such a policy/program and upon the Board's direction, staff is available to finalize the proposed draft policy in consultation with the DEP.

**3. OPTIONS (List Advantages/Disadvantages of Each Option Listed)**

- (1) Establish a Brownfield Community Redevelopment Program to facilitate environmental cleanup. Promotes smart growth projects. Potential eligibility for Brownfield/Smart Growth Grants.
- (2) No established county program. Land owners will utilize City of Fort Myers designation process.

**4. FINANCIAL IMPACTS/FUNDING SOURCE**

A lead county entity will be needed to implement such policy. May be necessary to hire additional staff, or enter into agreement with other entity to implement. According to DEP, brownfield grant funding may be available.

**5. STAFF RECOMMENDATION AND JUSTIFICATION FOR RECOMMENDATION**

Smart Growth respectfully recommends adopting a brownfield economic redevelopment initiative/policy to provide guidance to land owners seeking brownfield site designation.

**6. MANDATED?    Y     N     BY WHAT AUTHORITY?**

DEPARTMENT DIRECTOR SIGNATURE	COUNTY MANAGER SIGNATURE	MEETING DATE	TIME REQUIRED
	 5-23-03	06/02/03	15 minutes