



City of Venice

401 West Venice Avenue
Venice, FL 34285
www.venicegov.com

Meeting Minutes City Council

Monday, November 25, 2013

1:30 PM

Council Chambers

CIRCUS ARENA SITE REQUEST FOR PROPOSALS WORKSHOP

CALL TO ORDER

Mayor Holic called the meeting to order at 1:30 p.m.

ROLL CALL

Present: 7 - Council Member Jim Bennett, Council Member Emilio Carlesimo, Council Member Kit McKeon, Council Member David Sherman, Council Member Jeanette Gates, Council Member Bob Daniels and Mayor John Holic

Also Present

City Attorney Dave Persson, City Clerk Lori Stelzer, City Manager Ed Lavallee, and Recording Secretary Judy Gamel.

INVOCATION AND PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Sherman.

I. DISCUSSION

13-0253 Presentation - Chris Rozansky, Airport Administrator

Mr. Rozansky provided historical background on designated use as non-aeronautical, lease terms, rental income, and current conditions of the property, commented on demolition, building official action plan, release of Sharky's property and loss of rent, public input for property development, council's desire to preserve the history, and Comprehensive Plan objectives to establish the Southern Gateway Corridor, displayed an aerial photograph of the site and the airport layout plan, and discussed soliciting letters of interest. He indicated that it would be unlikely for the Federal Aviation Administration (FAA) to allow the property for community use, displayed the airport layout plan, an aerial photograph showing conceptual road alignment options, and stated the next steps include defining the process, establishing a timeframe, preparing the solicitation and advertising.

Discussion followed regarding fair market value rent, airport operating budget concerns, leasing or sale of the property, existing and proposed structure heights, the circus arena property replacing Sharky's revenue,

spoke in support of compatible use and obtaining fair market value for the arena property.

Larry Ryan, 321 Aurora Street East, spoke in support of retaining the history of the circus.

Dennis Hall, 337 Ponce de Leon Avenue, offered options for use of the arena site.

Kitty Koschelny, Nokomis resident, spoke in support of retaining the arena site and offered options for use of the site.

E. G. Dan Boone, Boone Law Firm, provided historic background relating to the circus locating on airport property.

Norman Ness, 980 Cooper Street, requested copies of FAA correspondence and the audit of airport operations in respect to fair market value, and commented on existing traffic on U.S. Business 41.

Mike Pachota, Sharky's on the Pier owner, spoke on potential uses of the property and existing structures.

Council members commented on rehabilitating the existing Gunther Gebel Williams training structure on the site, maintaining the heritage of the circus, obtaining bids to maintain the arena structure, items to disclose in the letter of intent, and identifying fair market value.

Responding to council members, Mr. Lavalley explained contents and purpose of the letter of intent and constraints relating to disclosures.

There was no opposition to have Mr. Rozansky prepare a letter of intent, and Mayor Holic indicated the item would be placed on the December 10, 2013 council meeting agenda.

Mr. Persson clarified actions that council can take at workshops.