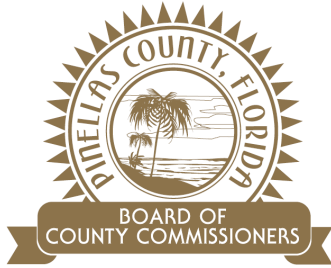


## Eres, Christian

---

**From:** Lewis, Jamie E  
**Sent:** Friday, July 19, 2024 3:46 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Online Customer Service Contact Us Form Result #29610879

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Friday, April 12, 2024 1:33 PM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #29610879

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#### Direction of Inquiry

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator

---

**Subject** Copy of email sent to St Petersburg City Council Members

**Message** To: [copley.gerdes@stpete.org](mailto:copley.gerdes@stpete.org), [brandi.gabbard@stpete.org](mailto:brandi.gabbard@stpete.org), [ed.montanari@stpete.org](mailto:ed.montanari@stpete.org), [lisset.hanewicz@stpete.org](mailto:lisset.hanewicz@stpete.org), [deborah.figgs-sanders@stpete.org](mailto:deborah.figgs-sanders@stpete.org), [gina.driscoll@stpete.org](mailto:gina.driscoll@stpete.org), [John.Muhammad@stpete.org](mailto:John.Muhammad@stpete.org), [richie.floyd@stpete.org](mailto:richie.floyd@stpete.org)

Council Members,  
 First let me say, I am all for developing the Tropicana area and a new stadium.  
 However, I have not seen the same analysis and the level of detail and transparency to defend the current proposal that I see from the opposition.  
 What I see many unanswered questions such as:  
 Is the land being sold at close to market value? If not why not?  
 Who is paying for what?  
 Are the assumptions about stadium attendance and the impact on the local economy realistic and can they be justified?  
 Is it clearly defined what the tax impact will be on the citizens of St Petersburg? How well has this been communicated?  
 What is the real information on affordable housing and the commitment to development it?  
 Is there a communication that spells out the deal terms vs. what questions and issues have been raised?  
 Is there any reason why there should not be a referendum and public vote on the proposal to secure a more full understanding of support?  
 It is not helpful to me personally to hear what groups or organizations or even Council Members endorse or are against the proposal.  
 I would like to see an effort to plainly and effectively set forth the terms and conditions of the deal against what the opposing views are and clarify any misunderstanding or confirm areas that may need additional negotiation.  
 This is an important communication to not only get out publicly but to share at a Council meeting so we can all be on the same page.  
 If such a communication exists, I will be glad to share it. If there is not such a communication, why not? How can you answer these questions effectively to establish your own position on the project proposal.  
 We all know how important this development could be to the future of St Petersburg but it cannot be one of those projects we ultimately regret and demonize because the train was rolling and we could not stop it.

Thank you,  
 Kathleen Cote  
 706 18th Ave Ne 33704

K A Cote

<b>Your Name</b>	Kathleen Ann Cote
<b>Your Street Address</b>	706 18TH AVE NE
<b>City/Unincorporated County</b>	SAINT PETERSBURG
<b>Zip Code</b>	33704
<b>Your Phone Number</b>	6178352200
<b>Your Email Address</b>	<a href="mailto:kacote@me.com">kacote@me.com</a>

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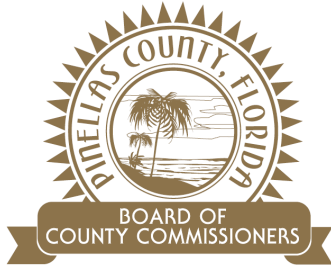


## Eres, Christian

---

**From:** Lewis, Jamie E  
**Sent:** Friday, July 19, 2024 3:46 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Online Customer Service Contact Us Form Result #29856774

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Thursday, June 6, 2024 7:39 PM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #29856774

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**Direction of Inquiry**

- Report a Problem
- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator

---

**Subject** Baseball Stadium

**Message** The tax payers of Pinellis County do NOT WANT TO PAY for this. Do not commit county money

---

<b>Your Name</b>	Frank Hartzell
<b>Your Street Address</b>	411 12th Avenue
<b>City/Unincorporated County</b>	Indian Rocks Beach
<b>Zip Code</b>	33785
<b>Your Phone Number</b>	4845544270
<b>Your Email Address</b>	<a href="mailto:mdfth1@gmail.com">mdfth1@gmail.com</a>

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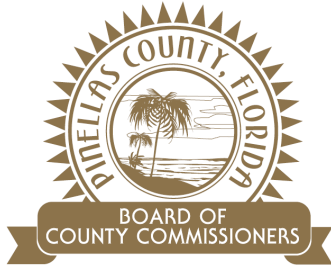


## Eres, Christian

---

**From:** Lewis, Jamie E  
**Sent:** Friday, July 19, 2024 3:46 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Online Customer Service Contact Us Form Result #28898344

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Friday, November 17, 2023 1:29 PM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #28898344

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### Direction of Inquiry

- General Information
- Commissioner Janet C. Long - District 1 (2023 Chair)
- Commissioner Brian Scott - District 2
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2023 Vice-Chair)
- Commissioner René Flowers - District 7

---

**Subject** Money for Rays

**Message** Pinellas Council Members:

In the Tampa Bay Times today there was an article about the A's baseball team moving to Las Vegas.

[https://enewspaper.tampabay.com/infinity/article\\_popover\\_share.aspx?guid=350b3356-2e7b-4b5e-9c76-4c88df2a0bd8](https://enewspaper.tampabay.com/infinity/article_popover_share.aspx?guid=350b3356-2e7b-4b5e-9c76-4c88df2a0bd8)

According to the article there is \$380 Million in public money going into the A's new Stadium.

Seems like Vegas is getting a better deal. How much public money is going into the Rays Stadium? \$600 M+

And how much money are the Rays going to make from their "redevelopment cut" and how much will they make from being partners of the redevelopment? Seems like the Rays are getting a sweet heart deal for a team that doesn't even get much fan support.

Also, just because there is bed tax money to be spent, and that my and your taxes will not be increase by a new stadium, it does not mean giving the Rays millions of dollars is money well spent.

Keith Widmer  
215-272-0159

<b>Your Name</b>	Keith Widmer
<b>Your Street Address</b>	646 7th Ave N.
<b>City/Unincorporated County</b>	St Pete
<b>Zip Code</b>	33701
<b>Your Phone Number</b>	215-272-0159
<b>Your Email Address</b>	<a href="mailto:kwid@yahoo.com">kwid@yahoo.com</a>

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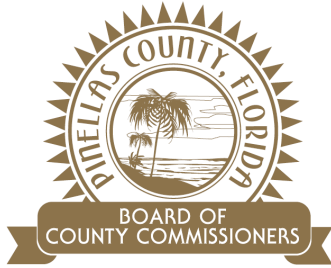


## Eres, Christian

---

**From:** Lewis, Jamie E  
**Sent:** Friday, July 19, 2024 3:45 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Online Customer Service Contact Us Form Result #29255197

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Wednesday, January 31, 2024 11:20 AM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #29255197

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### Direction of Inquiry

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator

---

**Subject** please share attached testimony

**Message** Public Forum - St. Pete City Council, Feb. 1, 2024  
Don LaGrone, MD, 2620 13th St. No., St. Petersburg



In 1978 the site of the historic gas plant neighborhood was designated a “blighted area”. The city council designated it as a CRA and displaced 800 citizens, with promises of blue-collar jobs, better housing, and access to prosperity. Those promises were never kept. Instead, the council voted to build the Tropicana.

At the time of its creation, property values of the In-town CRA totaled 107 million dollars. In 2021 that figure had ballooned to 2.48 BILLION dollars, an increase by a factor of 23. Downtown St. Pete has become one of the most prosperous and rapidly developing areas in Florida - but not all citizens have benefited equally.

The current plan to redevelop the gas plant area will compound the travesty of the past by transferring 1.6 billion dollars of taxpayer assets to the wealthy owners of the Rays and Hines Development Group and saddle the city with debt. You should oppose the current proposal! There is a better way forward for St. Pete.

Prior to the end of the 2027 baseball season, the City must obtain an updated appraisal of the 86 acres, taking into account its current best and highest use for mixed residential/commercial development, including high-rise buildings. Recent comparable sales in the area suggest the land’s current value to be 700 - 900 million dollars, not the 105 million gift value provided to Rays/Hines under the current plan.

Once reappraised, the City should offer the land, in part or whole to the Rays/Hines group, to be PURCHASED outright, at that time. Within the conditions of the City’s building codes and ordinances Rays/Hines can develop the land, paying the city for needed infrastructure and property taxes. Should Rays/Hines not purchase the entire property, it should be offered to other developers, at market value, based on annual appraisals.

The first \$ 500 million of sales income should be used to establish an Affordable Housing Trust, to support upgrades and purchases of homes for citizens making less than 80% of AMI throughout the city. This would provide more jobs for residents and local contractors than the current plan and will help address our acute need for affordable housing. It will also create a meaningful path to intergenerational wealth through home ownership.

Another \$50 million should be held in reserve in a Community Benefit Trust, to develop the African American Museum and Historic Cemetery site, west of 16th Street North.

The remaining funds would be held by the city for needed upgrades of City infrastructure, as well as responding to tropical storms, red tides, and climate change mitigation.

At its conclusion, this approach will develop our city, avoid debt, and begin to repay our historic obligation to the descendants of the gas plant neighborhood.

---

**Your Name**

Don LaGrone

---

**Your Street Address**

2620 13th St. No.

---

<b>City/Unincorporated County</b>	St. Pete
<b>Zip Code</b>	33704
<b>Your Phone Number</b>	228-238-8512
<b>Your Email Address</b>	<a href="mailto:drdonlagrone@gmail.com">drdonlagrone@gmail.com</a>

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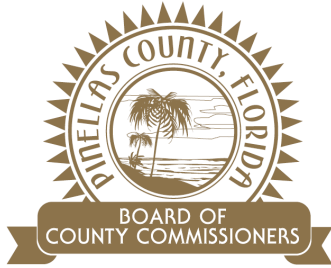


## Eres, Christian

---

**From:** Lewis, Jamie E  
**Sent:** Friday, July 19, 2024 3:44 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Online Customer Service Contact Us Form Result #29495944

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Monday, March 18, 2024 11:25 AM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #29495944

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- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator

---

**Subject** Rays Stadium

**Message** The county pays more for the stadium than the city who profits from it. We county residents are against spending 312.5 million in tourist tax dollars on a stadium when it

could be used to repair our lousy roads and many other important things. The Rays will prosper and we lose. Vote no to help with the stadium or lose in your next election. The people should do the voting on a stadium not the commissioners.

---

<b>Your Name</b>	James Matthews
<b>Your Street Address</b>	5891 42 Ave. North
<b>City/Unincorporated County</b>	Kenneth City Fl.
<b>Your Phone Number</b>	7275016741
<b>Your Email Address</b>	<a href="mailto:pops6013@tampabay.rr.com">pops6013@tampabay.rr.com</a>

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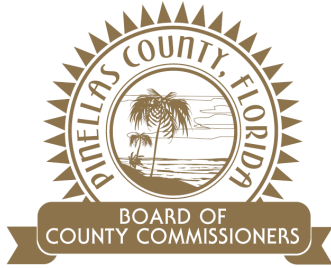


## Eres, Christian

---

**From:** Lewis, Jamie E  
**Sent:** Friday, July 19, 2024 3:43 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Online Customer Service Contact Us Form Result #30019540

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Friday, July 19, 2024 3:31 PM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #30019540

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- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

---

**Subject** TROP BALL APRK

**Message** MYSELF AN MY FAMILY WILL NEVER VOTE TO RETAIN ANY COMMISIONER IN OFFICE THAT VOTESSTO SPEND MILLIONS OF TAX PAYER MONEY TO BUILD A NEW TROP. WE HERD ALL THESE PROMISES WHEN THEY BUILT THE LAST ONE.

---

**Your Name** WILLIAM J. MOORE

<b>Your Street Address</b>	1371 BAYVIEW DR.
<b>City/Unincorporated County</b>	CLEARWATER
<b>Zip Code</b>	33756
<b>Your Phone Number</b>	7275848901
<b>Your Email Address</b>	<a href="mailto:willimoo7@aol.com">willimoo7@aol.com</a>

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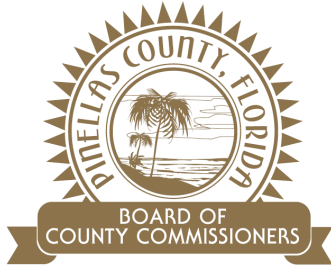


## Eres, Christian

---

**From:** Lewis, Jamie E  
**Sent:** Friday, July 19, 2024 3:43 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Online Customer Service Contact Us Form Result #30017050

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Friday, July 19, 2024 6:56 AM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #30017050

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#### Direction of Inquiry

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator

---

**Subject** Proposed new stadium

**Message** Please do not approve the new stadium. It is waste of tax payer money and does not help our citizens in any way. It is bad enough that our downtown is no longer accessible and it 's beauty has been diminished by all the high rise buildings. Our sewer system is

not equipped to accommodate any of this proposal. Please think ecologically about this and its negative impact.  
Respectfully submitted.  
Cindy Kuharek

<b>Your Name</b>	Cindy Kuharek
<b>Your Street Address</b>	1442 20th Avenue North
<b>City/Unincorporated County</b>	Saint Petersburg
<b>Zip Code</b>	33704
<b>Your Phone Number</b>	(727) 420-5639
<b>Your Email Address</b>	<a href="mailto:kukow@msn.com">kukow@msn.com</a>

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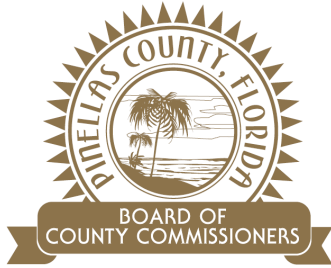


## Eres, Christian

---

**From:** Lewis, Jamie E  
**Sent:** Friday, July 19, 2024 3:43 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Online Customer Service Contact Us Form Result #30016233

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Thursday, July 18, 2024 9:06 PM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #30016233

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#### Direction of Inquiry

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator

---

**Subject** RAYS STADIUM

**Message** JUST A WARNING TO ANY OF YOU WHO VOTE TO BAIL OUT ST. PETERSBURG AGAIN FOR THE STADIUM. YOU WILL NEVER GET REELECTED AGAIN IN PINELLAS COUNTY. USE THE MILLIONS TO DO CONSTRUCTIVE THINGS NEEDED IN THE COUNTY.

<b>Your Name</b>	JAMES MATTHEWS
<b>Your Street Address</b>	5891 42 AVE. N.
<b>City/Unincorporated County</b>	UNINCORPORATED COUNTY
<b>Your Phone Number</b>	7273473062
<b>Your Email Address</b>	<a href="mailto:pops6013@tampabay.rr.com">pops6013@tampabay.rr.com</a>

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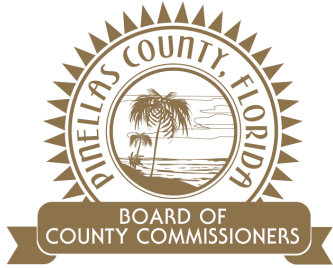


**Eres, Christian**

---

**From:** Lewis, Jamie E  
**Sent:** Friday, July 19, 2024 3:42 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Online Customer Service Contact Us Form Result #30013126

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Thursday, July 18, 2024 10:45 AM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #30013126

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator
- Webmaster

---

**Subject** Subsidizing Freeloading Parasites

**Message** I and many others are tired of subsidizing freeloading parasites like the multi-million \$\$\$\$\$\$\$\$\$\$ owners and the multi-million \$\$\$\$\$\$\$\$\$\$ players of DUMB JOCK

venues. And why should those of us who don't live in ST Pete pay to revitalize downtown ST Pete. Many, many, many... economist have said for many, many, many ... years these venues are a liability, not an asset for the honest, law abiding tax paying citizens. Private businesses buy the land and pay BIG BUCKS to improve it, then like good corporate citizens, they pay taxes based on the improvements they made. And while I'm venting: we should return/restore our institutions of higher learning to just that, not farm leagues for DUMB JOCK venues. Have a god day!!!!!!!!!!!!

<b>Your Name</b>	JOHN W SMITH
<b>Your Street Address</b>	11745 WALKER AVE
<b>City/Unincorporated County</b>	SEMINOLE
<b>Zip Code</b>	33772
<b>Your Phone Number</b>	727-393- 1879
<b>Your Email Address</b>	<a href="mailto:captjwsmith@yahoo.com">captjwsmith@yahoo.com</a>

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[Report unwanted email.](#)

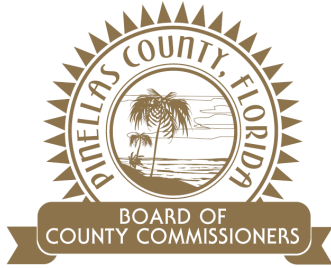


## Eres, Christian

---

**From:** Lewis, Jamie E  
**Sent:** Friday, July 19, 2024 3:42 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Online Customer Service Contact Us Form Result #30007329

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Tuesday, July 16, 2024 10:24 PM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #30007329

### This Message Is From an External Sender

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Report Suspicious

This information is a result of a Pinellas County Online Customer Service form submission from the Pinellas County web site.

#### Direction of Inquiry

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator

---

**Subject** New stadium in St. Petersburg

**Message** Please vote no to bail out St. Petersburg again with County money which could be used for more important things.

---

<b>Your Name</b>	James Matthews
<b>Your Street Address</b>	5891 42 Ave. North
<b>City/Unincorporated County</b>	Kenneth City Fl
<b>Zip Code</b>	33709
<b>Your Phone Number</b>	7273473062
<b>Your Email Address</b>	<a href="mailto:pops6013@tampabay.rr.com">pops6013@tampabay.rr.com</a>

This email was sent as a result of a form being completed.  
[Report unwanted email.](#)



## Eres, Christian

---

**From:** Peter Kent <pkent1109@gmail.com>  
**Sent:** Monday, July 22, 2024 9:13 PM  
**To:** Klug, Della; Lugo, Jo A  
**Cc:** BCC Agenda Comments; Revie, Derelynn; Ribble, Teresa; Clerk Board Records; Eres, Christian  
**Subject:** Re: July 30 PowerPoint Submission instructions representing a group of 5 people for Item 20  
**Attachments:** Peter Kent's group PP slides for July 20 council meeting .pptx

### This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

Attached is the PowerPoint presentation I will be presenting on July 30 at 2 PM on behalf of our group who are opposed to the council approving the Rays-Hines deal as described in item 20 and its companion CRA extension as item 46. I understand your team will preload this PP to allow me to present by clicking the mouse to advance the slides on your computer at your podium. Thank you, and see you July 30 about 1:30 pm. Peter Kent

---

**From:** Klug, Della <dklug@pinellas.gov>  
**Sent:** Monday, July 22, 2024 8:11 AM  
**To:** pkent1109@gmail.com <pkent1109@gmail.com>; Lugo, Jo A <jlugo@pinellas.gov>  
**Cc:** BCC Agenda Comments <bccagendacomments@mypinellasclerk.gov>; Revie, Derelynn <drevie@mypinellasclerk.gov>; Ribble, Teresa <tribble@mypinellasclerk.gov>; Clerk Board Records <BoardRecords@mypinellasclerk.gov>; Eres, Christian <ceres@mypinellasclerk.gov>  
**Subject:** RE: July 30 PowerPoint Submission instructions representing a group of 5 people for Item 20

Mr. Kent,

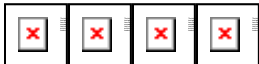
Your PowerPoint will need to be received 7 days in advance. Please send as a PowerPoint to me and Jo Lugo, cc'd on here.

If it is received 7 days in advance, it will be loaded and ready to play when you arrive. A reminder, if you plan to speak for 5 people, they all need to be there in person.

Thanks,

**Della Klug**  
Senior Executive Assistant to  
Barry A. Burton, Pinellas County Administrator  
315 Court Street, 6th Floor, Clearwater, FL 33756  
Phone (727) 453-3089  
Fax (727) 464-4384  
[dklug@pinellas.gov](mailto:dklug@pinellas.gov)

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---

**From:** Eres, Christian <ceres@mypinellasclerk.gov>  
**Sent:** Monday, July 22, 2024 8:07 AM  
**To:** Klug, Della <dklug@pinellas.gov>; Lugo, Jo A <jlugo@pinellas.gov>  
**Cc:** BCC Agenda Comments <bccagendacomments@mypinellasclerk.gov>; Revie, Derelynn <drevie@mypinellasclerk.gov>; Ribble, Teresa <tribble@mypinellasclerk.gov>; Clerk Board Records <BoardRecords@mypinellasclerk.gov>  
**Subject:** RE: July 30 PowerPoint Submission instructions representing a group of 5 people for Item 20

Good Morning Della & Jo,

Please see the email string below we received from Mr. Peter Kent in our agenda comments inbox for the upcoming BCC meeting 7/30/24.

Let me know if you have any questions.

Thank you,

Christian Eres  
Senior Board Records Specialist, Deputy Clerk  
Board Records Department  
Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
315 Court Street, 5<sup>th</sup> Floor, Clearwater, FL 33756  
Office (727)464-4749 | Fax (727)464-4716  
[ceres@mypinellasclerk.gov](mailto:ceres@mypinellasclerk.gov) | [www.mypinellasclerk.gov](http://www.mypinellasclerk.gov)  
**Tell us how we're doing by filling out a [comment card](#)!**

~Serving You~



**Sign up today and protect yourself from FRAUD!**

**Follow the Clerk:**



Please Note: All mail sent to and from Pinellas County is subject to the Public Records Laws of Florida

**From:** Peter Kent <[pkent1109@gmail.com](mailto:pkent1109@gmail.com)>  
**Sent:** Sunday, July 21, 2024 5:11 PM  
**To:** BCC Agenda Comments <[bccagendacomments@mypinellasclerk.gov](mailto:bccagendacomments@mypinellasclerk.gov)>  
**Cc:** Lyn Wilkinson <[rivendell9@aol.com](mailto:rivendell9@aol.com)>; Christopher Lerbs <[rbdavidov@msn.com](mailto:rbdavidov@msn.com)>; Peter Kent <[pkent1109@gmail.com](mailto:pkent1109@gmail.com)>  
**Subject:** July 30 PowerPoint Submission instructions representing a group of 5 people for Item 20

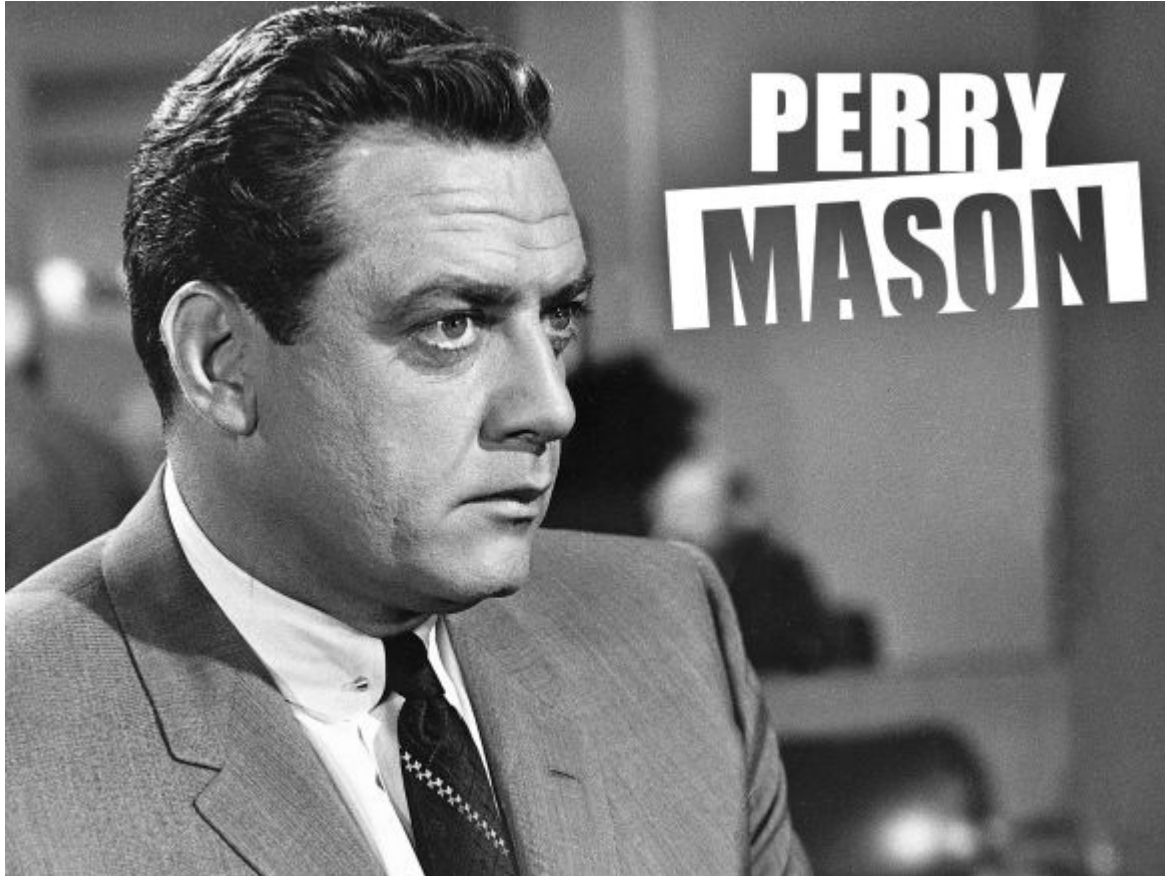


Help please.

I have already preregistered as an in person group speaker on agenda item 20 of the July 30, 2024 Pinellas County Commissioners meeting representing 5 or more persons.

I will be using a PowerPoint presentation in my presentation, which must be sent to you at least seven days before the meeting. That PowerPoint presentation has been reviewed several times by my group and approved for submission. Do I email this PowerPoint file to this email address as a PowerPoint attachment and you will have it ready to be shown about 2 PM July 30, and for my advancing the slides while I speak, or what? How should I label my file to make it easier for you? Or should I bring it on a USB thumb drive? Please advise.

Thank You. Peter Kent



# Why the county commissioners should not approve the Rays-Hines deal today

PINELLAS COUNTY COMMISSIONERS  
MEETING JULY 30, 2024

© BY PETER KENT

8 ACADEMY WAY

ST. PETERSBURG, FL 33711

# I'm not a lawyer and no Perry Mason, but....

- ▶ I am a Professional Engineer and MBA and who was both Commissioner of Public Works with a staff of 70 and also the principal consultant for the developer of a 6000-acre new city in Saratoga, NY.
- ▶ A decade ago, I retired to St Pete. For three years I have been researching the proposed Rays-Hines deal and have given 7 one-hour talks on it to the Association of Senior Professionals at Eckerd College (ASPEC). 92% of that ASPEC audience believe the proposed Rays-Hines deal should not be approved as is.
- ▶ Being eighty years old, my family believes strongly I should I walk away and let the billionaires win but that would be so unfair to working families and fixed income seniors struggling with paying property tax and mortgage or rent.
- ▶ After the city council's 5 to 3 approval on July 18, our last hope is to appeal to this council to reject the current terrible deal

# On related item 46, thank you for not extending the “Incity” CRA-TIF voter loophole

- ▶ A bond repaid with property taxes require a voter referendum
- ▶ Slum and blighted areas can become a CRA, 60-year max
- ▶ St. Pete/Co formed a downtown Incity CRA in 1984
- ▶ For years, downtown St. Pete not been slum or blighted, yet...
- ▶ CRA's magically “converts” property taxes to general funds
- ▶ A bond repaid with general funds doesn't require a referendum
- ▶ CRA's can bond without voter approval, hence SP 10-year extension to avoid a referendum on the Rays-Hines deal
- ▶ Thank you for not continuing Taxation without representation?

For 27 years, the Ray's PR machine spreading good stories, while taxing visitors and residents

- ▶ The county's hotel bed tax has been heavily subsidizing the Rays and their stadium while appealing to less than 3% of the visitors
- ▶ Beaches, museums, etc. cost less and bring more visitors
- ▶ Our remarks today are one of the few opportunity in 27n years for the public to express the opposing point-of-view before the county votes

# If vote yes, the public could bring personal lawsuits on four legal issues

- ▶ Southern Poverty Law Center warns the property was acquired under eminent domain and must only be used for public purposes
- ▶ Community Redevelopment Areas [CRA] are valid only for areas that qualify as slum or blighted, and the downtown “Intown” CRA has been neither for years
- ▶ Transfer of County CRA balance towards paying off the city’s TIF bonds for stadium and infrastructure expenses
- ▶ **Approval of sale of county owned property whose fair market value may be \$1.06 Billion for less than \$250 Million in return [25% FMV]**
- ▶ Conclusion: Each should consult with an attorney before voting yes. The County Attorneys represent the County, not you personally

## LEGAL DESCRIPTION

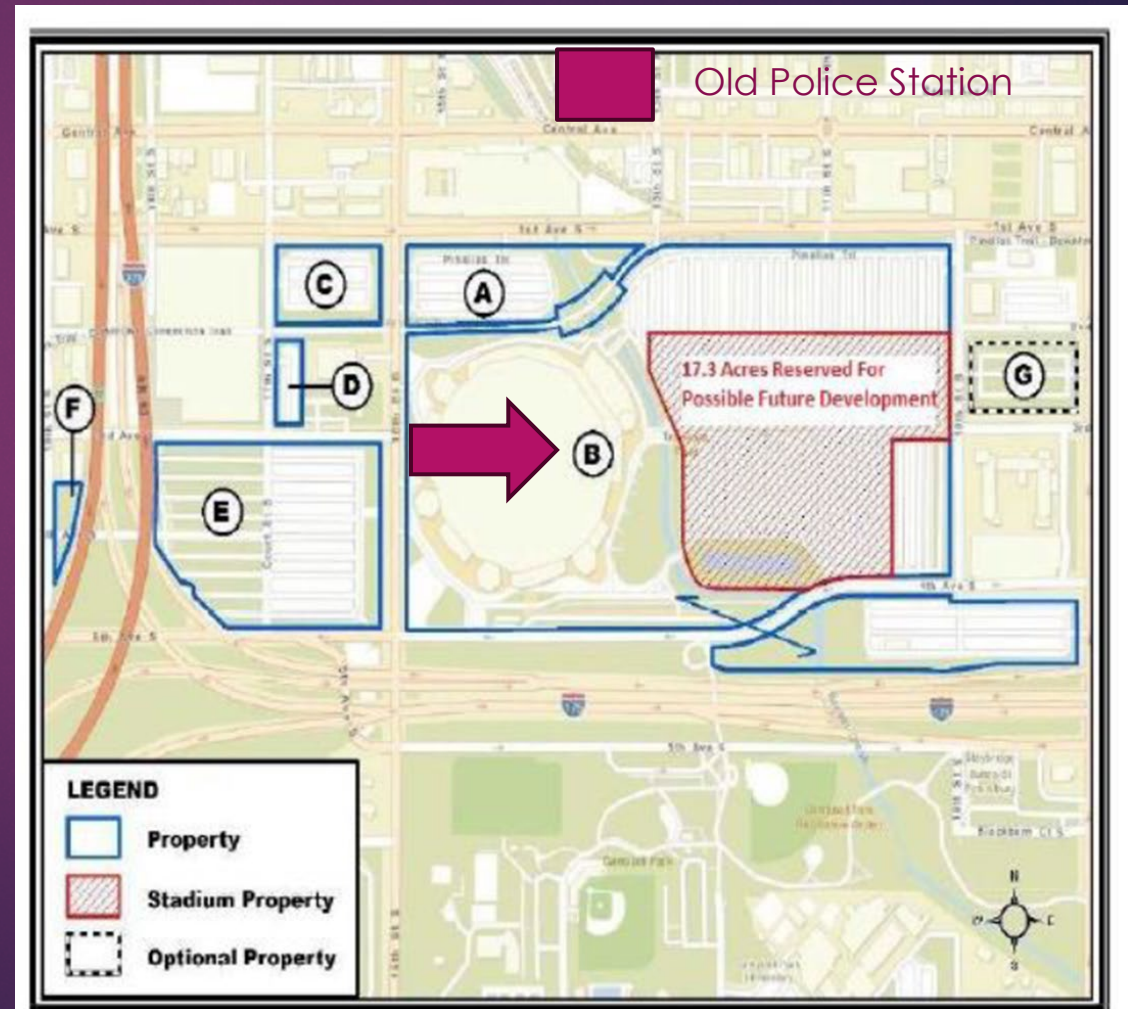
The legal description of the subject property obtained from the Clerk of Court's office is as follows.

Parcel	Acres	2024 Co Value	Assess \$/M/A	at \$14M/A
A	4.11	\$ 5,929,600	\$ 1.44	\$ 58
B	57.7	\$ 152,862,056	\$ 2.65	\$ 808
C	2.29	\$ 5,752,668	\$ 2.51	\$ 32
D	0.62	\$ 1,418,820	\$ 2.29	\$ 9
E	11.03	\$ 15,731,800	\$ 1.43	\$ 154
F	0.44	\$ 732,216	\$ 1.66	\$ 6
<b>Total</b>	<b>75.75</b>	<b>\$ 182,427,160</b>	<b>\$ 2.41</b>	<b>\$ 1,061</b>

- Parcel A:** SUNCOAST STADIUM REPLAT BLK 1, LOT 1  
Parcel ID#: 24-31-16-86381-001-0010 4.11 Ac (MOL)
- Parcel B:** SUNCOAST STADIUM REPLAT BLK 2, LOT 1 LESS INGRESS/ EGRESS FOR 4TH AVE S  
Parcel ID #: 24-31-16-86381-002-0010 57.7 Ac (MOL) which includes the 17.3 acres.
- Parcel C:** TROPICANA FIELD WEST PARKING AREA REPLAT BLK 1, LOT 1  
Parcel ID#: 24-31-16-92418-001-0010 2.29 Ac (MOL)
- Parcel D:** TROPICANA FIELD WEST PARKING AREA REPLAT BLK 2, LOT 1  
Parcel ID#: 24-31-16-92418-002-0010 .62 Ac (MOL)
- Parcel E:** TROPICANA FIELD WEST PARKING AREA REPLAT BLK 3, LOT 1  
Parcel ID#: 24-31-16-92418-003-0010 11.03 Ac (MOL)
- Parcel F:** TROPICANA FIELD WEST PARKING AREA REPLAT BLK 4, LOT 1  
Parcel ID#: 24-31-16-92418-004-0010 .44 Ac (MOL)
- Parcel G - Optional Site:** 910 2<sup>nd</sup> Ave. S.: 2.02 Ac (MOL), including alley which is to be assumed vacated.  
Parcel ID: 19/31/17/74466/048/0010 & 19/31/17/74466/048/011 (and vacated alley)

# County owned parcels = 75.75A

6



Year	Just/Market Value	Assessed Value/SOH Cap
2024	\$152,062,856	\$151,698,280

Year	Homestead Exemption	Just/Market Value
2023	N	\$148,984,159
2022	N	\$144,598,898
2021	N	\$115,330,484
2020	N	\$108,535,551
2019	N	\$94,192,696
2018	N	\$88,879,535
2017	N	\$84,061,016
2016	N	\$82,267,625
2015	N	\$85,431,730
2014	N	\$85,673,271
2013	N	\$86,458,294
2012	N	\$84,046,127
2011	N	\$102,851,822
2010	N	\$113,791,189
2009	N	\$120,423,770
2008	N	\$118,554,600
2007	N	\$115,669,300
2006	N	\$122,674,000
2005	N	\$124,151,600
2004	N	\$124,661,500
2003	N	\$126,488,900
2002	N	\$125,338,400
2001	N	\$126,713,700
2000	N	\$126,008,900
1999	N	\$127,930,100
1998	N	\$113,623,400

Is it reasonable that the fair market value of this parcel has increased by only third in 27 years with massive density rezoning?

**Demand a current appraisal**



# 2024 county value of old police site \$7,799,540 for 2.11 acres = \$3.7M/A

Parcel Number  
24-31-16-72477-001-0010

Owner Name  
ST PETERSBURG, CITY OF

Property Use  
1000 Vacant Commercial Land

Site Address  
1300 1ST AVE N  
ST PETERSBURG, FL 33705

Mailing Address  
PO BOX 2842  
ST PETERSBURG, FL 33731-2842

Legal Description  
POLICE COMPLEX REP. BLK 1, LOT 1

Current Tax District  
ST PETERSBURG (SP)

Year Built  
n/a

Heated SF	Gross SF	Living Units	Buildings
n/a	n/a	n/a	0

The map displays a grid of lots with various annotations. A large lot in the center is highlighted in red and labeled with '12/23 | \$450,000 (Q) | 956 sf | \$470/sf'. Other lots are annotated with values such as '01/24 | \$13,100,000 (M) | 7,968 sf | \$1,644/sf' and '08/22 | \$4,500,000 (Q) | 7,935 sf | \$567/sf'. The map includes street names like 'CENTRAL AVENUE' and '1ST AVENUE'.

**Exemptions**

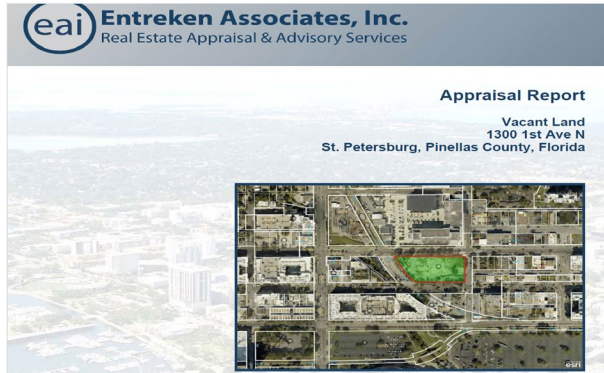
Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		Government
2024	No	0%		
2023	No	0%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate
00000/0000		216.00	NON EVAC	Current FEMA Maps	Check for EC

**2024 Preliminary Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value
2024	\$7,799,540	\$5,664,395	\$0	\$0



June 23, 2023

Mr. Dennis Weber  
City of St. Petersburg  
One 4th St N, 9th Floor  
St. Petersburg, FL 33701

**Re:** Appraisal Report  
1300 1st Ave N  
St. Petersburg, FL, 33705

Dear Mr. Weber:

As requested, Entreken Associates, Inc. has prepared an Appraisal Report of the above-referenced property for the purpose of estimating the value of the Fee Simple market value of the property and the Encumbered market value of the property, as is, as of the effective date of value.

The subject property is located at the southwest corner of 1st Ave N and 13th St N in St. Petersburg. The subject property is a 2.107 acre site or 91,759± square foot parcel of land. The subject parcel is identified by the Pinellas County Property Appraiser as Parcel Number 24-31-16-72477-001-0010. The subject property is more fully described in the body of this report.

To the best of our knowledge and belief, our analyses, opinions, and conclusions were developed, and this report has been prepared in conformance with the standards and reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), as promulgated by the Appraisal Standards Board of the Appraisal Foundation; the FDIC Market Value Definition; the Appraisal Institute's Code of Ethics and Standards of Professional Practice; Title XI of the Federal Financial Institution Reform, Recovery, and Enforcement Act of 1989 (FIRREA), the Interagency Appraisal and Evaluation Guidelines; as well as our understanding of the appraisal guidelines of the City of St. Petersburg.

The client of this report is the City of St. Petersburg. The intended user of this report is the City of St. Petersburg. The intended use of this report is to determine the as is fee simple market value of the subject property for internal use. No other use or users are intended or authorized by Entreken Associates, Inc. The scope of this assignment is restricted to the specific identified intended use and user noted above. Under no circumstances, shall any of the following parties be entitled to use or rely on the appraisal or this appraisal report: (i) the borrower(s) on any loans or financing relating to or secured by the subject property, (ii) any guarantor(s) of such loans or financing, or (iii)

**Value Conclusions**

Premise	Interest Appraised	Effective Date	Value Conclusion	Estimated Marketing
Current As Is Market Value	Fee Simple	6/12/2023	\$29,400,000	5-7 months

Year old appraisal shows 1300 1<sup>st</sup> Ave N now worth \$14M- acre, 387% of \$3.7M value

**Demand a current appraisal**

86% of the 625 voters polled by Mason-Dixon said the city-county should obtain a new land appraisal before proceeding. 79% said the Ray's should pay rent at least equal to their property tax exemption

Government must show land sales received roughly \$1B FMV or face lawsuits

Parcel	Acres	2024 Co Value	Assess \$M/A	at \$14M/A
A	4.11	\$ 5,929,600	\$ 1.44	\$ 58
B	57.7	\$ 152,862,056	\$ 2.65	\$ 808
C	2.29	\$ 5,752,668	\$ 2.51	\$ 32
D	0.62	\$ 1,418,820	\$ 2.29	\$ 9
E	11.03	\$ 15,731,800	\$ 1.43	\$ 154
F	0.44	\$ 732,216	\$ 1.66	\$ 6
Total	75.75	\$ 182,427,160	\$ 2.41	\$ 1,061



Tax District: ST PETERSBURG

Millage rates used: 2023 Final

Purchase Price: \$1,300,000,000

Estimated Just/Market Value: \$1,105,000,000

PRIOR HOMESTEADED PROPERTY

No Portability

Just/Market Value: \$0

- Assessed Value: \$0

Assessment Differential: \$0

**Estimated Assessed Value: \$1,105,000,000**

Estimated Just/Market Value: \$1,105,000,000

Less Save Our Homes (Portability) Benefit: \$0

Estimated Assessed Value: \$1,105,000,000

**Estimated Ad Valorem Taxes: \$21,943,864**

Taxing Authority	Exemption Amount	Taxable Value	Millage Rate	Estimated Tax
GENERAL FUND	\$0	\$1,105,000,000	4.7398	\$5,237,479
HEALTH DEPARTMENT	\$0	\$1,105,000,000	0.0713	\$78,787
PINELLAS PLANNING COUNCIL	\$0	\$1,105,000,000	0.0210	\$23,205
EMERGENCY MEDICAL SERVICE	\$0	\$1,105,000,000	0.8418	\$930,189
PINELLAS COUNTY SCHOOL BOARD	\$0	\$1,105,000,000	3.1900	\$3,524,950
SCHOOL LOCAL	\$0	\$1,105,000,000	2.7480	\$3,036,540
ST. PETERSBURG	\$0	\$1,105,000,000	6.4675	\$7,146,588
SW FLORIDA WATER MANAGEMENT	\$0	\$1,105,000,000	0.2043	\$225,752
JUVENILE WELFARE BOARD	\$0	\$1,105,000,000	0.8250	\$911,625
SUNCOAST TRANSIT AUTHORITY	\$0	\$1,105,000,000	0.7500	\$828,750
<b>Total Estimated Ad Valorem Taxes:</b>				<b>\$21,943,864</b>
<b>Non-Ad Valorem Assessments:</b>				<b>\$0</b>
<b>Total Estimated Taxes (not including Non-Ad):</b>				<b>\$21,943,864</b>

If the same \$1.3B value of mixed housing were built on the stadium site, it would generate \$22M more a year in property taxes each year

	City and County investments into Rays-Hines				City and County promised returns from Rays-Hines						
Year	\$ From C&C for:	Value C&C paid	loss RE tax	Cum Invest	Parcels	C Benefits	AH Penalty	Rent	Yr Return	Cum Return	Net Invest
2024	65A+\$40M+288M+68M+312M	\$ 1,769		\$ 1,769					\$ -	\$ -	\$ 1,769
2025				\$ 1,769	\$ 4.4				\$ 4.4	\$ 4	\$ 1,765
2026				\$ 1,769	\$ 7.0	\$ 10.0			\$ 17.0	\$ 21	\$ 1,748
2027			\$ 22	\$ 1,791	\$ 4.4	\$ 1.7			\$ 6.1	\$ 27	\$ 1,763
2028	Infrastructure 2	\$ 40	\$ 22	\$ 1,853	\$ 2.4	\$ 1.7			\$ 4.1	\$ 32	\$ 1,821
2029	Site rehab & landscaping	\$ 70	\$ 22	\$ 1,945	\$ 4.4	\$ 1.7			\$ 6.1	\$ 38	\$ 1,907
2030			\$ 22	\$ 1,967	\$ 3.4	\$ 1.7	\$ 7.5	\$ 1	\$ 13.6	\$ 51	\$ 1,916
2031			\$ 22	\$ 1,989	\$ 2.4	\$ 1.7		\$ 1	\$ 5.1	\$ 56	\$ 1,933
2032	Infrastructure 3	\$ 20	\$ 22	\$ 2,031	\$ 4.4	\$ 1.7		\$ 1	\$ 7.1	\$ 63	\$ 1,968
2033			\$ 22	\$ 2,053	\$ 4.4	\$ 1.7		\$ 1	\$ 7.1	\$ 70	\$ 1,983
2034			\$ 22	\$ 2,075	\$ 4.4	\$ 1.7		\$ 1	\$ 7.1	\$ 77	\$ 1,997
2035	Infrastructure 4	\$ 30	\$ 22	\$ 2,127	\$ 4.4	\$ 1.7		\$ 1	\$ 7.1	\$ 84	\$ 2,042
2036			\$ 22	\$ 2,149	\$ 4.4	\$ 1.7		\$ 1	\$ 7.1	\$ 92	\$ 2,057
2037			\$ 22	\$ 2,171	\$ 4.4	\$ 1.7	\$ 15.0	\$ 1	\$ 22.1	\$ 114	\$ 2,057
2038			\$ 22	\$ 2,193	\$ 4.4	\$ 1.7		\$ 1	\$ 7.1	\$ 121	\$ 2,072
2039			\$ 22	\$ 2,215	\$ 4.4	\$ 1.7		\$ 1	\$ 7.1	\$ 128	\$ 2,087
2040			\$ 22	\$ 2,237	\$ 4.4	\$ 1.7		\$ 1	\$ 7.1	\$ 135	\$ 2,102
2041			\$ 22	\$ 2,259	\$ 4.4	\$ 1.7		\$ 1	\$ 7.1	\$ 142	\$ 2,117
2042			\$ 22	\$ 2,281	\$ 4.4	\$ 1.7	\$ 15.0	\$ 1	\$ 22.1	\$ 164	\$ 2,117
2043			\$ 22	\$ 2,303	\$ 4.4	\$ 1.7		\$ 1	\$ 7.1	\$ 171	\$ 2,132
2044			\$ 22	\$ 2,325	\$ 4.4	\$ 1.7		\$ 1	\$ 7.1	\$ 178	\$ 2,147
2045			\$ 22	\$ 2,347	\$ 4.4	\$ 1.7		\$ 1	\$ 7.1	\$ 185	\$ 2,162
2046			\$ 22	\$ 2,369	\$ 4.4	\$ 1.7		\$ 1	\$ 7.1	\$ 192	\$ 2,177
2047			\$ 22	\$ 2,391	\$ 4.4	\$ 1.7	\$ 26.3	\$ 1	\$ 33.3	\$ 226	\$ 2,165
2048			\$ 22	\$ 2,413	\$ 4.4	\$ 1.7		\$ 1	\$ 7.1	\$ 233	\$ 2,180
2049			\$ 22	\$ 2,435	\$ 1.8	\$ 1.7		\$ 1	\$ 4.5	\$ 237	\$ 2,198
2050			\$ 22	\$ 2,457		\$ 1.7		\$ 1	\$ 2.7	\$ 240	\$ 2,217
2051			\$ 22	\$ 2,479		\$ 1.7		\$ 1	\$ 2.7	\$ 242	\$ 2,237
2052			\$ 22	\$ 2,501		\$ 1.7		\$ 1	\$ 2.7	\$ 245	\$ 2,256
2053			\$ 22	\$ 2,523		\$ 1.7		\$ 1	\$ 2.7	\$ 248	\$ 2,275
2054			\$ 22	\$ 2,545		\$ 1.7		\$ 1	\$ 2.7	\$ 250	\$ 2,295
Totals		\$ 1,929	\$ 616		\$ 105	\$ 50	\$ 64	\$ 25	\$ 250		

Appears C&C committing \$2.5 Billion while R-H promising \$250M in return

A city and county developer's reasonable investment return may be 10%+ per year rather than a 90% loss of the investment

Over 30 years, C&C invest \$2.3B,  
receive \$250M, net loss \$2.1B

- ▶ Council members have a fiduciary duty to represent their constituents
- ▶ Voting YES means you honestly believe this deal costing C&C \$2.5B while promising to return \$250 Million is in the constituents best interest
- ▶ Any constituent who disagrees could sue council members jointly and personally for the amount of damages [\$2.3B?] plus penalties

# Protect yourself before you vote yes

15

- ▶ The Mayor paid a law firm \$1.5M to review this deal!
- ▶ Why did three city council members vote no?
- ▶ Basically, any resident can bring a lawsuit to recover perceived damages against anyone at any time
- ▶ First, ask the attorney if they are also representing a different group before getting advice
- ▶ If your attorney says voting yes has no liability to you, ask her if she has over \$2 Billion in assets to reimburse you for the potential damages if she is wrong



A word cloud featuring the phrase "Thank you" in numerous languages. The central, largest text is "thank you" in red. Surrounding it are many other languages and their respective words, such as "danke" (German), "arigatō" (Japanese), "gracias" (Spanish), and "merci" (French). The words are arranged in a roughly heart-like shape, with smaller text filling the gaps between the larger words.

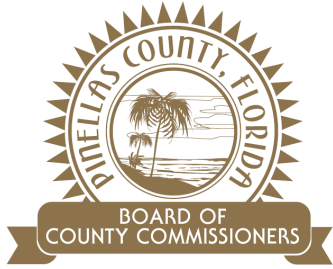
danke 謝謝 ngiyabonga  
спасибо тааfetai lava  
bedankt nandn kiitos dankie  
dank je misaotra matondo paldies grazzi  
gracias tapadh leat  
dziękuje mauryuru  
obrigado meseri sagolun sukriya kop khun krap taiku go raibh maith agat  
arigatō takk dakujem trugarez  
merci xhona asante manana  
obrigado murakoze lenka  
sukriya arigatō  
merci

**Eres, Christian**

---

**From:** Lewis, Jamie E  
**Sent:** Monday, July 22, 2024 3:34 PM  
**To:** BCC Agenda Comments  
**Cc:** O'Donnell, Stacy  
**Subject:** FW: Online Customer Service Contact Us Form Result #30021000

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Saturday, July 20, 2024 8:04 AM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #30021000

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This information is a result of a Pinellas County Online Customer Service form submission from the Pinellas County web site.

**Direction of Inquiry** Commissioner Dave Eggers - District 4

**Subject** Rays Stadium Rebuild

**Message** Good Morning Mr. Eggers,  
I am writing you to voice my opposition to fund the Rays Stadium rebuild. I find it fiscally irresponsible to layout our taxpayer money for a project like this due to the lack of support the team gets in attendance. Last season the average attendance was under 18,000 fans and for the playoffs they could not even get 20,000 for the first game. As a baseball fan you know the playoffs are the goal for any franchise and if the fans don't support the team for this that should be a red flag for interest in any team, especially one looking for over one billion dollars for a rebuild.  
I am a baseball fan but am reluctant to attend games at the Trop for various reasons

and the attendance records there prove that I am not alone.  
Please consider my opposition when you vote for funding of this project.  
Thank You.

Sincerely,

Al VanKleeck  
188 Wickford St E  
Safety Harbor, FL 34695

[yankeeskipper2@hotmail.com](mailto:yankeeskipper2@hotmail.com)

---

<b>Your Name</b>	Al VanKleeck
<b>Your Street Address</b>	188 Wickford St E
<b>City/Unincorporated County</b>	Safety Harbor
<b>Zip Code</b>	34695
<b>Your Email Address</b>	<a href="mailto:yankeeskipper2@hotmail.com">yankeeskipper2@hotmail.com</a>

---

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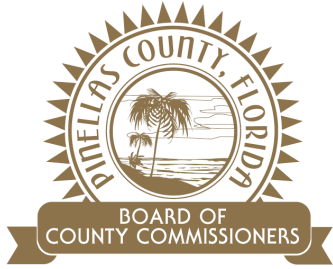


## Eres, Christian

---

**From:** Lewis, Jamie E  
**Sent:** Monday, July 22, 2024 3:33 PM  
**To:** BCC Agenda Comments  
**Cc:** O'Donnell, Stacy  
**Subject:** FW: Online Customer Service Contact Us Form Result #30021949

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Saturday, July 20, 2024 3:30 PM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #30021949

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This information is a result of a Pinellas County Online Customer Service form submission from the Pinellas County web site.

**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Dave Eggers - District 4

**Subject** Gas Plant project

**Message**

Dear Commissioners: I won't burden you with a lot of words. I am sure you will be getting an earful about the Gas Plant proposal. Let me say that I am a 30+ year resident of Pinellas County. I watched St. Petersburg take a massive financial hit for the "Trop". The stadium wasn't right then and it isn't right now. If Mr. Sternburg wants a new stadium he certainly has the money and the friends to finance it. If St. Petersburg will stand for another robbery so the current Mayor can have a legacy, that is their folly. I do not want one dime of Pinellas County money to go to Mr. Sternburg's money

machine. The plan is not well-developed and it is simply not the best use of the taxpayer's dollars. Please vote accordingly. Thank you. Jack DeMumbrum

---

<b>Your Name</b>	Jack DeMumbrum
<b>Your Street Address</b>	1723 Captiva Drive
<b>City/Unincorporated County</b>	Oldsmar
<b>Zip Code</b>	34677
<b>Your Phone Number</b>	8038104090
<b>Your Email Address</b>	<a href="mailto:1demum@gmail.com">1demum@gmail.com</a>

---

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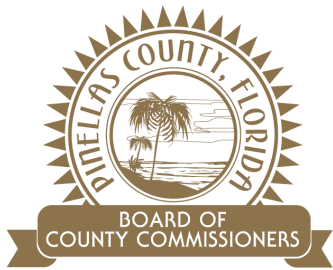
## Eres, Christian

---

**From:** Lewis, Jamie E  
**Sent:** Monday, July 22, 2024 2:24 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Voice mail: 66 sec.  
**Attachments:** 20703193\_VOICE\_240722-103930.wav

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

July 30, 2024 Agenda Items: 24-1106A and 24-1221A, please see voicemail message attached.



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** "VOICE/+7278105092"@entxprkrn1p.pinellascounty-fl.gov <"VOICE/+7278105092"@entxprkrn1p.pinellascounty-fl.gov>  
**Sent:** Monday, July 22, 2024 10:40 AM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Voice mail: 66 sec.

## Eres, Christian

---

**From:** Lugo, Jo A  
**Sent:** Monday, July 22, 2024 9:51 AM  
**To:** BCC Agenda Comments  
**Cc:** O'Donnell, Stacy; Revie, Derelynn  
**Subject:** FW: Online Customer Service Contact Us Form Result #30021949

**Categories:** UPLOADED, DOWNLOADED

FYI

---

**From:** Lugo, Jo A  
**Sent:** Monday, July 22, 2024 9:41 AM  
**To:** Revie, Derelynn <drevie@mypinellasclerk.gov>  
**Cc:** O'Donnell, Stacy <sodonnell@pinellas.gov>  
**Subject:** FW: Online Customer Service Contact Us Form Result #30021949

FYI

---

**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) <[noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com)>  
**Sent:** Saturday, July 20, 2024 3:30 PM  
**To:** Long, Janet C <[JanetCLong@pinellas.gov](mailto:JanetCLong@pinellas.gov)>  
**Subject:** Online Customer Service Contact Us Form Result #30021949

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Dave Eggers - District 4

**Subject** Gas Plant project

**Message**

Dear Commissioners: I won't burden you with a lot of words. I am sure you will be getting an earful about the Gas Plant proposal. Let me say that I am a 30+ year resident of Pinellas County. I watched St. Petersburg take a massive financial hit for the "Trop". The stadium wasn't right then and it isn't right now. If Mr. Sternburg wants a new stadium he certainly has the money and the friends to finance it. If St. Petersburg will stand for another robbery so the current Mayor can have a legacy, that is their folly. I do not want one dime of Pinellas County money to go to Mr. Sternburg's money machine. The plan is not well-developed and it is simply not the best use of the taxpayer's dollars. Please vote accordingly. Thank you. Jack DeMumbrum

<b>Your Name</b>	Jack DeMumbrum
<b>Your Street Address</b>	1723 Captiva Drive
<b>City/Unincorporated County</b>	Oldsmar
<b>Zip Code</b>	34677
<b>Your Phone Number</b>	8038104090
<b>Your Email Address</b>	<a href="mailto:1demum@gmail.com">1demum@gmail.com</a>

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## Eres, Christian

---

**From:** Revie, Derelynn  
**Sent:** Monday, July 22, 2024 9:43 AM  
**To:** BCC Agenda Comments  
**Subject:** FW: Online Customer Service Contact Us Form Result #30021949

**Categories:** UPLOADED, DOWNLOADED

Hello and Good Morning,

Please see the email below to be added to the Legistar item.

Thanks,

Derelynn

**Derelynn Revie, J.D.**

Manager, Board Records  
Finance Division  
Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
315 Court Street, Room 537  
Clearwater, FL 33756  
Office (727) 464-3463

[drevie@mypinellasclerk.gov](mailto:drevie@mypinellasclerk.gov) | [www.mypinellasclerk.gov](http://www.mypinellasclerk.gov)

**Tell us how we're doing by filling out a [comment card](#)!**

---

**From:** Lugo, Jo A <[jlugo@pinellas.gov](mailto:jlugo@pinellas.gov)>  
**Sent:** Monday, July 22, 2024 9:41 AM  
**To:** Revie, Derelynn <[drevie@mypinellasclerk.gov](mailto:drevie@mypinellasclerk.gov)>  
**Cc:** O'Donnell, Stacy <[sodonnell@pinellas.gov](mailto:sodonnell@pinellas.gov)>  
**Subject:** FW: Online Customer Service Contact Us Form Result #30021949

FYI

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**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) <[noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com)>  
**Sent:** Saturday, July 20, 2024 3:30 PM  
**To:** Long, Janet C <[JanetCLong@pinellas.gov](mailto:JanetCLong@pinellas.gov)>  
**Subject:** Online Customer Service Contact Us Form Result #30021949

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<b>Direction of Inquiry</b>	<ul style="list-style-type: none"><li>• Commissioner Janet C. Long - District 1</li><li>• Commissioner Dave Eggers - District 4</li></ul>
<b>Subject</b>	Gas Plant project
<b>Message</b>	Dear Commissioners: I won't burden you with a lot of words. I am sure you will be getting an earful about the Gas Plant proposal. Let me say that I am a 30+ year resident of Pinellas County. I watched St. Petersburg take a massive financial hit for the "Trop". The stadium wasn't right then and it isn't right now. If Mr. Sternburg wants a new stadium he certainly has the money and the friends to finance it. If St. Petersburg will stand for another robbery so the current Mayor can have a legacy, that is their folly. I do not want one dime of Pinellas County money to go to Mr. Sternburg's money machine. The plan is not well-developed and it is simply not the best use of the taxpayer's dollars. Please vote accordingly. Thank you. Jack DeMumbrum
<b>Your Name</b>	Jack DeMumbrum
<b>Your Street Address</b>	1723 Captiva Drive
<b>City/Unincorporated County</b>	Oldsmar
<b>Zip Code</b>	34677
<b>Your Phone Number</b>	8038104090
<b>Your Email Address</b>	<a href="mailto:1demum@gmail.com">1demum@gmail.com</a>

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## Eres, Christian

---

**From:** noreply@mypinellasclerk.gov  
**Sent:** Monday, July 22, 2024 9:09 AM  
**To:** BCC Agenda Comments

**Categories:** UPLOADED, DOWNLOADED

### Live Form

Topic	Stadium
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Tom Tito
Address	622 12TH AVE S, St Petersburg , FL 33701
Phone	+17274656009
Email	bartlettparkneighborhood@gmail.com

## Eres, Christian

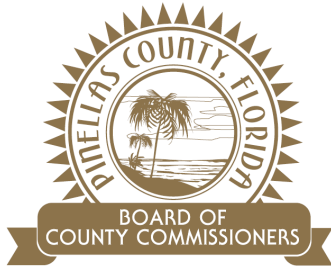
---

**From:** Lewis, Jamie E  
**Sent:** Tuesday, July 23, 2024 10:31 AM  
**To:** BCC Agenda Comments  
**Cc:** O'Donnell, Stacy  
**Subject:** FW: Online Customer Service Contact Us Form Result #30029432

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** UPLOADED, DOWNLOADED

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Monday, July 22, 2024 9:18 PM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #30029432

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**Direction of Inquiry** Commissioner Dave Eggers - District 4

**Subject** Stadium and Historic Gas Plant Redevelopment

**Message** On behalf of the League of Women Voters of the St. Petersburg Area we respectfully request a meeting (in person or zoom) to discuss the Agreements and Land Transfers which will be before the Commissioners on July 30, 2024.

Thank you.

---

<b>Your Name</b>	Robin Davidov
<b>Your Street Address</b>	4830 Osprey Dr S
<b>City/Unincorporated County</b>	St Petersburg
<b>Zip Code</b>	33711
<b>Your Phone Number</b>	4104091942
<b>Your Email Address</b>	<a href="mailto:rbdavidov@gmail.com">rbdavidov@gmail.com</a>

---

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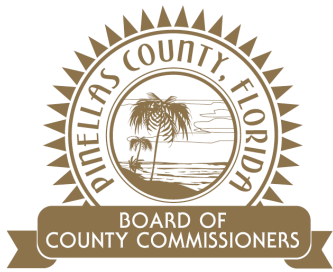
## Eres, Christian

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**From:** Lewis, Jamie E  
**Sent:** Wednesday, July 24, 2024 9:22 AM  
**To:** BCC Agenda Comments  
**Subject:** FW: Online Customer Service Contact Us Form Result #30032612

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Tuesday, July 23, 2024 3:35 PM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #30032612

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator

---

**Subject** City/Rays/Hines Workshop

---

**Message**

Please ask the Rays/Hines/City team the following questions at the workshop:

1. The discounted price for the land, some of which is County owned, is tied to the provision of 1,200 units of affordable housing. However, the agreements allow the developer to get out of the obligation if there are no federal subsidies available or a small fee per unit is paid by the developer. Why should the City/County sell public land below market value if there is no guarantee of affordable housing built?
2. The Florida Tax Watch report recommends that the Rays share revenues and agree to a claw back provision. The Rays currently pay a per ticket revenue to the City, but that will stop in the new agreement. How can the Commissioners support spending \$108 million of property taxes, in addition to the bed tax, and lost property tax on the 22 acre stadium site if the deal is a bad one for taxpayers?
3. Unlike other teams, The Rays will not share streaming revenue, naming rights, a share of the windfall when the team is sold and other revenues with the City or County. Councilmember Driscoll has stated that this deal will make the Rays the "envy of every other team". Should our priority be taxpayers, and not team owners?
4. The Rays refuse to allow residents to shelter in the stadium in the event of a catastrophic weather event, even though FEMA recommends that residents shelter in place. The stadium is owned by the public and it's baffling that the doors would be shut to the residents who paid for the facility.
5. LEED certification has become the standard for sustainability, yet the Rays/Hines will not agree to meet the standard. Why?
6. Hines does not pay for the land when they take control. They pay out over 30 years, with no interest and keep the appreciated value. Some of these parcels are owned by the County. The County is obliged to sell public assets, including land, at fair market value and to collect the proceeds at closing. I am concerned that we are opening up ourselves to challenges under the current land deal.
7. The Rays changed the terms for the contribution to the CW African American Museum after the advisory council reviewed the plan. Now, the Museum must raise half of the total cost by July 2025 or they will lose the \$10 million contribution. Can you explain why the community benefit amount of \$50 million was subtracted from the land price, and then is being withheld from the museum? I understand that the "pre-condition" language states "including but not limited to". What are the other pre-conditions?
8. Can you assure us that the affordable housing units will not be rented to USF-SP students because there are thousands of working families and seniors who have been on waiting lists for years? I hope that is a terrible rumor because it is not the will of the taxpayers in this County.
9. Is the City financing the Hines' share of infrastructure? if so, how will that be repaid? Is that another burden on taxpayers?

Thank you for your diligence and integrity. I've sat through five of the Rays/Hines presentations and none of these tough questions have been answered. I know you will do a thorough review.

---

<b>Your Name</b>	CHRISTOPHER LERBS
<b>Your Street Address</b>	4830 Osprey Dr S
<b>City/Unincorporated County</b>	Saint Petersburg

---

**Zip Code** 33711

---

**Your Phone Number** 4105072946

---

**Your Email Address** [clerbs@msn.com](mailto:clerbs@msn.com)

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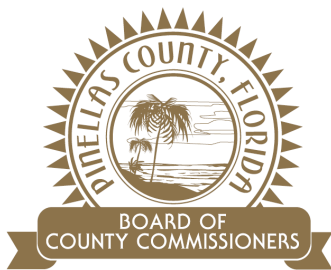
## Eres, Christian

---

**From:** Lewis, Jamie E  
**Sent:** Wednesday, July 24, 2024 12:01 PM  
**To:** BCC Agenda Comments  
**Subject:** July 30, 2024 Agenda Items: 24-1106A and 24-1221A  
**Attachments:** SKM\_C454e24072411560.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

See attached mail from constituent to BCC-July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

Harold H Dean  
1 Beach Drive SE Unit 1506  
St.Petersburg, FL 337



County Commissioners

July 22, 2024

Building a new baseball stadium makes no sense. Miami built a new 37,442 seat up to date stadium sliding roof and all. Miami has a much larger fan base than St.Petersburg yet attendance only averages 14,762 per game about the same as Tropicana. It is not the stadium that determines the attendance, it is the weather. Better things to do on a nice day or evening. Many watch the game at home on large screen TVs. Any money spent on a new stadium where the City gets no part of the gate is a complete waste of tax payer money.

Selling the land to Bay /Hines at less than half the value is a taking from the citizens of St.Petersburg.

The land should be offered to developers at appraised value with conditions as to use. The tax payers would avoid paying for a stadium and receive a fair price for their land. A win for taxpayers as opposed to billions that could be lost if the Council approves the pending proposal.

If the owners of the Rays want a new stadium they can buy the land at a fair price and spend their money to build the stadium which they know makes no economic sense so they are attempting to con the city to participate. There is simply no way attendance at a new stadium in St.Petersburg will exceed Miami. Without the new stadium a proposal could be modified to work with the Rays at Tropicana unless they decide to walk which is probably best for the city. April 12, Washington Examiner entitled Rays' stadium development district to exceed initial cost estimates: \$ 2.4 billion from the city and county not \$ 600 million when accounting for parking garages, infrastructure support and lost revenues. Participating in a new stadium will be a financial disaster for the city of St. Petersburg and tax payers. Are we willing to spend millions and possibly billions so that the few that attend baseball games have a nicer place to sit? A recent poll shows St Pete residents are opposed to a new stadium.

The City Council's primary obligation is to the city, not the baseball owners. We have beaches, we don't need baseball. The Rays are not counting on higher attendance at the new stadium. If no one shows it is still a great deal for them because of the money they conned from the City. According to the new estimated cost to the city being \$1.6 billion translates to \$14,035 per household. Should it be \$2.4 billion it would be well over \$20,000 per household. In violation of their obligation to act in the best interest of the City our Council passed the deal that takes thousands from St.Pete residents with no benefits for residents or the city. Corruption?

I would hope you turn it down, however taking this kind of money from county residents should at least go to a referendum.

Yours truly,

Harold H Dean Lt.Col USAF ret.

Washington — Examiner

Washington Examiner

# Rays' stadium, development district to exceed initial cost estimates: Report

By **Andrew Powell** | The Center Square Contributor

April 12, 2024 7:36 am

(The Center Square) — A new report shows that a new Tampa Rays stadium could cost taxpayers far more than initially thought.

The new stadium for the Tampa Bay Rays would include the development of 65 acres in the historic Gas Plant District that surrounds the field, which would offer affordable housing, shopping and entertainment venues at an initial cost estimate of \$1.3 billion.

The cost of the project would be shared between the City of St. Petersburg, Pinellas County and the Tampa Bay Rays' ownership group Rays-Hines.

The city would pay an estimated \$287.5 million, which would include \$130 million towards infrastructure, while the county would pay \$312.5 million and Ray-Hines would pay the remainder and any overruns.

However, a report from [Florida TaxWatch](#) raised concerns about the real cost of the project to the city and the county, which is estimated to be a total of \$2.4 billion, not \$600 million, when accounting for parking garages, infrastructure support and lost revenues.

According to the report, the city would pay an estimated \$1.6 billion, including \$704 million for the new stadium and supporting infrastructure, \$411 million in lost property taxes and \$545 million in lost city revenue from the sale of 64 acres to Ray's ownership.

Pinellas County would pay its share of \$809 million, \$587 million towards the new stadium and \$222 million in lost property taxes. Neither the city or the county has the funds to cover this expense.

The report further notes that as of 2022, per game attendance averaged 13,927, while revenue generated in 2022 by the franchise was \$248 million, ranking the Rays 28th out of the 30 Major League Baseball teams.

"To be clear, Florida TaxWatch is not drawing conclusions as to whether the Tampa Bay Rays' ballpark proposal is 'good' or 'bad,'" said Florida TaxWatch acting president and CEO Jeff Kottkamp said in a news release. "With this report, we simply outline a variety of important factors, including a few major risks, that should be taken into consideration by local officials in order to determine if the plan is in the best interest of Tampa Bay area taxpayers.

"At the end of the day, fulfillment of the deal will require hundreds of millions of local taxpayer dollars — which could be used to pay for other needed services and improvements in the community — and therefore, we believe it should receive close and careful scrutiny before a decision is made. We look forward to discussing our research and recommendations with all involved stakeholders as the matter comes before the St. Petersburg City Council and Pinellas County Commission."

Kennesaw State professor J.C. Bradbury, opposes these types of stadium deals and posted on X, formerly known as Twitter, that stadiums are "terrible development anchors," and that the initial \$600 million proposal alone would cost \$5,263 per household.

However, according to the new estimated cost to the city being \$1.6 billion, this would translate to \$14,035 per household.

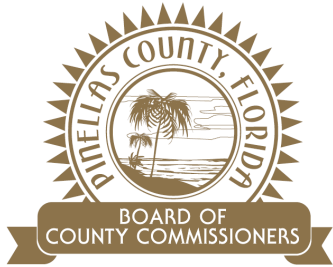
"The social benefits of hosting sports teams are difficult to measure, but they're not incalculable. I doubt most residents would be willing to pay that much and that's the burden they're required to bear to fund this proposal," Bradbury posted to X.

## Eres, Christian

---

**From:** Lewis, Jamie E  
**Sent:** Wednesday, July 24, 2024 1:14 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Online Customer Service Contact Us Form Result #30036057

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Wednesday, July 24, 2024 12:50 PM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #30036057

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This information is a result of a Pinellas County Online Customer Service form submission from the Pinellas County web site.

**Direction of Inquiry** Commissioner Janet C. Long - District 1

**Subject** New Baseball Stadium

**Message** Commissioner Long,

I am contacting you to ask that you vote NO on the proposed new Rays baseball stadium.

Spending 22% of the Bed Tax revenue, and being committed to do that for 30 years, on something of interest to only 3% of tourists is a bad business decision. We should invest in and promote what brings people to Pinellas County - our beaches, our restaurants, our museums, and our shops - and not spend millions of dollars on a new baseball

stadium.

Thank you for considering my request.

James Plummer

---

<b>Your Name</b>	James Plummer
<b>Your Street Address</b>	126 19th Ave NE
<b>City/Unincorporated County</b>	Saint Petersburg
<b>Zip Code</b>	33704
<b>Your Phone Number</b>	7039898800
<b>Your Email Address</b>	<a href="mailto:jcp1025@outlook.com">jcp1025@outlook.com</a>

---

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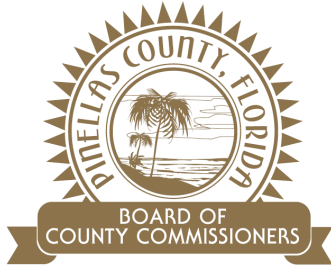


## Eres, Christian

---

**From:** Lewis, Jamie E  
**Sent:** Wednesday, July 24, 2024 1:17 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Online Customer Service Contact Us Form Result #30036232

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Wednesday, July 24, 2024 1:13 PM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #30036232

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#### Direction of Inquiry

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

---

**Subject** Vote No on bad stadium deal

**Message** Several years ago, City of Saint Petersburg forums solicited public input regarding the future of the Rays stadium and historic Gas Plant district. Of the eight people at my table, not one supported using public funds to subsidize a new Rays stadium. I believe that this sentiment represents a vast majority of the local population and voters.

The city and county should allow the current sweetheart deal with the Rays to expire. This would give the city an unfettered ability to redevelop the entire site and maximize the cost/benefit ratio.

Instead, the city is about to engage in a new sweetheart deal, spending billions of dollars of public funds to subsidize the hobby of a billionaire. And the county is being asked to contribute as well!

There are many reasons why such a giveaway is ill conceived:

1)morally wrong

Giving billions of dollars in cash and subsidies to a billionaire for their private business is morally wrong. End of case.

2)fiscally irresponsible

Many studies have shown that sports stadiums do not pay for themselves or deliver the touted benefits. City council members cited these studies at the October 26 presentation. The response? "Our project will be different." Yeah.

3)unilateral decision by Mayor Welch

Mayor Welch seems determined to keep the Rays here, no matter the cost. There were previous offers to develop the area without a stadium. But the Mayor nixed those options.

4)obfuscation of costs

When all the cash payments, interest costs, tax subsidies, and other costs are added up, the real cost is over two billion dollars of public funds. This far exceeds the "\$600 million" often cited by proponents.

5)a "done deal"

The proponents are presenting the Rays proposal as a "must pass" rush job. As a "done deal". For such a huge public subsidy, every council member and county commissioner should start out with a mindset of "No" for their vote.

6)easiest money ever

Think of it. You only need to sway 5 council members to vote yes. And you get billions of dollars for your effort. The easiest money ever not earned.

7)alternatives

Is billions of dollars for a stadium more important than affordable housing, or infrastructure repairs?

8)conflating benefits



Proponents of the deal disingenuously attribute the benefits of the entire site redevelopment to the building of a new stadium. No, without a baseball stadium, the benefits would remain. Plus, there would be more land available for other purposes. Tax-paying purposes, not tax-free usage.

I call upon all Saint Petersburg City Council Members, Pinellas County Commissioners, and the public to stand up against this proposed massive giveaway, and vote “No!”

---

<b>Your Name</b>	Thomas Hallinan
<b>Your Street Address</b>	530 12th Ave N
<b>City/Unincorporated County</b>	Saint Petersburg
<b>Zip Code</b>	33701
<b>Your Email Address</b>	<a href="mailto:thomas_hallinan@att.net">thomas_hallinan@att.net</a>

---

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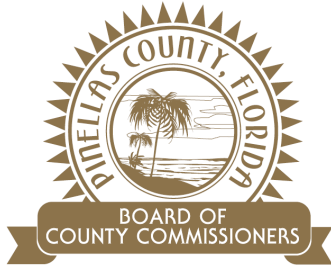


## Eres, Christian

---

**From:** Lewis, Jamie E  
**Sent:** Wednesday, July 24, 2024 1:17 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Online Customer Service Contact Us Form Result #30036229

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Wednesday, July 24, 2024 1:12 PM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #30036229

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

---

**Subject** Vote no on spending our bed tax on the Rays

**Message** Hello

I live in Palm Harbor. I am urging you to vote no to spend our bed tax on a private organization for their private gain. If the county does not receive any ownership or

profits from this venture, it is a waste of taxpayer dollars.

Every stadium project across the US has always promised higher tax revenues and more visitors. And they have always failed to deliver.

Please vote no on this proposal. This is one of the biggest financial decisions the county will make and will affect my children and their children. I will remember this at the ballot box. Thank you for voting against spending public money on private projects.

---

<b>Your Name</b>	Peter Howard
<b>Your Street Address</b>	930 Michigan Ave
<b>City/Unincorporated County</b>	Palm Harbor
<b>Zip Code</b>	34683
<b>Your Phone Number</b>	5179806095
<b>Your Email Address</b>	<a href="mailto:peterjhoward6@gmail.com">peterjhoward6@gmail.com</a>

---

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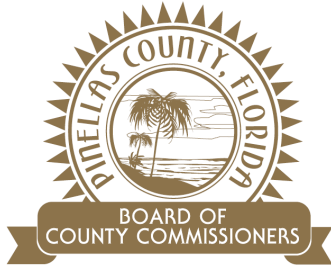


## Eres, Christian

---

**From:** Lewis, Jamie E  
**Sent:** Wednesday, July 24, 2024 1:17 PM  
**To:** BCC Agenda Comments  
**Subject:** FW: Online Customer Service Contact Us Form Result #30036224

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Wednesday, July 24, 2024 1:12 PM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #30036224

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#### Direction of Inquiry

- General Information
- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator

---

**Subject** baseball stadium

**Message** I would like the commissioners to vote NO for a baseball stadium

---

<b>Your Name</b>	Len Gissiner
<b>Your Street Address</b>	1580 LAGO VISTA BLVD
<b>City/Unincorporated County</b>	PALM HARBOR
<b>Zip Code</b>	34685
<b>Your Phone Number</b>	7277856119
<b>Your Email Address</b>	<a href="mailto:lyng@ij.net">lyng@ij.net</a>

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## Eres, Christian

---

**From:** noreply@mypinellasclerk.gov  
**Sent:** Wednesday, July 24, 2024 2:26 PM  
**To:** BCC Agenda Comments

### Live Form

Topic	Rays Stadium
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Robert Rusczyk
Address	3152 Brunswick Circle Palm Harbor, FL 34684
Phone	+18144409340
Email	

## Eres, Christian

---

**From:** noreply@mypinellasclerk.gov  
**Sent:** Wednesday, July 24, 2024 2:28 PM  
**To:** BCC Agenda Comments

### Live Form

Topic	Rays Stadium
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Michele Rusczyk
Address	3152 Brunswick Circle Palm Harbor, FL 34684
Phone	+18144409340
Email	

## Eres, Christian

---

**From:** Lugo, Jo A  
**Sent:** Friday, July 26, 2024 9:59 AM  
**To:** BCC Agenda Comments  
**Cc:** Revie, Derelynn  
**Subject:** FW: Online Customer Service Contact Us Form Result #30037209

FYI

---

**From:** noreply@fs30.formsite.com <noreply@fs30.formsite.com>  
**Sent:** Wednesday, July 24, 2024 3:49 PM  
**To:** Long, Janet C <JanetCLong@pinellas.gov>  
**Subject:** Online Customer Service Contact Us Form Result #30037209

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<b>Direction of Inquiry</b>	Commissioner Janet C. Long - District 1
<b>Subject</b>	Vote No on the stadium project
<b>Message</b>	Commissioner Long, Please vote NO on this. Taxpayers are hurting enough and do not need this extra burden that only benefits a few. It's just too much!
<b>Your Name</b>	William Paul Holt
<b>Your Street Address</b>	1727 Saint Anthony Drive
<b>City/Unincorporated County</b>	Clearwater
<b>Zip Code</b>	33759
<b>Your Phone Number</b>	7275994593
<b>Your Email Address</b>	<a href="mailto:ima72flh@gmail.com">ima72flh@gmail.com</a>

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## Eres, Christian

---

**From:** noreply@mypinellasclerk.gov  
**Sent:** Friday, July 26, 2024 4:35 PM  
**To:** BCC Agenda Comments

### Live Form

Topic	Funding Rays Stadium
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Glen Sheppard
Address	3284 Gorse Ct Palm Harbor, Florida 34684
Phone	+17273130176
Email	snmashep@yahoo.com

## Eres, Christian

---

**From:** noreply@mypinellasclerk.gov  
**Sent:** Friday, July 26, 2024 6:50 PM  
**To:** BCC Agenda Comments

### Live Form

Topic Vote NO w/your constituents on the Rays/Hines Redevelopment Deal  
BCC Agenda Date 7-30-2024  
Your Stand on the Issue Oppose  
Comments [E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]  
Citizen Name Ash Alonzo  
Address 2434 10th Ave N  
St. Petersburg, Florida 33713  
Phone +17274593283  
Email ashfran824@gmail.com

**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [thomas\\_hallinan\\_at\\_att.net](mailto:thomas_hallinan_at_att.net)  
**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30036297  
**Date:** Wednesday, July 24, 2024 1:25:10 PM

---

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

**Subject**

Vote "No" on illegitimate stadium RFP

**Message**

How did the City of Saint Petersburg and the Rays end up presenting such a problematic proposal to you?

Let's get to the root cause.

Members of the city council asked if the the proposed Rays/Hines deal is the best option for the city and county.

The answer to that is a clear NO!

The Rays/Hines deal is the best deal for the Rays. The RFP was crafted with the specific intent to keep the Rays here. It prohibited consideration of other possibilities!

By excluding alternatives, the entire process became illegitimate. The resulting proposals fulfill the desires of the Mayor, but show only a subset of the possibilities for the city.

We asked for the big picture, but were given only a limited viewpoint. That is no way to make such a momentous decision for the future of this city and county.

With the process tainted from its origin, the only reasonable

course of action is to reject the resulting proposal, and begin with a new, unbiased, RFP.

Can this be done? Of course!

When Mayor Welch took office, he threw out the prior RFP and proposals. Now it is your turn to do likewise, and demand a fair RFP.

But this is a rush job! No, The Historic Gas Plant District land will not disappear. It will be here to be properly redeveloped after a fair and measured consideration. It is our duty to ensure that all options be considered, with and without a baseball stadium. It is our responsibility to properly honor those displaced from their community by the current baseball stadium.

This deal stinks, and I hope that you demand a fresh slate of options.

---

<b>Your Name</b>	Thomas Hallinan
<b>Your Street Address</b>	530 12th Ave N
<b>City/Unincorporated County</b>	Saint Petersburg
<b>Zip Code</b>	33701
<b>Your Email Address</b>	<a href="mailto:thomas_hallinan@att.net">thomas_hallinan@att.net</a>

---

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**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [mnrradoll@gmail.com](mailto:mnrradoll@gmail.com)  
**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30036354  
**Date:** Wednesday, July 24, 2024 1:34:42 PM

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

---

**Subject**

Rays Stadium

---

**Message**

Buying a new Ray's Stadium is a waste of tax dollars. We can't fill the stadium because not enough tourist have an interest in our baseball season. Our tourist draw is the beaches and restaurants.  
Invest in those.

---

**City/Unincorporated County**

Clearwater

---

**Your Email Address**

[mnrradoll@gmail.com](mailto:mnrradoll@gmail.com)

---

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**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [kmvhs at duck.com](mailto:kmvhs@duck.com)  
**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30036364  
**Date:** Wednesday, July 24, 2024 1:36:35 PM

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

---

**Subject**

Baseball Stadium

---

**Message**

Dear Commissioners:

Please do not agree to spend our bed tax dollars to subsidize a wealthy baseball franchise.

I love baseball, don't get me wrong. However, this proposed deal benefits no one except the Rays owners. Evidence shows that this type of "investment" is a losing proposition.

People love to visit Tampa Bay, but not for baseball games. Our money would be better spent on things that most tourists and residents utilize, and for saving for the next storm damage assessment...which always comes, eventually.

Thank you for considering my input.

Respectfully submitted by:

Kathleen Spayer  
1032 Wideview Av.  
Tarpon Springs, FL 34689

---

**Your Name**

Kathleen Spayer

---

<b>Your Street Address</b>	1032 Wideview Ave
<b>City/Unincorporated County</b>	Tarpon Springs
<b>Zip Code</b>	34689
<b>Your Email Address</b>	<a href="mailto:kmvhs@duck.com">kmvhs@duck.com</a>

---

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**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [lukegarden10@gmail.com](mailto:lukegarden10@gmail.com)  
**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30036390  
**Date:** Wednesday, July 24, 2024 1:41:04 PM

---

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**Direction of Inquiry**

- Commissioner Charlie Justice - District 3
- Commissioner Kathleen Peters - District 6 (2024 Chair)

**Subject** Please vote no on stadium

**Message** As a resident of Pinellas I ask that you represent our best interest by voting no to the stadium financial plan. Our beaches, tourism and commerce should be where we invest our tax dollars as they all significantly return money to our community. A stadium sounds great until you see our this project is financially lopsided in favor of the team and the city. Please represent the best interest of all Pinellas residents and vote no to this bad deal.

**Your Name** Lucais Garden

**Your Street Address** 936 Pinellas Bayway S, T-10

**City/Unincorporated County** Tierra Verde

**Zip Code** 33715

**Your Phone Number** 7272692385

**Your Email Address** [lukegarden10@gmail.com](mailto:lukegarden10@gmail.com)

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30036474  
**Date:** Wednesday, July 24, 2024 1:55:56 PM

---

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

<b>Subject</b>	Rays/Hines Deal
<b>Message</b>	Do you really think tourists are coming to Pinellas County for basebal?  Please vote against the Rays/Hines Deal!
<b>Your Name</b>	Joann Schmal
<b>Your Street Address</b>	2200 BURLINGTON AVE N
<b>City/Unincorporated County</b>	SAINT PETERSBURG
<b>Zip Code</b>	33713-8839
<b>Your Phone Number</b>	7276122880
<b>Your Email Address</b>	<a href="mailto:snjschmal@gmail.com">snjschmal@gmail.com</a>

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**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [lisac@duck.com](mailto:lisac@duck.com)  
**To:** [Lewis, Jamie E](mailto:lisac@duck.com)  
**Subject:** Online Customer Service Contact Us Form Result #30036481  
**Date:** Wednesday, July 24, 2024 1:56:33 PM

---

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

**Subject**

Please vote against the baseball stadium

**Message**

I am writing to request you vote down using our tax dollar to offset another baseball stadium in St Pete. A new stadium will not draw visitors. It will cost billions with little return. Please spend our Tax dollars wisely and invest in our beaches.

Thank you

**Your Name**

Lisa Calabrese

**Your Street Address**

331 Cleveland St

**City/Unincorporated County**

Clearwater

**Zip Code**

33755

**Your Email Address**

[lisac@duck.com](mailto:lisac@duck.com)

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**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [macdave@ix.netcom.com](mailto:macdave@ix.netcom.com)  
**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30036495  
**Date:** Wednesday, July 24, 2024 1:58:29 PM

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

**Subject**

RAIZE the Hines Deal

**Message**

St Petersburg does not need a new stadium. The current one can be maintained for another 40+ years to support declining MLB Rays attendance that that's been at the bottom of the league for years.

More and more sports venues are being viewed remotely, avoiding hassels with large crowds, parking and pricey food and drinks. Same for movie theaters.

<https://thehustle.co/sports-stadiums-downsize-baseball-basketball-football>

I strongly urge our County Board to vote against this foul ball deal and redirect our tourism taxes towards Pinellas Amenities and infrastructure that benefits ALL TAXPAYERS & Tourists who enjoy our beaches and parks, rather than the mere 3% who enjoy watching overpaid players sit, chew and spit while watching paint dry.

The Minimum Wage for MLB Players is \$702,000/year, with many getting \$millions to play ball so their owners can reap 100X that, and we don't even get 10% like \*The Big Guy.\*

Ask yourselves "How much does their sport contribute to the average income of Pinellas residents?" Nada, nothing, zilch...

I'd support a plan that drew high tech employment to the Gas Plant Site with better pay than tip-jars, including benefits and career opportunities that made St Petersburg's housing more affordable. Especially our stock of 100+ year old homes in established family neighborhoods, unlike the 50 story towers of toilets for \$MegaDollar\$ condos inundating our downtown with strained utilities and traffic.

Please think carefully about the costs you're about to impose on county residents, and put OUR PRIORITIES FIRST before Rays-Hines Steals First, Second, Third AND Home!

Above all, remember that Pinellas is OUR HOME, not theirs...

---

<b>Your Name</b>	David Stites
<b>Your Street Address</b>	1446 29th Ave N
<b>City/Unincorporated County</b>	St Petersburg
<b>Zip Code</b>	33704
<b>Your Phone Number</b>	737 735-1022
<b>Your Email Address</b>	<a href="mailto:macdave@ix.netcom.com">macdave@ix.netcom.com</a>

---

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**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [dmurphy245@yahoo.com](mailto:dmurphy245@yahoo.com)  
**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30036599  
**Date:** Wednesday, July 24, 2024 2:16:45 PM

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- Direction of Inquiry**
- Commissioner Charlie Justice - District 3
  - Commissioner Kathleen Peters - District 6 (2024 Chair)

**Subject** New Stadium

**Message**

As a resident of Tierra Verde, I write to express my opinion that no tax dollars should be used for the new stadium development. I am a big sports fan and enjoy going to games, but no government should take tax dollars from taxpayers and give it to billionaires. I don't have a problem with tax dollars going to improve infrastructure, but anything more than that, and this proposal is, and it should be voted down. San Diego is more popular than ever even after turning down public funding for a new football stadium and losing the Chargers (to a stadium built by the owner with no public financing of the actual stadium). St. Pete would be as well.

**Your Name** Daniel Murphy

**Your Street Address** 135 1st St. E #203

**City/Unincorporated County** Tierra Verde

**Zip Code** 33715

**Your Email Address** [dmurphy245@yahoo.com](mailto:dmurphy245@yahoo.com)

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30036612  
**Date:** Wednesday, July 24, 2024 2:18:50 PM

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Dave Eggers - District 4

**Subject** VOTE NO ON STADIUM PROPOSAL

**Message**

As a registered voter residing in Pinellas County, I urge you, no, I demand that you vote NO on the proposed agreement to provide \$20 million/year to fund a new stadium for the Rays . It is a poor use of bed tax funds that will benefit only a small percentage of Pinellas residents and could have a very negative impact on the county's ability to preserve and care for other venues that benefit a greater percentage of county residents. Besides the economic straight jacket the ballpark funding would impose on the county is the overriding fact that putting a new stadium in the same location as the current one is absolutely the wrong decision. The current plan takes a lot of money generated from throughout the county and spends that money to benefit a very small portion of the county for 30 YEARS. If you look at population density and growth, it is to the north and east of St. Petersburg. That's where people are going to come from to attend a Rays game and that's where the stadium should be placed. Not in the middle of an increasingly congested city with limited parking. This stadium plan is a bad deal for all of Pinellas County. VOTE NO ON FUNDING A STADIUM WITH BED TAX MONEY OR ANY OTHER SOURCE OF PUBLIC FUNDS.

**Your Name** Christine Stives

**Your Street Address** 4914 Turtle Creek Trail

**City/Unincorporated County** Oldsmar

**Zip Code** 34677

---

**Your Phone Number** 1813999999

---

**Your Email Address** [cstives@msn.com](mailto:cstives@msn.com)

---

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30036629  
**Date:** Wednesday, July 24, 2024 2:21:13 PM

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

<b>Subject</b>	Stadium
<b>Message</b>	VOTE NO
<b>Your Name</b>	Don Faircloth
<b>Your Street Address</b>	6400 46TH AVE N, 30
<b>City/Unincorporated County</b>	Kenneth City
<b>Zip Code</b>	33709
<b>Your Phone Number</b>	4074317134
<b>Your Email Address</b>	<a href="mailto:dk4436@aol.com">dk4436@aol.com</a>

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**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [ericjameschultz@yahoo.com](mailto:ericjameschultz@yahoo.com)  
**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30036671  
**Date:** Wednesday, July 24, 2024 2:29:33 PM

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

**Subject**

Baseball stadium funding

**Message**

As a resident and taxpayer of Pinellas county, I ask you to strongly oppose the approval of funding for the new baseball stadium. Along with most municipalities in the U.S. these days, we should not spend so much of our own tax dollars when others are requiring more from the owners of their sports teams. If overzealous funding occurs, most of the added profit will end up in Stuart Sternberg's wallet just like Miami Marlins stadium did for their owner, who sold the team for an additional profit fairly equal to the taxpayer input. Please consider a number of things that are necessary elsewhere in the county - we have a laundry list of them in the northern part of the county. Thank you.

**Your Name**

Eric Schultz

**Your Street Address**

216 Millstone Dr.

**City/Unincorporated County**

Palm Harbor

**Zip Code**

34683

**Your Phone Number** 248-310-6379

---

**Your Email Address** [ericjameschultz@yahoo.com](mailto:ericjameschultz@yahoo.com)

---

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30036730  
**Date:** Wednesday, July 24, 2024 2:39:08 PM

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- Direction of Inquiry**
- Commissioner Janet C. Long - District 1
  - Commissioner Brian Scott - District 2 (2024 Vice-Chair)
  - Commissioner Charlie Justice - District 3
  - Commissioner Dave Eggers - District 4
  - Commissioner Chris Latvala - District 5
  - Commissioner Kathleen Peters - District 6 (2024 Chair)
  - Commissioner René Flowers - District 7
  - County Administrator

<b>Subject</b>	Ray's Stadium Proposal
<b>Message</b>	Please do not vote to spend county financial resources for the Ray's proposed new stadium.
<b>Your Name</b>	JOHN J BILCHAK
<b>Your Street Address</b>	707 1ST AVE S
<b>City/Unincorporated County</b>	Tierra Verde
<b>Zip Code</b>	33715
<b>Your Phone Number</b>	7274805909
<b>Your Email Address</b>	<a href="mailto:jbilchak1@gmail.com">jbilchak1@gmail.com</a>

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**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [dan\\_perazzo@hotmail.com](mailto:dan_perazzo@hotmail.com)  
**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30036763  
**Date:** Wednesday, July 24, 2024 2:44:14 PM

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

**Subject**

Is the first deal ever the best deal?

**Message**

Let's revisit a deal where the biggest winner pays and risks nothing. While services provided by our County would be at risk after a natural disaster could decimate the funding source of this endeavor.  
Do minimal amounts of affordable housing justify this risk?  
We can do better and our citizens deserve better, please vote NO, or at least not yet...

**Your Name**

Dan Perazzo

**Your Street Address**

3086 Hillside Ln.

**City/Unincorporated  
County**

Safety Harbor

**Zip Code**

34695

**Your Email Address**

[dan\\_perazzo@hotmail.com](mailto:dan_perazzo@hotmail.com)

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30036830  
**Date:** Wednesday, July 24, 2024 2:55:24 PM

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Dave Eggers - District 4

**Subject** Funding for Stadium

**Message** Commissioners Long and Eggers, The "deal" misallocates Bed Tax Funds to fund the promotion of an activity -- baseball -- that attracts 3% of visitors to Pinellas County.

The agreement did not address a number of details requested by St Pete Council members. The agreement is simply "bad meth" for residents of Pinellas County. The revenue from this Fund can be better spread among non-profits and organizations that actually bring visitors to our County.

Please vote AGAINST the existing agreement. Please demand answers to the detailed questions posed by elected officials.

Thank you so much.

**Your Name** Bruce P Hadburg

**Your Street Address** 1119 Huntington Lane

**City/Unincorporated County** Safety Harbor

**Zip Code** 34695-5639

**Your Email Address** [bhadburg@tampabay.rr.com](mailto:bhadburg@tampabay.rr.com)

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**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [jqasnazzy at aol.com](mailto:jqasnazzy@aol.com)  
**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30036850  
**Date:** Wednesday, July 24, 2024 2:58:28 PM

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator

---

**Subject**

Upcoming Rays stadium vote

---

**Message**

Living in Safety Harbor for almost 20 years we are very aware of how development can change your community. Even being fans baseball and of the Rays, we have only attended a few games since moving to Florida. We choose to watch the games on TV rather than drive to a game. Prior to retiring to Florida we ran a minor league BB team for the N.Y Yankees so we understand the challenges involved in putting bodies in the seats. As we learned, we were in the business of selling hot dogs and beer and the baseball game was the entertainment. In our opinion,, building a new stadium in the same location is a terrible idea, and whoever thinks attendance will improve is kidding themselves. This deal is not a positive financial positive for the county. The prudent thing to do right now is vote no and find uses for this valuable asset to the county that makes more sense for what Florida's visitors really come here for. Please consider carefully your decision as making a mistake now will impact Pinellas County for the next 30+ years. Thank you

---

**Your Name**

Isabella Acampora

---

<b>Your Street Address</b>	276 Grand Central Avenue
<b>City/Unincorporated County</b>	Safety Harbor, FL
<b>Zip Code</b>	34695
<b>Your Email Address</b>	<a href="mailto:iqasnazzy@aol.com">iqasnazzy@aol.com</a>

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30036925  
**Date:** Wednesday, July 24, 2024 3:08:07 PM

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<b>Direction of Inquiry</b>	Commissioner Chris Latvala - District 5
<b>Subject</b>	Stadium
<b>Message</b>	Recently retired and moved here from Orlando to be close to beach. Baseball was a non factor. Spend money on beaches not baseball. Please vote no .
<b>Your Name</b>	Jim and Jeannie Clarke
<b>Your Street Address</b>	5444 5th ave S
<b>City/Unincorporated County</b>	St pete
<b>Zip Code</b>	33707
<b>Your Phone Number</b>	407 446-5976
<b>Your Email Address</b>	<a href="mailto:jimc3d@gmail.com">jimc3d@gmail.com</a>

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30036978  
**Date:** Wednesday, July 24, 2024 3:14:27 PM

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator

---

**Subject**

New Gas Plant project

---

**Message**

I am 70 years old and would like you to vote NO on this project.  
I do vote at every election cycle by mail.....and YOU can be voted out of office.  
When we want to watch a Rays game, we watch it on TV as most people do, including my 86 year old father in law.  
YOU are SUPPOSED to vote according to our wishes.....but it's just politics with you folks and you don't care.....so I will be voting you OUT OF OFFICE with the next election. I could care less who is running against you.  
Thank you,  
Mike Carpenter

---

**Your Name**

Michael Carpenter

---

**Your Street Address**

7529 15th Ave N

---

**City/Unincorporated County**

St Petersburg

---

**Zip Code**

33710

---

**Your Email Address**     [mrcsr54@outlook.com](mailto:mrcsr54@outlook.com)

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30037088  
**Date:** Wednesday, July 24, 2024 3:29:47 PM

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

**Subject**

No Bed Tax Funds for Baseball

**Message**

My wife & I both vote. Although I enjoy going to the occasional Rays baseball game, both my wife & I do not want tax dollars to subsidize a game that provides million dollar salaries to athletes. If they want to play here, the Rays can pay for what they need. We will follow the vote closely.

**Your Name**

Bruce Leandro

**Your Street Address**

191 Blue Marlin Dr

**City/Unincorporated County**

Oldsmar

**Zip Code**

34677

**Your Phone Number**

7277850539

**Your Email Address**

[bruce.e.leandro@gmail.com](mailto:bruce.e.leandro@gmail.com)

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30037182  
**Date:** Wednesday, July 24, 2024 3:44:45 PM

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**Direction of Inquiry**

- General Information
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- County Administrator

**Subject**

New Ray's stadium

**Message**

Please vote NO on any bill for a new stadium for the Rays.

**Your Name**

Toms Farkas

**Your Street Address**

541 Canal Way

**City/Unincorporated County**

Oldsmar

**Zip Code**

34677

**Your Phone Number**

727-781-0268

**Your Email Address**

[tomsmail37@yahoo.com](mailto:tomsmail37@yahoo.com)

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30037241  
**Date:** Wednesday, July 24, 2024 3:55:36 PM

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- Direction of Inquiry**
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
  - Commissioner Charlie Justice - District 3
  - Commissioner Dave Eggers - District 4
  - Commissioner Kathleen Peters - District 6 (2024 Chair)
  - Commissioner René Flowers - District 7

**Subject** Stadium project a fail for us taxpayers

**Message** Commissioners,  
Please vote NO on this. Taxpayers are hurting enough and do not need this extra burden that only benefits a few. It's just too much!

**Your Name** William Paul Holt

**Your Street Address** 1727 Saint Anthony Drive

**City/Unincorporated County** Clearwater

**Zip Code** 33759

**Your Phone Number** 7275994593

**Your Email Address** [ima72flh@gmail.com](mailto:ima72flh@gmail.com)

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30037338  
**Date:** Wednesday, July 24, 2024 4:15:56 PM

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

<b>Subject</b>	Rays/Hines deal
<b>Message</b>	Please vote no on the current stadium deal. I feel the city is being short changed and not using sound thinking. Your refusal could help St. Pete make a better deal. Thank you
<b>Your Name</b>	Karen Goodrich
<b>Your Street Address</b>	123 42nd Ave NE
<b>City/Unincorporated County</b>	St. Petersburg
<b>Zip Code</b>	Fl.
<b>Your Phone Number</b>	7278515969
<b>Your Email Address</b>	<a href="mailto:kgoodrich4@icloud.com">kgoodrich4@icloud.com</a>

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30037479  
**Date:** Wednesday, July 24, 2024 4:43:15 PM

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**Direction of Inquiry**

- Commissioner Charlie Justice - District 3
- Commissioner René Flowers - District 7

**Subject**

Do the RIGHT thing...DO NOT support the ball park redevelopment

**Message**

You must be tired of the messaging. I am too. But after living through the aftermath of the current ballpark promises and failures, I urge you not to vote in favor of this fiscally in appropriate plan.

Can someone please tell me why, with clarity of numbers, why the city would sell 'our' land at such a deep discount? why would there be such a bond burden placed on our city requiring our annual be encumbered by such a staggering percentage.

Especially for a ball team that doesn't even want to be here?! THE owners and the mayor wants to stroke their ego with the funds of the citizens; which I am sure you already know. It is just fiscally irresponsible. They won't pay tax on this dirt, the scientologists don't pay tax, yet every citizen is staring at large increase just as we did after the last development started. I'm sick of paying for someone's pet project. Let the parties who desire this so badly pay for it privately and keep the citizens out of it.

Please exercise you position of responsibility as it was intended and decline the project . There are many other good plans that should be focused on and not a ball park the citizens will suffer from.

**Your Name**

Élise Hazzard

<b>Your Street Address</b>	1229 Beach Drive NE
<b>City/Unincorporated County</b>	St Petersburg
<b>Zip Code</b>	33701
<b>Your Email Address</b>	<a href="mailto:hazzardef@yahoo.com">hazzardef@yahoo.com</a>

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30037634  
**Date:** Wednesday, July 24, 2024 5:10:57 PM

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

<b>Subject</b>	New MLB stadium
<b>Message</b>	Vote no in regards to the new baseball stadium deal It's completely unfair to the citizens of Pinellas county
<b>Your Name</b>	Gary Wyant
<b>Your Street Address</b>	1847 Shore Drive S, Unit 305
<b>City/Unincorporated County</b>	South Pasadena
<b>Zip Code</b>	33707
<b>Your Phone Number</b>	7276564778
<b>Your Email Address</b>	<a href="mailto:gwyant@outlook.com">gwyant@outlook.com</a>

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**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [thornton4@mac.com](mailto:thornton4@mac.com)  
**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30037739  
**Date:** Wednesday, July 24, 2024 5:35:53 PM

---

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

**Subject**

Tampa Bay Rays Stadium

**Message**

I am a retired Florida Public Finance banker with more than the average amount of familiarity with these types of issues. In fact, I served as Pinellas County's financial advisor when the Rays requested TDT monies in the 1990s. It is hard for me to find an economic analysis that seems unbiased and believes these stadium deals are net positive for local government. Moody's Rating Service wrote a July 2024 report on this issue that you should ask your current financial advisor to provide if you haven't already read it. Since I am no longer working, I couldn't access the entire report but could only see the following headline in the Bond Buyer, "Growth in stadium financing poses risks to financial, economic returns, report says." Beyond being, in my opinion, unlikely to be a good economic deal for Pinellas County, the basic unfairness of this transaction bothers me. The median income in Florida is \$34k per year, insurance costs are extremely high and our beaches are at risk to storms and yet, Pinellas County commissioners are possibly going to send \$600 million of tax money to some very wealthy people on top of what those very wealthy people are receiving from the City of St. Petersburg. Back in the 90s during internal meetings regarding giving TDT monies to the Rays, one of the officials (I am not saying who in case they don't want to be quoted) said the best economic plan might be

to fill the stadium with dirt and plant daisies to which another replied that the deal didn't make much sense but we can't be the reason the Rays leave. That is a bad position from which to negotiate. Thanks.

---

<b>Your Name</b>	David Thornton
<b>Your Street Address</b>	2196 Laurence Drive
<b>City/Unincorporated County</b>	Clearwater
<b>Zip Code</b>	33764
<b>Your Email Address</b>	<a href="mailto:thornton4@mac.com">thornton4@mac.com</a>

---

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30037869  
**Date:** Wednesday, July 24, 2024 6:13:39 PM

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  - Commissioner Brian Scott - District 2 (2024 Vice-Chair)
  - Commissioner Charlie Justice - District 3
  - Commissioner Dave Eggers - District 4
  - Commissioner Chris Latvala - District 5
  - Commissioner Kathleen Peters - District 6 (2024 Chair)
  - Commissioner René Flowers - District 7
  - County Administrator

<b>Subject</b>	Use of tourist tax: Rays baseball stadium/Gasplant
<b>Message</b>	Please vote against this wasteful proposal and misuse of Pinellas County taxpayers' dollars. As a longtime Pinellas resident, I am against this use of our dollars.
<b>Your Name</b>	Jack DeMumbrum
<b>Your Street Address</b>	1723 Captiva Drive
<b>City/Unincorporated County</b>	Oldsmar
<b>Zip Code</b>	34677
<b>Your Phone Number</b>	8038104090
<b>Your Email Address</b>	<a href="mailto:1demum@gmail.com">1demum@gmail.com</a>

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**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [andrew.buller@gmail.com](mailto:andrew.buller@gmail.com)  
**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30038095  
**Date:** Wednesday, July 24, 2024 7:27:22 PM

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- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

**Subject**

Vote No to Rays/Hines deal

**Message**

Please vote NO to the Rays/Hines deal. Pinellas County residents shouldn't subsidize billionaires for their projects. This is why billionaires are billionaires, because they are far better at negotiating terms favorable to them by getting other people to pay the tab. Please do not commit our citizens to this bad deal that will last 30 years.

The deal need to be studied further and renegotiated

**Your Name**

Andrew Buller

**Your Street Address**

1941 Glen Lakes Cir N

**City/Unincorporated County**

Saint Petersburg

**Zip Code**

33702

**Your Phone Number**

8132639684

---

**Your Email Address**

[andrew.buller@gmail.com](mailto:andrew.buller@gmail.com)

---

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30038141  
**Date:** Wednesday, July 24, 2024 7:46:56 PM

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- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator
- Webmaster

<b>Subject</b>	No Baseball stadium
<b>Message</b>	Please vote no on the new Rays baseball stadium. It is a waste of tax dollars that would be better spent on the beaches !
<b>Your Name</b>	Jon Deuro
<b>Your Street Address</b>	32 Oak Avenue
<b>City/Unincorporated County</b>	Palm Harbor
<b>Zip Code</b>	34684
<b>Your Phone Number</b>	7275153714
<b>Your Email Address</b>	<a href="mailto:djld32@aol.com">djld32@aol.com</a>

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**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [mwritchie@outlook.com](mailto:mwritchie@outlook.com)  
**To:** [Lewis, Jamie E](mailto:Lewis, Jamie E)  
**Subject:** Online Customer Service Contact Us Form Result #30038189  
**Date:** Wednesday, July 24, 2024 8:02:17 PM

---

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

<b>Subject</b>	Vote No on the new stadium
<b>Message</b>	Don't waste tax monies on a worthless project nobody wants. If the Rays want a nrw stadium let them pay for it.
<b>Your Name</b>	Mark Ritchie
<b>Your Street Address</b>	10073 Commodore dr
<b>City/Unincorporated County</b>	Seminole
<b>Zip Code</b>	33777
<b>Your Phone Number</b>	4195607038
<b>Your Email Address</b>	<a href="mailto:mwritchie@outlook.com">mwritchie@outlook.com</a>

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**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [bucsfan26@gmail.com](mailto:bucsfan26@gmail.com)  
**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30038311  
**Date:** Wednesday, July 24, 2024 8:51:53 PM

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

<b>Subject</b>	Ray's stadium
<b>Message</b>	VOTE NO! SAVE OUR COUNTY
<b>Your Name</b>	Rick Rosello
<b>Your Street Address</b>	1801 Ironwood Ct W
<b>City/Unincorporated County</b>	Oldsmar
<b>Zip Code</b>	34677
<b>Your Email Address</b>	<a href="mailto:bucsfan26@gmail.com">bucsfan26@gmail.com</a>

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**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [davidfasel0@gmail.com](mailto:davidfasel0@gmail.com)  
**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30039222  
**Date:** Thursday, July 25, 2024 8:13:10 AM

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**Direction of Inquiry**

- Request a Service
- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator

---

**Subject**

Rays team

---

**Message**

Could Rays owner in near future sell Rays team by benefiting from a new stadium to boost cost of team if it is sold.

To protect taxpayers money there needs to be a clause in contract that Rays team cannot be sold for any reason during contract.

Rays could benefit from this deal and this should be talk about to protect taxpayers before all this money is finalized.

Thanks David

---

**Your Name**

David Fasel

---

**City/Unincorporated County**

Pinellas

---

**Your Email Address**

[davidfasel0@gmail.com](mailto:davidfasel0@gmail.com)

---

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30041827  
**Date:** Thursday, July 25, 2024 4:42:10 PM

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**Direction of Inquiry**

- General Information
- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

---

**Subject**

Rays Stadium - Vote NO!

---

**Message**

Dear Chair and Commissioners, vote NO on the Rays Stadium!

I am writing to express my strong opposition to the proposal for a new Rays stadium in Pinellas County. I urge you to vote against this project for several compelling reasons.

Firstly, allocating millions of tax dollars to construct a new stadium in a congested part of town with limited access is not a prudent use of public funds. The proposed location is far from the primary customer base in Tampa, which will likely result in significant transportation challenges and reduced attendance.

Moreover, Major League Baseball (MLB) viewership has been declining and shows a continuing downward trend. Investing such a substantial amount of money in a sport with diminishing popularity is not a sound financial decision. There are undoubtedly more pressing needs within our community that could benefit from these funds.

Pinellas County faces numerous challenges, particularly in

transportation and housing. Investing in these critical areas would have a far more substantial and lasting positive impact on our residents. Improving public transportation, addressing infrastructure issues, and expanding affordable housing options should take precedence over building a new stadium!

Please do the fiscally prudent and right thing and vote NO.

---

**City/Unincorporated  
County**

Pinellas

---

**Your Email Address**

[grt470@yahoo.com](mailto:grt470@yahoo.com)

---

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30042221  
**Date:** Thursday, July 25, 2024 6:18:07 PM

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- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

**Subject**

Proposed Rays stadium

**Message**

DO NOT waste one penny of our taxes on the new stadium. NASCAR's major tracks (Daytona, Charlotte, Talladega, Riverside, Texas) are all privately funded. No stadiums should be funded with taxpayer dollars. If baseball is such a profitable enterprise, and it is for the owners, then private funding should be required. The only people who primarily will benefit are the bard and restaurants near the stadium.

Attendance has never been good. Tampa doesn't really support the Rays, and neither do I.

No tax money for the stadium. Period.

**Your Name**

Robert C Freeland

**Your Street Address**

11725 66th Ave

**City/Unincorporated County**

Seminole

**Zip Code**

33772

**Your Phone Number** 7274715833

---

**Your Email Address** [rcf5266@gmail.com](mailto:rcf5266@gmail.com)

---

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30042305  
**Date:** Thursday, July 25, 2024 6:51:28 PM

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**Direction of Inquiry** Commissioner Dave Eggers - District 4

**Subject** Tampa Bay Rays ballpark

**Message**

Commissioner Eggers:

I hope this message actually gets to you. You are very correct in your concerns about the ballpark and the development of the land around the ballpark and affordable housing. First of all, when St Louis built the new Busch stadium when a season ended they began construction on the new stadium. The stadium was completed and ready to play their first game in April of the following year. Less than a year they constructed a brand new million dollar stadium. What's the problem in St Petersburg when they say it's going to take 3 years to build the stadium. What's going to happen with the other development in the gas plant district additionally affordable housing is not going to be complete for at least five more years and up to 20 years if it's ever complete. The whole project is way over budget somebody is getting some kickback somewhere because it doesn't take this long to construct a baseball stadium and new businesses. What businesses are going to relocate here. The mayor of St Petersburg says they're going to bring 14,000 jobs where. Where are there 14,000 jobs. He also States it's going to bring more money to the economy how is that possible everybody lives here very few people are traveling to Tampa Florida to St Petersburg Florida to see the Tampa Bay Rays from out of state. You're not going to bring any tourist income. This whole project is wrong. You need to proceed what you believe and convince the other members of the commission to veto this and to put it back in its place. I would be very pleased to appear before the commission to share this information as well. This is wrong and somebody needs to correct it hopefully it is you.

<b>Your Name</b>	David Mi6
<b>Your Street Address</b>	1815 East Drive
<b>City/Unincorporated County</b>	Clearwater
<b>Zip Code</b>	33755
<b>Your Phone Number</b>	7274342956
<b>Your Email Address</b>	<a href="mailto:dmitchell123456@gmail.com">dmitchell123456@gmail.com</a>

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30043434  
**Date:** Friday, July 26, 2024 8:31:27 AM

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- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator

---

**Subject**

No \$ for gas plant redevelopment

---

**Message**

I encourage you not to offer tax payer funds to build a new stadium for the Rays or redevelop the area around the stadium. Also the county should maintain ownership of such an important parcel of land.

A baseball stadium and tons of luxury condos don't increase the quality of life for our community.

I hope you will do what is best for the current residents of our community.

If we are going to use tax payer funds and county owned land to build housing then it should all be affordable for families making less than 80% of AMI.

Thank you  
Ms. Johnston  
Resident of St. Petersburg

---

**Your Name**

Ms Johnston

---

**Your Street Address**

Burlington ave.

---

**City/Unincorporated  
County** St. Petersburg

---

**Zip Code** 33813

---

**Your Email Address** [tzevi.mom@gmail.com](mailto:tzevi.mom@gmail.com)

---

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30044505  
**Date:** Friday, July 26, 2024 12:09:22 PM

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- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

<b>Subject</b>	Rays Stadium issue
<b>Message</b>	Voting yes on the stadium is an outrageous transfer of public money to a private entity. You were elected to represent the citizens of Pinellas County. The majority of the public does not want to use county money to fund this boondoggle. Please vote NO and use the money to fund more meaningful projects that benefit more citizens. Thank you
<b>Your Name</b>	Franklin Hartzell
<b>Your Street Address</b>	411 12th Ave, Indian Rocks Beach, FL, USA
<b>City/Unincorporated County</b>	Indian Rocks Beach
<b>Zip Code</b>	33785
<b>Your Phone Number</b>	4845544270
<b>Your Email Address</b>	<a href="mailto:mdfth1@gmail.com">mdfth1@gmail.com</a>

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**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [ndagly@hotmail.com](mailto:ndagly@hotmail.com)  
**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30044565  
**Date:** Friday, July 26, 2024 12:19:21 PM

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  - Commissioner Brian Scott - District 2 (2024 Vice-Chair)
  - Commissioner Charlie Justice - District 3
  - Commissioner Dave Eggers - District 4
  - Commissioner Chris Latvala - District 5
  - Commissioner Kathleen Peters - District 6 (2024 Chair)
  - Commissioner René Flowers - District 7

<b>Subject</b>	No new Stadium in St.Petersburg
<b>Message</b>	Please vote NO to a new stadium in St. Petersburg. Rays can stay put! Let them pay for repairs that may be needed. NO NEW STADIUM!
<b>Your Name</b>	Norene Dagly
<b>Your Street Address</b>	1144 13th St. N.
<b>City/Unincorporated County</b>	St. Petersburg
<b>Zip Code</b>	33705
<b>Your Phone Number</b>	727-821-9093
<b>Your Email Address</b>	<a href="mailto:ndagly@hotmail.com">ndagly@hotmail.com</a>

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**From:** [noreply@fs30.formsite.com](mailto:noreply@fs30.formsite.com) on behalf of [rgfehren3 at yahoo.com](mailto:rgfehren3@yahoo.com)  
**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30044753  
**Date:** Friday, July 26, 2024 12:54:58 PM

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

**Subject**

Rays Stadium

**Message**

I strongly oppose using any tax dollars to build the Rays stadium. The county is gaining nothing by spending tax dollars to build a stadium for millionaires. Before wasting our tax dollars on a stadium deal, lets spend the money on the schools and other items which will benefit the county in the coming years. A stadium, used less than than 150 days a year, is a poor investment. Why not use the money to improve Clearwater airport (PIE) so tourist do not need to fly into Tampa. This would create local jobs.

**Your Name**

Ray Fehrenbach

**Your Street Address**

8556 Merrimoor Blvd. E.

**City/Unincorporated County**

Seminole

**Zip Code**

33777

**Your Phone Number**

18138170749

Your Email Address [rgfehren3@yahoo.com](mailto:rgfehren3@yahoo.com)

---

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**To:** [Lewis, Jamie E](#)  
**Subject:** Online Customer Service Contact Us Form Result #30045130  
**Date:** Friday, July 26, 2024 2:08:14 PM

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- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

**Subject**

stadium vote

**Message**

Please vote NO. This is a bad deal for the taxpayers of Pinellas County. Bed tax money should be used for beaches and sewer/flooding issues to encourage more tourism. NO one goes to baseball games as a tourist!!  
The owner of this baseball team can not be trusted. Owner spends no money on players. The Rays have one of the largest profit margins for the owner in the entire league.

**Your Name**

John Hill

**Your Street Address**

4293 Enfield Court

**City/Unincorporated County**

Palm Harbor

**Zip Code**

34685

**Your Phone Number**

7277098851

**Your Email Address**

[johnshill1907@gmail.com](mailto:johnshill1907@gmail.com)

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## Eres, Christian

---

**From:** noreply@mypinellasclerk.gov  
**Sent:** Saturday, July 27, 2024 2:20 AM  
**To:** BCC Agenda Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### Live Form

Topic	Funding for gas plant redevelopment
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Ms. Johnston
Address	2333 Burlington St. Petersburg , Fl 23713
Phone	+17274658765
Email	Tzevi.mom@gmail.com

## Eres, Christian

---

**From:** noreply@mypinellasclerk.gov  
**Sent:** Saturday, July 27, 2024 11:31 AM  
**To:** BCC Agenda Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### Live Form

Topic	Interlocal Agreement - Ammended
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Richard Pierce
Address	Westminster Palms St Petersburg , FL 33702
Phone	+117274329445
Email	dickpiercedesigns@gmail.com

## Eres, Christian

---

**From:** noreply@mypinellasclerk.gov  
**Sent:** Saturday, July 27, 2024 3:55 PM  
**To:** BCC Agenda Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### Live Form

Topic	Stadium and HGPS
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Christopher Lerbs
Address	4830 Osprey Dr S St. Petersburg, FL 33711
Phone	
Email	clerbs@gmail.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Saturday, July 27, 2024 4:14 PM  
**To:** BCC Agenda Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### Live Form

Topic	Intown CRA
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	CHRISTOPHER LERBS
Address	4830 Osprey Dr S St. Petersburg, Florida 33711
Phone	
Email	clerbs@gmail.com

## Eres, Christian

---

**From:** noreply@mypinellasclerk.gov  
**Sent:** Saturday, July 27, 2024 5:46 PM  
**To:** BCC Agenda Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### Live Form

Topic	Stadium/Gas Plant Redevelopment
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Juli Delgiorno
Address	131 Pinewood Terrace Safety Harbor, FL 34695
Phone	+18135107222
Email	delgije20@gmail.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Saturday, July 27, 2024 6:22 PM  
**To:** BCC Agenda Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### Live Form

Topic	Stadium
BCC Agenda Date	
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Ann Rascoe
Address	240 59th Street North St. Petersburg , FL 34710
Phone	+17272494118
Email	Bregladyartist@gmail.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Saturday, July 27, 2024 6:25 PM  
**To:** BCC Agenda Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### Live Form

Topic	In town CRA
BCC Agenda Date	
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Ann Rascoe
Address	250 59th Street North St. Petersburg , FL 33710
Phone	+17272494118
Email	Bregladyartist@gmail.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Saturday, July 27, 2024 8:37 PM  
**To:** BCC Agenda Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### Live Form

Topic	New Stadium Discussion/Vote
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Richard Pierce
Address	Westminster Palms - Beach Dr St PetersburgqFL, FL 33702
Phone	+17274329445
Email	dickpiercedesigns@gmail.com



## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Saturday, July 27, 2024 9:40 PM  
**To:** BCC Agenda Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### Live Form

Topic	Stadium/Gas Plant Project
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Deena Stanley
Address	1280 Lakeview Road Lot 339 Clearwater, FL 33756
Phone	21068942622106894262
Email	deena.stanley2015@gmail.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Saturday, July 27, 2024 9:57 PM  
**To:** BCC Agenda Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### Live Form

Topic	Stadium
BCC Agenda Date	7-29-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Fagl Oxman
Address	4830 Osprey Dr.S. 506 St. Petersburg, Fl 33711
Phone	+17274604030
Email	Fagloxm@gmail.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Saturday, July 27, 2024 11:20 PM  
**To:** BCC Agenda Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### Live Form

Topic	Stadium
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Lynne Schrum
Address	117 56th Ave S. St. Petersburg, FL 33705
Phone	+13013324203
Email	Lschrum@gmail.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Saturday, July 27, 2024 11:24 PM  
**To:** BCC Agenda Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### Live Form

Topic	Intown CRA
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Lynne Schrum
Address	117 56th Ave S. St. Petersburg, FL 33705
Phone	+13013324203
Email	Lschrum@gmail.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Sunday, July 28, 2024 6:43 AM  
**To:** BCC Agenda Comments

### Live Form

Topic	Stadium
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Roberta Nunemaker
Address	841 4th Ave N. St.Petersburg, Florida 33701
Phone	+17274036967
Email	marineman58@yahoo.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Sunday, July 28, 2024 6:46 AM  
**To:** BCC Agenda Comments

### Live Form

Topic	Intown CRA
BCC Agenda Date	7-31-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Roberta Nunemaker
Address	841 4th Ave N. St Petersburg, Florida 33701
Phone	+17274036967
Email	marineman58@yahoo.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Sunday, July 28, 2024 11:19 AM  
**To:** BCC Agenda Comments

### Live Form

Topic	Stadium
BCC Agenda Date	
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Wendy Wesley
Address	357 4th Ave. S. St. Petersburg, FL 33704
Phone	+17278230393
Email	wendystpete@gmail.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Sunday, July 28, 2024 11:22 AM  
**To:** BCC Agenda Comments

### Live Form

Topic	Intown CRA
BCC Agenda Date	
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Wendy Wesley
Address	357 4th Ave. S. St. Petersburg, FL 33701
Phone	+17278230393
Email	wendystpete@gmail.com



## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Sunday, July 28, 2024 1:54 PM  
**To:** BCC Agenda Comments

### Live Form

Topic	Agenda item 20
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	David Hall
Address	117 56th Avenue S., Apt. 304 St. Petersburg, FL 33705
Phone	+19172046494
Email	Davidrandallhall@gmail.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Sunday, July 28, 2024 1:58 PM  
**To:** BCC Agenda Comments

### Live Form

Topic	Stadium
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	David Hall
Address	117 56th Avenue S., Apt. 304 St. Petersburg, FL 33705
Phone	+18172046494
Email	Davidrandallhall@gmail.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Sunday, July 28, 2024 2:03 PM  
**To:** BCC Agenda Comments

### Live Form

Topic	Intown CRA
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	David Hall
Address	117 56th Avenue S., Apt. 304 St. Petersburg, FL 33705
Phone	+19172046494
Email	Davidrandallhall@gmail.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Sunday, July 28, 2024 4:34 PM  
**To:** BCC Agenda Comments

### Live Form

Topic	Stadium
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Linda Wilkinson
Address	315 Court St #117 Clearwater, FL 33756
Phone	+1415 307 3353
Email	rivendell9@aol.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Sunday, July 28, 2024 4:34 PM  
**To:** BCC Agenda Comments

### Live Form

Topic	Stadium
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Linda Wilkinson
Address	315 Court St #117 Clearwater, FL 33756
Phone	+1415 307 3353
Email	rivendell9@aol.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Sunday, July 28, 2024 4:38 PM  
**To:** BCC Agenda Comments

### Live Form

Topic	Intown CRA
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Linda Wilkinson
Address	315 Court Street #117 Clearwater, FL 33756
Phone	+1415 307 3353
Email	Rivendell9@aol.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Sunday, July 28, 2024 4:42 PM  
**To:** BCC Agenda Comments

### Live Form

Topic	STADIUM
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	ADRIAN GANSEN
Address	315 Court Street #117 Clearwater, FL 33756
Phone	71585134827158513482
Email	adrian.gansendds@gmail.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Sunday, July 28, 2024 4:46 PM  
**To:** BCC Agenda Comments

### Live Form

Topic	InTown CRA
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	ADRIAN GANSEN
Address	315 Court Street #117 Clearwater, FL 33756
Phone	71585134827158513482
Email	adrian.gansendds@gmail.com



## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Sunday, July 28, 2024 5:17 PM  
**To:** BCC Agenda Comments

### Live Form

Topic	Stadium subsidies
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Don Lagrone
Address	2620 13th st no St Petersburg, Florida 33704
Phone	+12282388512
Email	drdonlagrone@gmail.com

## Eres, Christian

---

**From:** noreply@mypinellasclerk.gov  
**Sent:** Sunday, July 28, 2024 5:19 PM  
**To:** BCC Agenda Comments

### Live Form

Topic	In town CRA extension
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Don Lagrone
Address	2620 13th st no St Petersburg, Florida 33704
Phone	+12382388512
Email	drdonlagrone@gmail.com

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Sunday, July 28, 2024 5:23 PM  
**To:** BCC Agenda Comments

### Live Form

Topic Stadium

BCC Agenda Date

Your Stand on the Issue Oppose

Comments [E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]

Citizen Name

Address

Phone

Email

## Eres, Christian

---

**From:** noreply@mypinellasclerk.gov  
**Sent:** Sunday, July 28, 2024 8:17 PM  
**To:** BCC Agenda Comments

### Live Form

Topic	Interlocal Agreement - Ammended
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Richard Pierce
Address	Westminster Palms St Petersburg , FL 33702
Phone	+117274329445
Email	dickpiercedesigns@gmail.com

## Eres, Christian

---

**From:** noreply@mypinellasclerk.gov  
**Sent:** Monday, July 29, 2024 2:32 PM  
**To:** BCC Agenda Comments

### Live Form

Topic Voicing Concern on the Terms of the Tropicana Development

BCC Agenda Date 7-30-2024

Your Stand on the Issue

Comments [E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]

Citizen Name Jameka Williams

Address 1010 Crescent Lake Dr  
St. Petersburg, FL 33701

Phone +15712177164

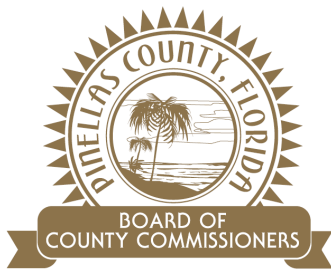
Email Jamekawilliams93@gmail.com

## Eres, Christian

---

**From:** Lewis, Jamie E  
**Sent:** Monday, July 29, 2024 3:41 PM  
**To:** BCC Agenda Comments  
**Cc:** Revie, Derelynn  
**Subject:** FW: Jamie, ...FW: Commissioner Justice FW: Councilwoman Hanewicz - Unfair Legal statutes of the Development and Stadium Agreements.  
**Attachments:** Public Comments on Rays vote.pdf; Lisset Hanewicz Public remarks on Hines-Ray Deal (2).pdf; - Taxpayers Protection Alliance - TPA Urges St. Petersburg City Council to Reject Taxpayer Funding for Tampa Bay Rays Stadium.pdf; CCAGW \_ Council For Citizens Against Government Waste Urges St. Petersburg City Council to Reconsider Stadium Funding Proposal.pdf; No deal should be this bad for a city and its residents\_ A. Delisle.pdf; Dear Commissioners.pdf; women-League-Position-Update-June-2024.pdf; TIF Funds to go to Ray-Hines.pdf; Dear Commissioners.pdf  
**Importance:** High

July 30, 2024 Agenda Items: 24-1106A and 24-1221A



Kind Regards,  
**Jamie Elizabeth Lewis**  
**Executive Assistant to**  
**Pinellas County Board of County Commissioners**  
315 Court Street, 5<sup>th</sup> Floor  
Clearwater, FL 33756  
[jelewis@pinellas.gov](mailto:jelewis@pinellas.gov)  
Phone: (727) 464-3377

---

**From:** Mary Catok <mcatok@tampabay.rr.com>  
**Sent:** Monday, July 29, 2024 12:29 PM  
**To:** Lewis, Jamie E <jelewis@pinellas.gov>  
**Subject:** Jamie, ...FW: Commissioner Justice FW: Councilwoman Hanewicz - Unfair Legal statutes of the Development and Stadium Agreements.  
**Importance:** High

**This Message Is From an External Sender**

This message came from outside your organization.

Report Suspicious

Hello Jamie,

Thank you for assisting me in moving the below and attached on to the records department. This has been an interesting process thus far!

I have sent copies of the below emails as well as the attachments to the following commissioners on an individual basis. As I mentioned to you during our conversation, I did not have available to me any of the commissioners' assistant's information:

Janet Long  
Brian Scott  
Charlie Justice  
Dave Eggers  
Karen Peters  
Chris Latvala  
Renee Flowers

Thank you again for forwarding this material on to the records department.

Warm regards,

*Mary*

Mary "K" Catok  
Broker-Associate  
Charles Rutenberg Realty, inc

Serving Family Needs for 34 Years  
Residential and Commercial

Office: 727-527-9531  
Cell: 727-348-4768  
[mcatok@tampabay.rr.com](mailto:mcatok@tampabay.rr.com)

---

**From:** Mary Catok [<mailto:mcatok@tampabay.rr.com>]

**Sent:** Friday, July 26, 2024 5:46 PM

**To:** 'Justice, Charlie'

**Subject:** Commissioner Justice FW: Councilwoman Hanewicz - Unfair Legal statutes of the Development and Stadium Agreements.

**Importance:** High

Hello Commission Justice,

I read that " Unless we hear something dramatically different, I am supportive of using Tourist Dollars to support St Petersburg's request."

I wanted to know if you have heard/read attorney and Councilwoman Hanewicz' observations about the agreement, both below and attached?

There are both blatant and dramatic shortcomings of this deal that I wanted to know if you have considered them?

Warm regards,

**Mary**

Mary "K" Catok  
Broker-Associate  
Charles Rutenberg Realty, inc

Serving Family Needs for 34 Years  
Residential and Commercial

Office: 727-527-9531  
Cell: 727-348-4768  
[mcatok@tampabay.rr.com](mailto:mcatok@tampabay.rr.com)

---

**From:** Mary Catok [<mailto:mcatok@tampabay.rr.com>]

**Sent:** Friday, July 26, 2024 5:46 PM

**To:** 'Justice, Charlie'

**Subject:** Commissioner Justice FW: Councilwoman Hanewicz - Unfair Legal statutes of the Development and Stadium Agreements.

**Importance:** High

Hello Commission Justice,

I read that “ Unless we hear something dramatically different, I am supportive of using Tourist Dollars to support St Petersburg’s request.”

I wanted to know if you have heard/read attorney and Councilwoman Hanewicz’ observations about the agreement, both below and attached?

There are both blatant and dramatic shortcomings of this deal that I wanted to know if you have considered them?

Warm regards,

**Mary**

Mary "K" Catok  
Broker-Associate  
Charles Rutenberg Realty, inc

Serving Family Needs for 34 Years  
Residential and Commercial

Office: 727-527-9531  
Cell: 727-348-4768  
[mcatok@tampabay.rr.com](mailto:mcatok@tampabay.rr.com)



---

**From:** Mary Catok [<mailto:mcatok@tampabay.rr.com>]

**Sent:** Friday, July 26, 2024 5:46 PM

**To:** 'Justice, Charlie'

**Subject:** Commissioner Justice FW: Councilwoman Hanewicz - Unfair Legal statutes of the Development and Stadium Agreements.

**Importance:** High

Hello Commission Justice,

I read that “ Unless we hear something dramatically different, I am supportive of using Tourist Dollars to support St Petersburg’s request.”

I wanted to know if you have heard/read attorney and Councilwoman Hanewicz’ observations about the agreement, both below and attached?

There are both blatant and dramatic shortcomings of this deal that I wanted to know if you have considered them? Based on these facts I AM opposed to the current agreements on the table. I would ask you to vote no on all the agreements.

Warm regards,

*Mary*

Mary "K" Catok

Broker-Associate

Charles Rutenberg Realty, inc

Serving Family Needs for 34 Years

Residential and Commercial

Office: 727-527-9531

Cell: 727-348-4768

[mcatok@tampabay.rr.com](mailto:mcatok@tampabay.rr.com)

---

**From:** Lisset G. Hanewicz [<mailto:Lisset.Hanewicz@stpete.org>]

**Sent:** Friday, July 26, 2024 2:07 PM

**To:** Mary Catok

**Subject:** Re: Councilwoman Hanewicz Unfair Legal statutes of the Development and Stadium Agreements.

Mary,

I have included my public comments on the HGP vote for your reference. Obviously, I could not include everything and focused on some major issues. My guess is that the County Commission may focus on the opportunity costs with using bed tax money for the stadium vs. beach renourishment. However, they may be interested in ensuring that there are enough guarantees that the development will proceed as planned and that we could hold their feet to the fire given that they are expecting property tax revenue based on the redevelopment of the land. It should be noted that the forecast ad valorem provided to the county and city originally is based on the target development plan (which is not required) vs.

the minimum development requirements (which is what the agreement requires). I do not know what the forecast 30-year cumulative gross property tax revenue ad valorem is for the county if only the minimum development requirements are met under the agreement. For the target development plan it was forecast at \$415 million not taking account inflation. In contrast, the city's was forecast at \$475 million for target but only \$340 million based on minimum development requirements also not taking into account inflation.

Article 15 – Transfer & Assignment provisions. Although they added “as long as Developer remains a Hines Affiliate, a Rays Affiliate, or both a Hines Affiliate and a Rays Affiliate,” that still does not provide City Council oversight or guarantee a developer will come in that has the equivalent financial strength, experience, and reputation as Hines. The Rays or its owner do not have any development expertise, which is why they brought in Hines. As an example, I pointed out at our Committee of the Whole 2 days before the vote that the owner of the Rays, Stu Sternberg, could sell the team along with all or some of the rights to the redevelopment. Hines could be bought out. Our own outside counsel agreed with me. We do not know the terms of the agreement between Rays and Hines. I would not expect Stu Sternberg to give up all the rights of the redevelopment given that it is in an opportunity zone, which provides tax benefits to investors who elect to temporarily defer tax on capital gains if they timely invest those gain amounts. So, there is potential for the current owner and/or a new owner of the Rays to benefit from the tax incentive provided by opportunity zones, which I think increases the likelihood of a new owner wanting such a benefit and wanting to include in the negotiations getting a portion of the 65 acres. The approvals required by MLB as to any sale of the team (contained in the Stadium agreements) has nothing to do with the redevelopment of the land or protecting our interests. As you know, any sale and its terms would be negotiated by the parties and it could include a new owner wanting to bring their own developers if the purchase part of the land for redevelopment. If that were to happen, we have no oversight. I would expect all potential transfers to fall under the permitted transfers (given the types of transfers allowed) as opposed to under 15.1 Prohibited Transfers, which requires City Council approval.

Also, the definition of excusable development delay (pg 7) gives them a lot of flexibility given the language and the lack of no drop-dead dates. Their assumption is that there is an inherent incentive to develop the land. So basically, any of the minimum development requirements could be extended based on this definition of excusable development delays, which means that any forecast ad valorem revenues will not materialize as expected.

I hope this is helpful. Sorry for the delay, but I am still playing catch up after last week.

Regards,

Lisset Hanewicz  
St. Petersburg City Council Member  
District 4  
727-893-7117  
Legislative Aide: Jayne Ohlman

---

**From:** Mary Catok <[mcatok@tampabay.rr.com](mailto:mcatok@tampabay.rr.com)>

**Date:** Wednesday, July 24, 2024 at 12:45 PM

**To:** Lisset G. Hanewicz <[Lisset.Hanewicz@stpete.org](mailto:Lisset.Hanewicz@stpete.org)>

**Cc:** Jayne E. Ohlman <[Jayne.Ohlman@stpete.org](mailto:Jayne.Ohlman@stpete.org)>

**Subject:** Councilwoman Hanewicz Unfair Legal statutes of the Development and Stadium Agreements.

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councilwoman Hanewicz,

I enjoyed our conversation on July 12, 2024 via phone. I appreciated your opinion on these agreements. I will be participating in the County Commissioners public hearing, on July 30, 2024.

As a real estate broker and Realtor, licensed for 34 years, I agree that contractual agreements are everything. I am writing you to ask if you would share with me what specific sections of the agreements that you outlined in your op-ed (attached) are the most critical and damaging to the city and citizens at large.. It would help me in presenting my concerns to the commissioners on Tuesday. I pray that it would not be an inconvenience to you, nor a waste of your precious time.

I want to thank you for considering my request and look forward to your response.  
Warm regards,

**Mary**

Mary "K" Catok  
Broker-Associate  
Charles Rutenberg Realty, Inc

Serving Family Needs Since 1990  
Residential and Commercial

Office: 727-527-9531  
Cell: 727-348-4768  
[mcatok@tampabay.rr.com](mailto:mcatok@tampabay.rr.com)

**TAXPAYERS  
PROTECTION  
ALLIANCE**

June 11<sup>th</sup>, 2024

St. Petersburg City Council  
St. Petersburg City Hall  
175 5<sup>th</sup> St N  
St. Petersburg, FL 33701

Dear City Council Members,

On behalf of the millions of taxpayers and consumers we represent – including many in the state of Florida – the Taxpayers Protection Alliance (TPA) urges you to reject any taxpayer funding for the Tampa Bay Rays ballpark proposal. This project stands to burden St. Petersburg taxpayers with over \$600 million of spending. This proposal is a bad deal for St. Petersburg taxpayers and would divert economic resources away from other parts of the area. Subsidies for wealthy private sports teams are antithetical to proper stewardship of taxpayer dollars.

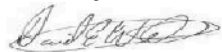
Many supporters of public stadium funding say that professional sports teams give an economic boost to cities. However, a 2017 review by the St. Louis Fed found that 83 percent of the economists surveyed agreed that “Providing state and local subsidies to build stadiums for professional sports teams is likely to cost the relevant taxpayers more than any local economic benefits that are generated.”<sup>1</sup>

Advocates of publicly funded stadiums falsely claim that stadiums generate new economic activity. A 2022 expert study from scholars at the University of Maryland, West Virginia University, and Kennesaw State University, which looked at hundreds of studies over three decades, determined “economic activity in and around sports facilities on game day represents a transfer from other local commercial activity and comes at the expense of existing local businesses.”<sup>2</sup> This is why the existing Tropicana Field has similarly failed to produce the desired economic effects.

Stuart Sternberg, the principal shareholder of the Rays franchise, has a net worth of approximately \$800 million.<sup>3</sup> If Sternberg – along with the rest of the Rays ownership group – genuinely thought this new stadium project was as good an investment as they claim, they surely would be able to secure the resources necessary, including attracting private investment in the private market. There is no reason to saddle taxpayers with this responsibility. In fact, the reflexive behavior of sports franchises to turn to taxpayers to subsidize stadium projects is indicative of the inherent low-value and high-risk associated with such projects.

Using taxpayer funds for new stadiums for rich sports owners is nothing more than corporate welfare. It’s commonly called one of the “most consistent findings in economics.”<sup>4</sup> Recent reporting also emphasizes the ‘pressure’ that city councilmembers are under considering the tight timeline of these proceedings.<sup>5</sup> The City Council should not dedicate its limited public resources to a new stadium. TPA encourages you to reject these proposals and any like it. If this stadium project is to move forward, the Tampa Bay Rays ownership should fund the new ballpark themselves. Municipal leaders should shield their constituents from paying the price instead.

Sincerely,



David Williams  
President

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<sup>1</sup> <https://research.stlouisfed.org/publications/page1-econ/2017-05-01/the-economics-of-subsidizing-sports-stadiums/>

<sup>2</sup> [https://papers.ssrn.com/sol3/papers.cfm?abstract\\_id=4022547](https://papers.ssrn.com/sol3/papers.cfm?abstract_id=4022547)

<sup>3</sup> <https://www.celebritynetworth.com/richest-businessmen/stuart-sternberg-net-worth/>

<sup>4</sup> <https://www.aei.org/op-eds/stadium-subsidies-are-massive-ripoffs-that-dont-help-cities/>

<sup>5</sup> <https://www.fox13news.com/news/i-feel-the-pressure-st-pete-city-council-will-meet-one-more-time-before-final-vote-on-rays-stadium-plan>

# CCAGW Urges St. Petersburg City Council to Reconsider Stadium Funding Proposal

## State Action

June 4, 2024

St. Petersburg City Council  
175 5th Street North  
St. Petersburg, Florida 33731

Dear Council Member,

On behalf of the 3,034 members and supporters of the Council for Citizens Against Government Waste (CCAGW) in St. Petersburg, Florida, I urge the St. Petersburg City Council to renegotiate or consider an alternative to the Rays Hines proposal to redevelop the 86-acre Historic Gas Plant site. Under the plan as currently proposed, most of the \$2.4 billion public expense would fall on St. Petersburg. The city would sell 64 acres surrounding the stadium's 22-acre area to the team at a price more than \$500 million below competitive market value, and the city would lose another \$400 million of foregone rent and real estate taxes over the contract's 30-year term.

The council should instead consider the proposals offered on NoHomeRun.com. The grassroots advocacy group suggests either improving the financial terms of the Rays Hines deal at the Gas Plant site to shift the burden off taxpayers or allowing the team to consider an alternative development location for the Rays elsewhere in the Tampa Bay area. The group also suggests that the council publish the total expected cost of unfunded priority infrastructure projects in the city for the next 30 years, so that taxpayers have full information to assess the true opportunity cost of directing public funds to a private stadium. St. Petersburg's taxpayers and voters deserve credible evidentiary data to support the dubious claim that a stadium would provide more local jobs and stronger economic growth than alternative development proposals for the Gas Plant site.

Citizens Against Government Waste has extensively chronicled the lack of return on investment by taxpayers for publicly-funded sports facilities around the country. St. Petersburg voters also know the proposed Rays Hines deal will not pay off. A League of Women Voters survey conducted in January and February 2024 showed that 80 percent of respondents agreed that the city should not accept the current deal, 77 percent said the team should use its own private money to build the stadium, and 78 percent said the city ought to direct property tax revenues toward the projected \$5 billion expense for stormwater improvements and wastewater infrastructure repair instead of giveaways to a private sports franchise.

The Rays Hines plan should not go forward as proposed. Instead, I urge the city council to take all the time necessary to ensure that a renegotiated plan for the Gas Plant site, or for an alternative redevelopment location, places the weight of financial risk on the Rays franchise, not on taxpayers.

Sincerely,  
Tom Schatz  
President, CCAGW

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Dear County Commissioners,

As a real estate broker and a Realtor for 34 years, having engaged in both commercial and residential transactions, including development projects, I am asking you to be impartial and look at the current Rays/Hines agreements with an unbiased eye and heart. See them for being what they are: heavily weighted to the buying parties.

I know that you all have contracted to buy and/or sell real property over the course of your years. As a buying party, your buying strategy most likely would be to get the lowest price negotiated and have the seller make as many concessions as possible. As a selling party, your goal would inevitably be to get the highest possible price with the least amount of concessions so that your desired net is preserved. In this deal, you are, by extension, agents for the selling party.

- I have attached an op-ed article by Councilwoman Lissett Hanewicz, an attorney, in which she succinctly covers many of the deficiencies to the City along with the legal rights, remedies and protections that, contractually, the citizens of the City of St Petersburg and of Pinellas County are having to give up.
- Additionally, I have attached an analysis on the terms of the agreements for your review written by Alan Delisle. Alan's experience is reflected in his held positions: 45 years of Economic Development Experience, International Certified Economic Developer, Former Assistant City Manager for Durham, NC, Executive Director of the Louisville Downtown Development Partnership, President of the Buffalo Economic Renaissance Corporation, St. Petersburg City Development Administrator and NYS Senate Legislative Director, who has been involved in close to 200 successful, private-public negotiations.

Mr. Delisle, addresses the many sections of the agreements by introducing questions for you to weigh. He then directs attention to specific clauses in the agreements in analysis format.

Mr. Delisle introduces you to alternative methods and agreements that would ultimately accomplish the goals of all of us while maintaining the HIGHEST benefit and protection to us as a selling party. He includes, at the end, a link to access the 'numbers' behind the agreements

Both attachments offer the nuts and bolts as to why you are being petitioned to seek a renegotiation of terms on this deal. Your duty as a public official requires an impartial and open mind, approaching this matter as the fiduciary of public interests and assets as you are.

Noteworthy organizations such as the League of Women Voters, the Taxpayers Protective Alliance and the Council for Citizens Against Government Waste have, in an impartial manner, submitted similar opinions, all who constitute the advisory opinions that you have to weigh. Legitimate polls have been conducted voicing the opposing sentiments for these agreements.

Myself and others who are petitioning for the renegotiation of these agreements are not saying we don't want the Rays here. What we are stating is that these agreements favor and are weighted toward the buying parties. Contractually and legally, these agreements put all of us on the selling side "on the short end of the stick". When running any 'household', whether private or public, expenditures MUST be prioritized in order to stay robust.

A lot of the community benefits in the agreements can be done without using private monies. The city and county can spend less money and still guarantee, without time constraints, the manifestation of the community benefits. Remember: there are many spokes on a wheel and they all lead to the hub. Which one is the BEST one to take?

The City of St Petersburg and The County of Pinellas, as Sellers of publicly held assets, have a fiduciary, [Florida Constitution, ss 112.311 (1)(3)(5)(6); 112.312 (3)(5)(8)], to protect the assets of the public and who are entrusted and “ bound to observe, in their official acts, the highest standards of ethics consistent with this code and the advisory opinions rendered, regardless of personal considerations, recognizing that promoting the public interest and maintaining the respect of the people in their government must be of foremost concern”; to holding the public’s interest in the forefront on all its decisions and actions.

Sadly there are members of the city’s council who did have agendas not consistent with these statutes. It is in the hopes that those of you who have kept an open and impartial mind will heed the many, many voices and advisements to date.

I know that I, in my capacity as a Realtor, real estate broker and fiduciary, would be advising my seller to not accept the current terms of these agreements and move to renegotiate the many terms that do not protect and serve. I ask you to do the same.

Thank you for reviewing the attachments and weighing their content carefully.

Warm regards,

**Mary**

Mary "K" Catok  
Broker-Associate  
Charles Rutenberg Realty, inc

Serving Family Needs for 34 Years  
Residential and Commercial

Office: 727-527-9531  
Cell: 727-348-4768  
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Thank you everyone for being here today and being a part of our democratic process providing your input and those that have emailed us because they can't be present.

I understand wanting the Rays to stay, the community building that comes with a sports franchise, the excitement of rooting for a home team, and that not every city may have a sports team to call their own. I understand the lure of the promises of jobs, economic benefits, and turning asphalt into a community. I understand the need to fulfill broken promises.

I also understand the unfulfilled needs in our community from affordable housing to infrastructure. We face constant budget challenges yearly because there isn't sufficient funding to pay for all our needs. For example, our 30-year projected infrastructure needs are forecast to cost us at least \$6.8 billion. And, just because there may be a plan does not mean it is or will be fully funded.

On a decision involving hundreds of millions of dollars of taxpayer money my preferred choice of input from our residents would have been to put the question to the voters. This would allow all voters to have their say on the largest deal in the city's history with the largest public subsidy and not just a small fraction of the population that may be engaged on the issue. It wouldn't be the first time the question of funding a sports stadium would be asked of voters and it wouldn't be the last. Clearly, that ship has sailed as there was not enough support on this City Council to put such a question on the ballot.

So before us without the benefit of the results of a referendum we have the deal that has been negotiated by administration and presented to us for a vote.

This is a stadium deal with 65 acres of land in downtown. The City is borrowing 287.5 million for the stadium, plus another \$130 million for infrastructure costs and with borrowing costs that total cost is forecast at \$684 million. The city is also providing a 12 million lift station and approximately 10-15 million in interest earnings are being contributed. We are also providing approximately 16 acres of land for the stadium and parking lots rent and tax free for the term of the agreement – another investment by the City worth millions in property tax breaks.

The surrounding 65 acres are being sold at the discounted price of \$105 million and they are receiving a 0% interest loan and are only obligated to pay at least \$50 million of the purchase price in the first 12 years. How much has the land been discounted? It would help if we had a current appraisal for the 65 acres. The last appraisal is from January 2023 appraising 60.9 acres (not 65 acres) at approximately \$279 million without any improvements or demolition costs considered.

What were some of the discounts given on the land to arrive at a \$105 million purchase price?

One discount given by the City is for the \$50 million in community benefits. We discounted that price from the land price. So they are not really paying \$50 million in community benefits. We are. Yet they are providing those benefits with conditions throughout a 30-year term with a lot of

ambiguity still within those contractual provisions. My position is still the same - \$50 million should be paid up front because what is the buying power of that sum in the future given average inflation? And if you say you are giving \$50 million in community benefits don't take a discount on the land price - just pay the community benefits upfront.

Another discount given on the land is the cost of their expected infrastructure contribution which is estimated at \$53 million. We are putting in \$142 million in infrastructure (130 million borrowed plus \$12 million for lift station) (which is more money than what we are receiving for the land sale) and they were supposed to pay the remainder of the infrastructure costs. But in reality we are giving \$195 million in value for the site infrastructure between our contribution and the discount on the land they are receiving for their infrastructure contribution. In addition, the agreement contemplates a potential for a special assessment to allow the developer to impose their share of infrastructure costs to property owners even while receiving a \$53 million discount. If the goal is to reduce the cost of housing, why would you not account for that \$53 million discount related to infrastructure in the agreement to ensure it gets deducted from any potential special assessment?

\$64 million was discounted from the land price for 14 acres of open space - yet the contract only requires 12 acres of open space. If they get a discount for 14 acres then the minimum acreage of open space the public should expect from the sale of this public land is 14 acres of open space.

We agreed to give up all revenue streams to the Rays and in exchange we received capped capital expenses related to the stadium except for a portion of the police costs. I will reiterate, I still don't understand why they are not paying all police costs given that property taxes pay for our police and they are not paying property taxes on the stadium.

These terms are being agreed to without access to their financials or knowing their full economic benefit from the redevelopment as they have refused to give us financials even given the amount of public monies involved in this deal. How does the public know how much public investment was necessary to yield the claimed public benefits vs how much of this public money is going for private gain? We are talking hundreds of millions of dollars in taxpayer money that we as fiduciaries have the duty to perform the appropriate due diligence that is faithful to the public trust that has been given to us.

I have discussed the deal with many residents and throughout my district. A question that I was asked at a few neighborhood association meetings was, "What would you do if it was just your money?"

That is a fundamental question - How much are we willing to pay as a fiduciary of other people's money, the public, to keep baseball in St Petersburg? I am not concerned whether the land will be developed without this deal because it will - with or without baseball. The only reason it is not developed now is because of the current agreement.

The money coming back to the city from the purchase price and the forecast 30-year cumulative gross property tax revenue from the redevelopment **does not cover the cost of the deal**. In a 30 year time frame **the public will pay \$684 million** on the bonds and in exchange **the public is projected to receive between \$209 to \$344 million LESS** than what it paid without counting for inflation during that time. Remember, there isn't sufficient funding to pay for all our needs.

The best way to protect your interests is through a written agreement. The business and legal aspects of the deal that the parties agreed to is what is in writing. The deal is not what people hope, intend, or believe will happen. It is not what is said at a meeting or what someone tells you, but what is in writing. All the promises of affordable housing, community benefits, sustainability, etc. boil down to what does the contract say? I am not going to go through a laundry list of provisions because I have already discussed at public meetings, but **the transfer provisions alone should be cause for concern**. We were sold on Hines and its experience as a developer - yet as written **the rights under the redevelopment agreement** can be completely transferred to another entity that is not Hines without the equivalent financial strength, experience, and reputation. Our standard assignment provisions are not part of this deal. There is no City Council approval or vetting required on permitted transfers and assignments. This is a 30 year deal and the parties you see here today are not guaranteed to be the parties we are going to deal with in the future.

I want to thank everyone involved in this process - the time, energy, expertise given by everyone, to our Mayor, Rob, and all of Administration, legal, staff, outside attorneys and consultants, my colleagues, and the citizens out there who have been engaged and have been so generous with their time. Whether trying to ensure that the average person understood the details of the deal and engaging our citizens to providing subject matter expertise there are many out there that have also spent countless hours in engaging in the democratic process, the exchange of ideas, and the belief that discourse and different points of view are important and matter. I've been impressed with a lot of public input that has shown that so many of you have actually read the terms of these agreements - and that is not easy reading.

I requested Florida Tax Watch to undertake independent research based on the level of public monies going into this project and I want to publicly thank them for their work. I agree with their recommendations and based on the language of the current agreements 2 of their 3 recommendations are not included in these agreements - clawback provisions and revenue sharing.

We have all worked hard to improve the agreements through this process. No matter my vote today I want success for our City, the team, and the redevelopment project. We may have some disagreements on how things are accomplished, but I know we all love our city. I understand we do not get everything we want in a deal. **No deal is perfect. However, under the current terms in my opinion we are giving far too much public money with too few concrete obligations and City Council oversight.** I want the Rays to stay, but I cannot vote for this deal based on the deal terms and my reading of all the contracts.





Alan Delisle  19 min read

# No deal should be this bad for a city and its residents.

*Written by Alan Delisle, former St. Petersburg City Administrator*

## WHY DID THE RAYS/HINES DEAL GO SO WRONG?

1. The deal was flawed when Mayor Welch and some Council members decided that all that mattered was keeping the Rays, at any cost. By doing so, the St Pete lost all negotiating leverage. The City leadership threw aside the well-being of the residents and taxpayers for political support from a Wall Street owner, campaign contributor and false advertising.

2. It was further flawed when Mayor Welch picked the Rays/Hines team without negotiating a Term Sheet before the selection announcement. The City then went into negotiations without any leverage at all. The Rays/Hines controlled all contentious issues because the City had nowhere else to go. The City had already rejected all other teams, including the Kriseman selected Midtown development proposal.

This lack of competition resulted in a weak, embarrassing, incomplete Term Sheet for the City, and produced one of the worst economic development/stadium Development Agreements (DA) for any city.

The St. Pete Chamber of Commerce falsely claimed that all the other proposals were not as good as Rays/Hines. Mayor Welch canceled a far better proposal for St. Pete when he cast aside the MIDTOWN proposal. MIDTOWN was a better deal for the City and would have created leverage in negotiating with the Rays. It was a shortsighted business decision to cancel Midtown.

Most other developers, including MIDTOWN, refused to submit under Welch's RFP because they knew it was a waste of time and that he was only going through another selection process to pick Rays/Hines. This approach meant Rays/Hines knew they held all the negotiating cards, and the final Development Agreement (DA) painfully reflects this fact.

3. The City's approach to the D.A. was flawed from the start. The City surrendered to how the Rays wanted the deal framed, separating the stadium negotiations from the development of the entire Trop site, again conceding city leverage.

If the Rays wanted the stadium early (which, of course, they did), then the City should have demanded that the rest of the site be implemented within a similar timeframe as the stadium, and at the Developer's expense (like it was in Atlanta and San Diego), especially for the early non-stadium Development Phases of the project. Instead, the City got nothing concrete in return, another flawed business decision.

4. If the City had tied performance of the stadium to the performance of the supporting development, the argument that future property taxes would pay City costs would have been much more credible. The Chamber cites that the Economic Impact Study done for the Rays/Hines project was the strongest of all proposals. This claim is also false.

The City completed the Economic Impact Study on the Rays/Hines proposal assuming full build-out, not based on the project as reflected in the final D.A. that only requires weak, flimsy minimum development requirements. The City not explaining this timing is disingenuous. The Chamber ignoring this fact is a poor business practice.

The project reflected in the final D.A. doesn't come anywhere close to these early misleading economic impact numbers based on a hypothetical build out. As described below, the non-stadium development aspect of this D.A. is incomprehensible, a slap in the face to any rational thinker, to any City Council and especially to the economic development profession.

The City could end up with little more than what exists today on site – a stadium and some parking -- based on the Developer performance flaws found in the D.A. (see below)

5. The non-stadium development is allowable by parcel vs. by phase. While the D.A. requires a city-funded infrastructure-phased approach, non-stadium development does not have the same requirement. The Developer has a complete "say" on when and how a parcel gets developed, even though the City must pay for the Infrastructure at upfront delineated, phased timelines. And what is even worse, Rays/Hines can delay development if it wants or they can pass along any parcel to another developer. So, the Stadium project is well planned, coordinated, financed, and managed by the Rays, but the

non-stadium development is unplanned, uncoordinated, unfinanced, and mismanaged, leaving the St. Pete in the dark and at the whim of the Rays/Hines.

6. Hines is a reputable developer, but, in this case, they only serve as a curtain to the Rays' full control. The only real goal in this project was for the Rays to get an incredible deal on a new stadium and to keep out all other lead developers so the Rays didn't give up control. They will always do what is in the best interest of the team and business. The City of St. Pete will always be secondary.

It's hard to believe Mayor Welch and many Councilmembers played into this trap. Truth- to-power went silent, except for a few Council members.

7. We must remember that the Rays told St. Pete for years that it was Montreal or nothing, or Tampa or nothing. They also failed to respond to the Kriseman Trop RFP because they didn't want to compete with other developers. They knew Kriseman would keep the City's leverage to benefit the entire City and its residents and not give up the store; it had to be a win-win.

8. The Tampa Bay Times' position that this decision comes down to keeping the Rays is shortsighted at best and in direct contrast to its editorial responsibility to protect the community interest as it once did with St. Pete's precious waterfront. The final D.A. clearly reflects what the Times' position results in, a full surrender of the City's priorities. The questions that should determine a "yes or no" vote on this project, contrary to the Times, should be the following:

a. Did the City overpay for the stadium/development? Why did the Atlanta Braves and San Diego Padres NOT receive a penny for development around the stadium? Why was it paid for by the Developer, yet in St. Pete, the City is giving away land and paying for all Infrastructure (\$130 million) related to the development of the full site? This decision is unheard of in a development market as strong as St. Pete and a site adjacent to one of the strongest downtowns in the country. There should be no non-stadium development incentives. Zero.

b. Did the City get a fair return on its investment in the stadium and development by grossly overpaying in the final DA? The City is paying for greenspace and parkland, of all things, by reducing the Developer's land cost. The City is paying for gap Affordable Housing by reducing Developer's land costs and committing to future City grants (see below). The City is paying for "ALL" Community Benefits by reducing the Developer's land cost. Small business participation percentages are not guaranteed. They are all just "GOALS" and the goals are embarrassingly low.

After all Major Welch's rhetoric about inclusive development, it is hard to believe that the Developer has no "skin in the game" for Community Benefits and that the MWBE- Small Business participation percentage is a dismal 10%, and that's not even guaranteed. And the penalties are ridiculous since the goal is so low. Incredible. Unacceptable. Does this really make up for the past?

c. Does the City need to subsidize the non-stadium aspect of the project in any way? NO. Cobb County and San Diego gave NO incentives to the Developer for non-stadium development. St. Pete is giving approximately \$304 million for this purpose in land value reduction and Infrastructure in the final DA, if applying the two-year-old land appraisal. The giveaway number is even higher if the City uses a more current and accurate appraisal. The Atlanta Braves and San Diego Padres' developer paid the total cost for land and Infrastructure for its non-stadium development, unlike the Rays.

d. Why is the ancillary, non-stadium economic development not guaranteed like the stadium? Why is the minimum development requirement so weak knowing that the City spends approximately \$1.29 billion on the total project, most of it upfront? Why do truck-size loopholes, meaningless penalties, and bizarre timeframes exist for non-stadium development compared with those for the stadium? The Rays get what they want, and the City does not?

e. Why is "open space/parkland" so minimal – 10 acres? The Council once was adamant about 20-30 acres of parkland on site. So was the Chamber leadership. Why are they so quiet now?

f. Why isn't Rays/Hines held responsible for all development on the site since they get all the benefits? Why are Parcel Developers allowed without any Rays/Hines' responsibility? What will the financial transaction be between the Rays/Hines and the Parcel Developers? Talk about uncoordinated.

g. What happens when the current owner sells the Rays? Does the City get paid back for its investment, or does ownership obtain all the increased financial value caused by the stadium when a sale occurs? Or will the City share in non-stadium real estate revenue since they are paying \$130 million in Infrastructure costs and giving up approximately \$174 million or more in land value? Has the City seen the non-stadium financial proforma for the non-stadium development. Will this be shared with the public? If not, why not? When do cities make a blind investment like this?

h. Why are developer default provisions so lenient or meaningless? Why are minimum development extensions allowed when Rays/Hines already receives 10 years to develop only 33% of the minimum development, 20 years to develop only 66% of the minimum development and 30 years to deliver 100% (maybe) of minimum development? Why are Excusable Development Delays permitted? Why is property purchased per parcel? Why are development timelines and deliverables meaningless or non-existent, except for absurdly lengthy 10, 20, and 30-year deadlines for proportional minimum development?



9. Mayor Welch's statement from the beginning that this will correct the mistakes of the past is not obtained with this final DA. We now know the Community Benefits and Affordable Housing are being paid for by the St. Pete taxpayers, not the Developer. This is the definition of "Smoke and Mirrors." Why is the City paying for what is always primarily a Developer expense? The premise behind Community Benefits is that the Developer pays extra for them, not for the City to make the Developer look good by paying for them. Just like the Miami stadium deal, they will be writing about how bad this deal is years.

10. In addition to the City reducing the price of the land to pay for the Community Benefits and Affordable Housing and having to pay for all the Infrastructure Costs (\$130 million), the final D.A. requires that the City "provide reasonable and necessary subsidies for the construction of stand-alone rent-restricted units in an amount similar to other affordable housing deals with similar funding strategies." You have got to be kidding! How much more can the City give? How unfair is this?

11. The business community should be up-in-arms over this financial mess. Any company conducting business in this manner would be closing shop within a year. Worse yet, business support for this deal is like running up a credit card for future St. Pete businesses. The Chamber of Commerce's letter of support is superficial at best. To suggest that the site would sit and go undeveloped if this project doesn't move forward is preposterous. Every major Developer in the country would be doing somersaults to participate in the Trop development if the Rays were not micro-managing the development, and these Developers would develop the site with little city assistance, like Atlanta, San Diego, and Midtown. Why is the Chamber taking such a non-sensical position? Is the Chamber looking at the best interest of the City or just its organization?

## **B. WHY IS THE FINAL Development Agreement (D.A.) SO BAD FOR ST. PETERSBURG:**

1. The Target Development Plan is meaningless in the D.A. and Minimum Development Requirements are insufficient and easily manipulated by the Developer.

2. Schedule III, Minimum Development Requirements: Minimum is the exact word. It calls for 3,800 market-rate residential units over 30 years, which is like asking nothing since market-rate housing will be a huge money-maker for the Developer. We discuss Affordable Housing below. The minimum requirements also require one million square feet of office, arts, recreation, entertainment, education, public administration, healthcare, and institutional space over 30 years, of which 500,000 sq.ft. must be Class A office/medical/medical office space and at least 50,000 sq.ft. civic, museum space. This represents 16,000 sq.ft. a year over 30 years in Class A office/medical/medical office. In a city that is land-locked like St. Petersburg and strains every day to locate commercial land, it is a shame that the city did not put a premium on office development of all types – A, B, and C and at a much more meaningful level.

The City needs Class B and C office space as well. What is Entertainment? Why isn't Moffett addressed like we have been told repeatedly would happen? Two hotels with 400 keys, a small 50,000-square-foot conference center, and open space of a measly 10 acres, which the City is paying for (see below), round out the minimum development requirements that must be delivered over 30 years. Can you imagine that after the City provides huge funding early for the stadium, the land, the Infrastructure, and all the other incentives, the Developer gets to take 30 years to deliver an ill-defined non-stadium minimum development agenda? There is no mention of Grow Smarter Industries. There is no mention of the Innovation District. There is no mention of local small business office requirements. There is no mention of the Arts District or Deuces Live. There is no mention of targeted industries unique to St. Pete. Misses all.

MIDTOWN was pledging \$5 million in grants for minority and BIPOC-owned small businesses for space in the Phase I development. Midtown was also providing \$10 million for the Local Retail Storefront Program, \$5 million in Phase 1 and another \$5 million in Phase 3.

3. Even worse is that Schedule III defines a 33% and 66% Interim Minimum Development Requirement 10 and 20 years into the D.A. term, a weak attempt to make the 30-year window look better. Perhaps a 2-year window for all minimum development would make a difference, but 10 and 20 years is almost as laughable as 30 years at that scale. So, the Developer gets everything upfront, but the City may wait 10, 20, and 30 years to see any non-stadium MINIMUM development. Incredible. Unfair. Sad. And it gets worse. The above requirements are subject to further delays per "Excusable Development Delays (see #4 below)."

4. Article 1, Definitions, D.A. "Excusable Development Delays" is defined. This pathetic language means that the Minimum Development Requirements are worthless. Simply read this language and it is understood that the Developer has every out to delay this development, including stadium construction delays. Who controls that?

5. Section 4.1.5: It is hard to believe that the city has taken all this time and still has not completed the Oakland Cemetery report. The preliminary report was concluded during the Kriseman administration. This report should have been completed prior to the Development Agreement being finalized. The public should demand results now prior to this deal being approved. Families need to know.

6. Section 4.2.1: The language in this section results in the Developer being able to reject almost any parcel for development that it wants, showing again how weak the development requirements are and how unpredictable property tax revenue from the project will be, making the economic impact

analysis worthless. The Developer can reject any parcel for archaeological, environmental, geotechnical, soils, subsurface conditions, or lack of access or materially impaired access to a parcel (can you believe it). The Developer gets to update its due diligence process priors to closing on any parcel instead of doing it upfront like with the stadium. Another out for the Developer?

Any Developer will be able to drive a truck through this language. So, what does the City do with this rejected land? The Developer should have a set due diligence period for all of the land, comparable to the stadium land, with no "outs" after that. For some reason, Rays/Hines can quickly conduct all "due diligence" on the stadium site but not on the non-stadium development site. The City should not start the stadium project until Phases 1 and 2 of the Target Development Plan are committed to and under construction.

Divorcing the stadium from non-stadium development was a huge mistake.

7. Section 4.2.2: The purchase price is further adjusted downward if the Developer rejects any land, which is a simple process under the final D.A. AND the Minimum Development Requirements are adjusted downward if the Developer rejects at least 20% of the net non-stadium development acres. The DA does not explain how the City will calculate these reductions. But you can be assured that reaching this 20% threshold would be easy for any Developer based on the D.A.'s loose criterion. The real point here is that creating an incentive to reduce the minimums is extremely bad policy. Since the minimums are so inconsequential and have so many outs to them, no additional reduction should be contemplated. And remember (see above), the City gave a farcical 10 and 20 years to deliver on 33% and 66% of the Minimum Development Requirements. This D.A. language is hard to believe.

The Developer will have 10 years to do nothing if they want. They will have 10 years to manipulate the individual Parcel rejection process. They will have 10 years to manipulate the all-inclusive "Excusable Development Delay" language. They will have 10 years to sit and look at the costly, taxpayer-funded stadium. They will act, they will say, but the D.A. does not require it. Why not? How does the City, any City, give away all this money without requiring a payback or comparable activity from the Developer? Can you imagine spending \$130 million on Infrastructure without a strong "commitment" back on non-stadium development? Of course, it is a shame that the Developer will not spend a dime on infrastructure but will make millions of dollars off it.

8. Section 4.7.1: This section allows Parcel Developer "exceptions" as well. This easy-out language will create a huge mess. Again, the D.A. is badly flawed in allowing this parcel-by-parcel acquisition approach instead of Phased development. The City should have required Phase development led by one Developer, similar to what happens when building a stadium.

9. Section 5.1.1: For the money that the City is putting into the development equation, paying for Infrastructure, which is absurd in a market like St. Pete, and free land, not to mention all the other developer incentives, the return on Affordable Housing is deplorable.

Five hundred units at 120% of AMI is just about the Market Rate for the Trop area, and another 100 units of senior living shouldn't even be counted. Proportionately to the number of acres on site, this is much worse than the Moffitt project that Mayor Welch canceled. Four hundred units at a lower AMI will most likely be built off-site.

MIDTOWN was required to build all Affordable Housing on site (1,800 units), the AMI was lower, and the number of units was more (550 more units than Rays/Hines) without all the City incentives found in the Rays/Hines deal. MIDTOWN was investing \$5 million into gap financing for the development of Affordable Housing, which is in direct contrast to the Rays/Hines deal (see Section 13 below).

10. Section 5.1.2: It is interesting that the DA says at least 600 of 1200 housing Affordable units must be built on-site "or as may be mutually agreed by Developer and City." Another huge loophole. Does this mean it may be less than 600 units on the Trop site?

11. Section 5.1.7: To make matters worse, instead of integrating the income-restricted housing with the rest of the development, the Developer selects four properties where this housing will be isolated, and instead of buying the land, the City will ground lease the land for 99 years. Is the goal to keep the restricted-income renters separated from market-rate renters? MIDTOWN pledged integration.

12. Section 5.2: This is where the City guarantees "grant" money to these four Affordable Housing sites and "for off-site stand-alone units within St. Petersburg," in addition to paying for Infrastructure and giving free land. This guarantee just means other City developers of Affordable Housing will lose out, and the Rays/Hines will be able to triple dip. (See section 9 above). Unlike the Rays/Hines, MIDTOWN was investing its own money in making Affordable Housing "gap" financing happen. Mayor Welch is using public money. The Developer has no risk.

13. Section 5.3: These penalties for failing to build Affordable Housing are worthless because the City has made it impossible for the Developers not to reach these numbers with all the financial giveaways. Parcel Developers get the same benefits. These penalties are window dressing. Free land, free infrastructure, free grant money. Who could fail?

14. Section 5.4: All Affordable Units should be rent-restricted forever based on the subsidy provided by the City, whether ground leased or not. Thirty years of rent restriction is ridiculous based on the enormous City incentives provided.

15. Article 6: A 10% goal for using Minority-owned Businesses, Small Businesses, and Women-owned businesses is an embarrassment. This goal is applied to the entire project. Remember that the City entirely pays for the Community Benefits under the Community Benefits Agreement by reducing the price of land. 10% is such an absurdly low goal that the penalty language in this section is meaningless. Is this, in any way, making up for the past? The reference to a 30% goal is worthless in this Article.

MIDTOWN, in comparison, was pledging 20% of all construction jobs would be filled by South St. Pete CRA residents, a 20% SBE/MWBE participation rate in all phases of the development, a 20% of total labor hours on major construction elements with values of \$1 million or greater would be performed by apprentices, and 10% of the direct hard costs of the project will be dedicated to City located contractors or businesses. AND THESE COMMITMENTS WERE NOT GOALS; THEY WERE REQUIREMENTS.

16. Article 7: Infrastructure work includes open spaces/parks, remediation, roads, and bike paths, which, in the St. Pete market, should be the Developer's responsibility. The Developer will substantially benefit from these amenities. The City paying for all these infrastructure expenses guarantees a much higher revenue stream in rent back to the Developer. And, the Developer has complete control over what the work entails and change orders. The Infrastructure Budget is projected at \$181 million, which means property owners on the redeveloped Trop site will be assessed to pay the difference between the City's \$130 million contribution and \$181 million. This results in a \$51 million charge against affordability on site (See #17 below).

MIDTOWN, in comparison, HAD TO PAY \$93.8 MILLION ON INFRASTRUCTURE, WHICH INCLUDED TROPICANA FIELD DEMOLITION, PINELLAS TRAIL REVITALIZATION, BOOKER CREEK REVITALIZATION, CENTRAL PARK, I-175 STUDY, STREET IMPROVEMENTS AND UTILITIES. AND ANY CITY MONEY FOR INFRASTRUCTURE WAS ONLY SPENT ON A ONE-TO-ONE BASIS WITH THE DEVELOPER'S MONEY. The City in the Rays/Hines deal is either paying for these items above or did not make them a priority.

17. Section 7.8.5: The Developer's share of the Infrastructure is incomprehensible. Crediting the Developer with Infrastructure financial participation in the Term Sheet is disingenuous.

This section allows for a special assessment of all new property owners on the Trop site to pay into a fund to pay the Developer's share of any Infrastructure cost. This method of funding means that the Developer pays nothing for Infrastructure on top of free land and all the other development loopholes. But the worst is that the property owners on site must pay an extra fee on top of property taxes. What do you think this does to the affordability of rents? It pushes rents higher, hurting affordability. It's ominous how this special assessment district only benefits the Developer.

18. Section 7.10: The Developer has complete control over the timing and the order of Infrastructure work, and since some of the Minimum Development Requirements do not need to be completed for 10, 20 and 30 years, you can bet that the Infrastructure over the first 10 years will almost exclusively be for the stadium, which makes this City giveaway even worse.

19. Section 8.1.3: The Developer and Parcel Developers must pay a minimum of \$50.4 million for property on site over the first 12 years of the term of the agreement (about half the discounted land). This requirement is in conjunction with the 33% Minimum Development that must be completed by year 10 of the agreement. (see above). These provisions mean the City pays out a minimum of \$80 million in Infrastructure during this time, not to mention about \$287.5 million for the stadium upfront (over four years approximately) and \$176 million in land value, and the Developer doesn't have to pay anything other than \$15 million in the first three years of the Agreement on property. Even after paying for this land, there is no development requirement until year 10, and it's only for 33% of the Minimum. This unfairness to the City is simply hard to comprehend.

20. Section 8.19: In the event of an uncured Material Event Default by the Developer, the only penalty is that "the Developer shall no longer have any rights to acquire any Parcels pursuant to this Agreement not already acquired by Developer and/or Parcel Developers, except for Parcels located in Phases for which Developer has Commenced Construction of the Infrastructure Work applicable to such Phase." You might as well say that the Developer can do whatever they want. Because the Minimum Development Requirements are at 10, 20, and 30 years with outs and the City is paying for all infrastructure work upfront, the Developer, in effect, has no real penalties for lack of performance. In fact, performance criteria are almost non-existent.

THE MIDTOWN PROJECT WAS HANDLED MUCH DIFFERENTLY: "FAILURE TO MAKE PAYMENT OR EXECUTE PERFORMANCE REQUIREMENTS WAS CAUSE FOR TERMINATION OF THE AGREEMENT. IF DEVELOPMENT PERFORMANCE REQUIREMENTS ARE NOT MET FOR PHASES 1 AND 2, THE PROPERTY ACQUISITION AMOUNT WOULD BE RE-IMBURSED, AND THE CITY WOULD MAINTAIN OWNERSHIP OF THE LAND," THE MIDTOWN TERM SHEET STATED.

The Rays/Hines D.A. reads in section 16.9.5, "In no event shall the City have the right to terminate this agreement notwithstanding any Default by the Developer under this agreement or by any Parcel Developer . . ." Section 16.9.6 and 16.9.7 are even worse for the City. Devastating.

21. Section 9.3: 10 acres of required Open Space must be a mistake. It says that the Developer will try to expand it to 14 acres, but there is no commitment.

MIDTOWN WAS COMMITTED TO 24.7 ACRES OF OPEN SPACE. There was a time when the Council wanted 20-30 acres of Open Space, and the Chamber strongly agreed. Please tell me that 10 acres is a mistake in the D.A. Please.

22. Section 16.1.1 (5): Creates a process for the Developer to extend the Minimum Development Requirements deadline by three years if 80% of the goal is reached. So, as if these deadlines were not ludicrous enough, they can be even longer and more ludicrous based on this section of the D.A.

This deal has been sold by the Music Man, a complete sales job to deflect from the stifling weaknesses of the final D.A. Some argue that this one-way deal is the only way to secure the Rays, and that is all that counts. That is not correct.

Great public-private partnerships benefit both the Developer and the residents of the City. Poor public-private partnerships that conceal and minimize city needs have a devastating impact on the health of cities over time.

The Rays have proven one thing over their tenure in St. Pete: They have no interest in Trop development. Some argue that is why Hines is involved. Hines will do what the Rays want.

Period. If the Rays cared about the City's interest, do you think the Trop site would have been vacant of development all these years? Where was Hines for the last three decades?

The fact that the final D.A. is one-sided in favor of the Rays and lacks fundamental development requirements proves the point. A city should never approve a deal based on hope, trust, and the spoken word. It must protect its interest, and the City must ensure Developer performance is clearly articulated in the D.A. with accountability. It currently is a far cry from this.

Throw away everything that has been said about the project to date and simply read and re-read the final D.A. It will tell you everything you need to know. The fact that Council members expressed their support for this project before the D.A. came out was another huge mistake.

St. Pete. You deserve so much better. I do not blame the staff for this poor D.A. I blame Mayor Welch and a few irresponsible Councilmembers who are consumed with only the Rays. I understand there is a big difference between being a Mayor and a County Legislator. Still, there is no excuse for these glaring mistakes in the D.A., the false marketing about the deal, and the harmful approach to such a critical project. Whenever the marketing is stronger than the deal, you know you have a problem.

I agree it would be nice if the Rays stay, but I can assure you that there is no other City that would come close to presenting the Rays with what is in this D.A. We already know what Tampa offered.

Everyone hoped the D.A. would reflect significant changes from the Term Sheet based on all the public input. These changes did not happen.

The question is, what is a "fair deal"? This D.A. is not fair to St. Pete. It is disgraceful and this document proves it.

St. Pete: You did the right thing by the Waterfront. You did the right thing by the Pier. It's time to do the right thing by the Trop site.

And just so everyone is clear, I am a huge Rays' fan.

[The Rays Hines Development Agreement Explained. PDF \(view or download\).](#)

#### About Alan H. DeLisle:

- 45 years of Economic Development Experience
- International Certified Economic Developer
- Former Assistant City Manager for Durham, NC, Executive Director of the Louisville Downtown Development Partnership, President of the Buffalo Economic Renaissance Corporation and St. Petersburg City Development Administrator and NYS Senate Legislative Director.



Thank you everyone for being here today and being a part of our democratic process providing your input and those that have emailed us because they can't be present.

I understand wanting the Rays to stay, the community building that comes with a sports franchise, the excitement of rooting for a home team, and that not every city may have a sports team to call their own. I understand the lure of the promises of jobs, economic benefits, and turning asphalt into a community. I understand the need to fulfill broken promises.

I also understand the unfulfilled needs in our community from affordable housing to infrastructure. We face constant budget challenges yearly because there isn't sufficient funding to pay for all our needs. For example, our 30-year projected infrastructure needs are forecast to cost us at least \$6.8 billion. And, just because there may be a plan does not mean it is or will be fully funded.

On a decision involving hundreds of millions of dollars of taxpayer money my preferred choice of input from our residents would have been to put the question to the voters. This would allow all voters to have their say on the largest deal in the city's history with the largest public subsidy and not just a small fraction of the population that may be engaged on the issue. It wouldn't be the first time the question of funding a sports stadium would be asked of voters and it wouldn't be the last. Clearly, that ship has sailed as there was not enough support on this City Council to put such a question on the ballot.

So before us without the benefit of the results of a referendum we have the deal that has been negotiated by administration and presented to us for a vote.

This is a stadium deal with 65 acres of land in downtown. The City is borrowing 287.5 million for the stadium, plus another \$130 million for infrastructure costs and with borrowing costs that total cost is forecast at \$684 million. The city is also providing a 12 million lift station and approximately 10-15 million in interest earnings are being contributed. We are also providing approximately 16 acres of land for the stadium and parking lots rent and tax free for the term of the agreement – another investment by the City worth millions in property tax breaks.

The surrounding 65 acres are being sold at the discounted price of \$105 million and they are receiving a 0% interest loan and are only obligated to pay at least \$50 million of the purchase price in the first 12 years. How much has the land been discounted? It would help if we had a current appraisal for the 65 acres. The last appraisal is from January 2023 appraising 60.9 acres (not 65 acres) at approximately \$279 million without any improvements or demolition costs considered.

What were some of the discounts given on the land to arrive at a \$105 million purchase price?

One discount given by the City is for the \$50 million in community benefits. We discounted that price from the land price. So they are not really paying \$50 million in community benefits. We are. Yet they are providing those benefits with conditions throughout a 30-year term with a lot of

ambiguity still within those contractual provisions. My position is still the same - \$50 million should be paid up front because what is the buying power of that sum in the future given average inflation? And if you say you are giving \$50 million in community benefits don't take a discount on the land price - just pay the community benefits upfront.

Another discount given on the land is the cost of their expected infrastructure contribution which is estimated at \$53 million. We are putting in \$142 million in infrastructure (130 million borrowed plus \$12 million for lift station) (which is more money than what we are receiving for the land sale) and they were supposed to pay the remainder of the infrastructure costs. But in reality we are giving \$195 million in value for the site infrastructure between our contribution and the discount on the land they are receiving for their infrastructure contribution. In addition, the agreement contemplates a potential for a special assessment to allow the developer to impose their share of infrastructure costs to property owners even while receiving a \$53 million discount. If the goal is to reduce the cost of housing, why would you not account for that \$53 million discount related to infrastructure in the agreement to ensure it gets deducted from any potential special assessment?

\$64 million was discounted from the land price for 14 acres of open space - yet the contract only requires 12 acres of open space. If they get a discount for 14 acres then the minimum acreage of open space the public should expect from the sale of this public land is 14 acres of open space.

We agreed to give up all revenue streams to the Rays and in exchange we received capped capital expenses related to the stadium except for a portion of the police costs. I will reiterate, I still don't understand why they are not paying all police costs given that property taxes pay for our police and they are not paying property taxes on the stadium.

These terms are being agreed to without access to their financials or knowing their full economic benefit from the redevelopment as they have refused to give us financials even given the amount of public monies involved in this deal. How does the public know how much public investment was necessary to yield the claimed public benefits vs how much of this public money is going for private gain? We are talking hundreds of millions of dollars in taxpayer money that we as fiduciaries have the duty to perform the appropriate due diligence that is faithful to the public trust that has been given to us.

I have discussed the deal with many residents and throughout my district. A question that I was asked at a few neighborhood association meetings was, "What would you do if it was just your money?"

That is a fundamental question - How much are we willing to pay as a fiduciary of other people's money, the public, to keep baseball in St Petersburg? I am not concerned whether the land will be developed without this deal because it will - with or without baseball. The only reason it is not developed now is because of the current agreement.

The money coming back to the city from the purchase price and the forecast 30-year cumulative gross property tax revenue from the redevelopment **does not cover the cost of the deal**. In a 30 year time frame the public will pay \$684 million on the bonds and in exchange the public is projected to receive between \$209 to \$344 million LESS than what it paid without counting for inflation during that time. Remember, there isn't sufficient funding to pay for all our needs.

The best way to protect your interests is through a written agreement. The business and legal aspects of the deal that the parties agreed to is what is in writing. The deal is not what people hope, intend, or believe will happen. It is not what is said at a meeting or what someone tells you, but what is in writing. All the promises of affordable housing, community benefits, sustainability, etc. boil down to what does the contract say? I am not going to go through a laundry list of provisions because I have already discussed at public meetings, but the transfer provisions alone should be cause for concern. We were sold on Hines and its experience as a developer - yet as written the rights under the redevelopment agreement can be completely transferred to another entity that is not Hines without the equivalent financial strength, experience, and reputation. Our standard assignment provisions are not part of this deal. There is no City Council approval or vetting required on permitted transfers and assignments. This is a 30 year deal and the parties you see here today are not guaranteed to be the parties we are going to deal with in the future.

I want to thank everyone involved in this process - the time, energy, expertise given by everyone, to our Mayor, Rob, and all of Administration, legal, staff, outside attorneys and consultants, my colleagues, and the citizens out there who have been engaged and have been so generous with their time. Whether trying to ensure that the average person understood the details of the deal and engaging our citizens to providing subject matter expertise there are many out there that have also spent countless hours in engaging in the democratic process, the exchange of ideas, and the belief that discourse and different points of view are important and matter. I've been impressed with a lot of public input that has shown that so many of you have actually read the terms of these agreements - and that is not easy reading.

I requested Florida Tax Watch to undertake independent research based on the level of public monies going into this project and I want to publicly thank them for their work. I agree with their recommendations and based on the language of the current agreements 2 of their 3 recommendations are not included in these agreements - clawback provisions and revenue sharing.

We have all worked hard to improve the agreements through this process. No matter my vote today I want success for our City, the team, and the redevelopment project. We may have some disagreements on how things are accomplished, but I know we all love our city. I understand we do not get everything we want in a deal. No deal is perfect. However, under the current terms in my opinion we are giving far too much public money with too few concrete obligations and City Council oversight. I want the Rays to stay, but I cannot vote for this deal based on the deal terms and my reading of all the contracts.





TO: Esteemed Commissioners,

July 27, 2024

This Public Input and Public Record is a request for you to so-move and demand that the language in the paragraphs referenced below be changed to the requested language **or**, if change is not possible or agreeable to all, that the vote for approval be deferred until an acceptable remedy can be proposed and agreed to. The current language could have an unintended and wrong outcome.

Reference is to: Report #17 for Agenda Item #46 for the 7/30/24 Commissioner's Meeting; title is:

[pinellas.legistar.com/LegislationDetail.aspx?ID=6788416&GUID=E1EF5573-907A-4AD3-AB2E-2A33D5517C4&Options=&Search=]

SECOND AMENDED & RESTATED INTERLOCAL AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG & PINELLAS COUNTY FOR THE COMMITMENT OF TAX INCREMENT REVENUES IN THE INTOWN REDEVELOPMENT AREA

There is 2 problem/issues, appearing in 3 places - see below for the problem & the suggested fixes:

#1) Agreement Item 7: "County Surplus TIF. The County authorizes reallocation of any surplus County TIF remaining in the Fund after completion of its obligations set forth in Section 6.B. to the New Stadium Project [1st Issue]. The County further authorizes the City to remit such amount to Rays Stadium Company, LLC [2nd Issue] within 180 days after the County completes its obligations set forth in Section 6.B, so long as the New Stadium Project is complete." [pp 4]

-1st Issue: The intent, per the City Presentation, slide #2 in Report #10, is for: "any remaining surplus County TIF to be utilized **for debt service** on the New Stadium Project. This is an acceptable statement, provided it includes the words: "for debt service." For further indication of this intent, see pp1 of Summary of Agreements for the 5-9-COW: "The County is authorizing the City,... to reallocate the.... the sum of County funds remaining in the CRA trust fund at the point in time when they stop contributing .... for the purposes of debt service."

It is very unacceptable without this wording. Moving more TIF \$\$\$ to the New Stadium Project would have the effect of increasing the \$212M amount proposed and approved in this Interlocal Agreement. This would be wrong, since H-Rays are to cover all overruns in their share of the funding for the Stadium and the HGPR Projects. Further, it is not wise nor appropriate, at the beginning of the project, to direct such funds to a single project, rather than to a use of surplus funds at the discretion and approval of the City Council and County Commissioners to meet needs at the time of the surplus, between now and 2032.

-2nd Issue: The text: "to remit such amount to Rays Stadium Company, LLC" states that the surplus amount will be paid to the Rays-Partnership, directly and unilaterally, without discussion or approval. This would be a payment of Public Funds to a private entity with no process, indicated deliverables, or requirements - this would be highly unacceptable, and it is hard to believe that it would be legal.

-Request: Change this now, in the Meeting, or defer approval of this Agreement. Trial changes:

"County Surplus TIF. The County authorizes reallocation of any surplus County TIF remaining in the Fund after completion of its obligations set forth in Section 6.B. ~~to~~ for

debt service] on the New Stadium Project, [the Gas Plant Redevelopment Project, or other project/use with the approval of the City Council/County Commissioners]. ~~The County further authorizes the City to remit such amount to Rays Stadium Company, LLC within 180 days after the County completes its obligations set forth in Section 6.B, so long as the New Stadium Project is complete.~~

Note that this language/problem occurs in two more places in this Interlocal Agreement. Below is the suggested language for these sections so that they match with the requested changes above:

[pp2] WHEREAS the County desires to make its surplus tax increment revenues available to [for debt service] on the New Stadium Project, [the Gas Plant Redevelopment Project, or other approved Intown CRA-TIF project] on or before April 7, 2032 and ~~authorizes the City to provide such funding to Rays Stadium Company, LLC for costs associated with the New Stadium Project.~~

[Amended Table 2, footnote #3].. Any surplus TIF remaining in the IRP Redevelopment Trust Fund after completion of the Redevelopment Infrastructure Improvements West of 8 Street identified herein that was contributed by the County shall be reallocated [for debt service] to the New Stadium Project, [The Gas Plant Redevelopment Project, or other Intown CRA-TIF project approved by the City Council/County Commissioners].

Thank you for your deep thought and consideration of this request to resolve a most important issue. The amended Interlocal Agreement should not go forward, not be approved, without these changes. I hope that the details and the suggested changes are helpful in this effort.

Dick Pierce

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939 Beach Dr., NE

St. Petersburg, FL 33701

## The League's positions on the Stadium and Historic Gas Plant Redevelopment Deal as of June 30, 2024

**1. Elected officials are ignoring the wishes of the voters in St. Petersburg.** Elected officials have the obligation to listen to constituents. Both the League's survey and the recent professional Mason Dixon poll of registered voters in St. Petersburg demonstrates that voters want an opportunity to vote on this huge expenditure of public funds and give away valuable public land. Voters believe that the City should share in revenues from the stadium as it does now. They want the current deal to be more equitable, environmentally sound and socially beneficial. The majority of residents speaking before the City Council and the Community Benefit Advisory Council were opposed to the current deal and asked for changes. In 2024 the voters in Jackson County, Missouri, rejected a sales tax measure that would have helped fund major renovations to Arrowhead Stadium and a new downtown ballpark for the Kansas City Royals.

**2. The City administration has misled voters with regard to the use of property taxes to pay stadium and infrastructure debt.** According to most economists, the use of Tax Increment Financing is ill advised. "The funding mechanism creates the fiscal illusion that the project is costless to taxpayers," says Bradbury. "It's not. Never forget the old economists' adage regarding opportunity cost: there is no such thing as a free lunch."

In the Florida Bar Journal. Mr. Hipler writes that "Tax Increment Financing (TIF) benefits private sector development with the use of public revenue. Private development should not be supported from investments of public funds. TIF can boost economic growth, but at a cost of higher taxes to meet their rising costs".

<https://reason.com/2024/01/10/how-much-will-taxpayers-pay-for-virginias-2-billion-stadium-plan/#:~:text=The%20so%2Dcalled%20%22tax%20incremental,to%20pay%20for%20stadium%20projects.>

<https://www.floridabar.org/the-florida-bar-journal/tax-increment-financing-in-florida-a-tool-for-local-government-revitalization-renewal-and-redevelopment/>

**3. The Southern Poverty Law Center (SPLC) has notified the City that the current agreement, if approved, would trigger a lawsuit for violation of Federal Civil Rights law.** "The generational wealth of this community was the land, and that has been stripped from it," Anderson said. "Now the city is planning to sell this incredibly valuable land for less than market value to a development company. That is a continuing violation of the original harm that will further retrench racial discrimination."

Our social justice team has reviewed the SPLC letter to the City and find it to include compelling arguments. We are sad to contemplate the embarrassment of our City

being the subject of a Federal lawsuit when we've worked diligently to create an equitable and diverse community. The letter is on our website [www.lwvspa.org](http://www.lwvspa.org).  
<https://www.splcenter.org/news/2024/02/02/tropicana-field-gas-plant-district-redevelopment-residents>

**4. The only attorney on the City Council, Lisset Hanewicz, wrote in the TBT 5/13/24 “The legal terms of the agreement leave the city unprotected.”** She went on to state “There is an unacceptable lack of legal remedies if there is a default by the developer. The city has no termination rights, even if there are material defaults by the developer. The developer can extend deadlines with no limits based on excusable development delays, and the city can't terminate the contract. Besides being able to sue for damages for a monetary default, the city's only remedy for other material defaults is to exercise its right to not sell additional parcels under certain circumstances.”  
<https://www.tampabay.com/opinion/2024/05/13/heres-why-this-st-pete-city-council-member-opposes-rayshines-deal-written>

We believe that the City Council cannot approve a multi year agreement which does not protect the taxpayers.

**5. Our City cannot afford to divert money from public projects to pay for a private use stadium and infrastructure for private land development.** Economists warn that diverting \$683 million over 30 years will leave a hole in City budgets and that taxpayers will make up the difference. Professor Zimbalist, a published economist, notes that “The fact is that diverting taxes, including property tax, TIF's, and bed taxes create a fiscal hole that has to be filled, either by lower spending on services or by increased local taxes, each having a depressing effect on local economic activity.” Tax Increment Financing is meant to be used for blighted and underused property development. And while Councilman Gerdes has justified the expenditure based on the Tropicana parking lot being a blighted area, the truth is that property in the area is selling for a high premium. From a social justice view, the City is putting the burden of making up these taxes on working families and seniors who can least afford it.

Mark Parker wrote in The Catalyst, “ City officials project that St. Petersburg will spend \$6.8 billion on capital improvements over the next 30 years, with water resources and infrastructure improvements accounting for 73%. Water and sewer infrastructure costs will reach nearly \$3.4 billion over 30 years. Many expenditures are in the 20-year Integrated Water Resources Master Plan.” He asks, “Can St. Pete afford capital improvements and stadium costs?’ That is the wrong question.

We believe that taxes must either be spent on public needs or returned to the taxpayers.

<https://stpetecatalyst.com/can-st-pete-afford-capital-improvements-and-stadium-costs/#:~:text=Petersburg%20will%20spend%20%246.8%20billion,infrastructure%20improvements%20accounting%20for%2073%25>

**6. The economic benefit from the deal does not justify the expenditure of public funds.** In a recent editorial (TBT 6/22/24) Councilman Gerdes states that “The financial study projects that, based on the target development, St. Petersburg will collect \$470 million in tax revenue over 30 years, far exceeding the initial investment of \$417 million”. There are inaccuracies in this statement. First, “target development” is more than the developer is contractually obligated to provide in the development agreement. The legal obligation is “minimum development”, so the benefits are, according to the cited study, \$340 million. Second, the City’s own finance plan shows that it is committing \$684 million not \$417 million mis-stated by Gerdes, because the City must pay interest on the 30 year bonds. (see page 53 of City’s finance plan).

**7. The independent Florida Tax Watch report’s recommendations are ignored** “Florida TaxWatch concludes by asserting that “regardless of who is paying for it,” a new ballpark in St. Petersburg would “generate considerable consumer satisfaction,” and offers three recommendations to mitigate risk and balance the interests of the Tampa Bay Rays and local taxpayers:

- The development agreement between the City, County, and the Tampa Bay Rays should include clawback provisions to afford the taxpayers some level of “money back” protection in the event that the projected economic and fiscal benefits do not materialize
- The ballpark lease should include provisions whereby revenues generated by the use of the ballpark (e.g., ticket sales, television viewing, parking, advertising, etc.) are shared between the Tampa Bay Rays and the City and County
- The lease for the new ballpark should include provisions that sufficiently deter the Tampa Bay Rays from relocating”

None of the Florida Tax Watch’s recommendations are included in the current deal (as of June 30, 2024). We believe that the City Council must reject the current agreements and send them back to the administration.

<https://floridataxwatch.org/Press-Room/florida-taxwatch-examines-tampa-bay-rays-ballpark-proposal>

**8. Our Mayor promised that affordable housing and building generational wealth would be the cornerstone of the gas plant development. Neither promise is kept.**

Housing is the number one problem in our City. According to Shimborg data, in 2022 over 15,000 St. Petersburg families earning under 80% AMI were paying 50% or more of their income on rent. We asked developers of affordable housing to tell us the largest barrier to building more affordable housing and the answer was land. Yet, our City owns 60 acres of prime real estate which will be given away at less than a quarter of its value.

Recognizing that the affordable housing commitments by Rays/Hines fall well short of the Mayor’s promises, the Community Benefit Advisory Board voted unanimously (including City Council President Figgs-Sanders) to increase the penalty for not building affordable housing. *That recommendation was ignored.*

The current agreements do not require the Rays/Hines team to build any affordable housing because the small penalty amount is not a significant penalty and well below what other developers must pay.

Rays/Hines have stated that all of the market rate housing on the gas plant site will be rented not owned. This means that there is no opportunity to build generational wealth other than for the Rays/Hines owners and investors

<http://flhousingdata.shimberg.ufl.edu/affordability/results?nid=5260>

**9. The City Ordinance mandating a significant contribution from the developer for projects with City funds invested is being ignored.** The Community Benefit Advisory Board unanimously recommended (including City Council President Figgs-Sanders) that the \$50 million benefit amount be tied to inflation. Otherwise, paid out of 30 years the amount is \$31 million at current rates. That recommendation was ignored.

**10. The Carter Woodson African American Museum is the main reason many community groups support the deal. There are serious concerns that the museum will never see the \$10 million promised by the Rays/Hines.** After the Community Benefit Advisory Council reviewed the benefit plan, the Rays/Hines team inserted a provision requiring the museum to either raise the remainder of the building funds by July 2025 or forgo receipt of the \$10 million payout from the benefit fund.

We believe that the Rays/Hines' do not have the right to dictate the terms and timing of the payment to the Carter Woodson Museum.

**11. Environment and Sustainability:** Hines Corporation built a similar development in Washington, D.C. All of the construction is LEED Silver certified. Hines has refused to guarantee that level of environmentally responsible construction in this deal.

We believe that Hines must agree to LEED Silver certification as they do for other jurisdictions..

**12. The Rays/Hines team have made numerous promises to community groups and organizations in return for their support.** One example is the promise to give some of the off site affordable housing to USF to be used for student housing. St. Petersburg families have spent years on waiting lists for affordable housing and taxpayers do not intend to see their tax dollars used to support out of City students rather than our own working families.

We believe that such hidden promises in this deal must be made public and described in the agreements.

**13. The County is contributing \$62 million in property taxes (2024-2031) to pay for the stadium according to the City's finance plan. This is in addition to the "bed tax".** Those dollars are needed for County schools, roads, parks, police and fire services. During 2023 budget deliberations both Commissioner Scott and Eggers expressed concern about rising tax rates for homeowners. Yet, both are apparently supporting the diversion of property taxes to support an out of state private developer

and a stadium with no verifiable benefit to taxpayers. Commissioner Long, who supported the stadium deal months before the initial documents were released has stated that the County has plenty of money.

The League is opposed to giving taxpayer money and public land to the Rays Team Owners with no [guaranteed](#) return on investment for the taxpayers. Tax Watch analysis is emphatic: The Rays must share revenues with the City and obtain Guaranteed attendance in order for this deal to be fair for taxpayers.

**14. The gas plant property should be leased, not sold off over 30 years with no interest paid to the City.** The Hines development team acquired about 60 acres of land from the Washington, D.C. government and built condos, offices and shopping. There was no stadium involved. The interesting point here is that the land was leased to Hines, not sold. Washington, D.C. made a much better deal; with affordable housing built first, not last, and no expenditure of taxpayer money on a stadium. We urge the City Council to lease the land to Hines, or make them pay fair market value based on a new appraisal. The payment must be made at closing, or paid out with interest.

**15. The price of land is below market and does not reflect the City's contribution to infrastructure and recent up-zoning.** Following the initial appraisal the City up zoned several parcels making them more valuable and agreed to provide \$130 million in infrastructure. This results in more valuable property and the City has the fiduciary responsibility to obtain that value for its taxpayers just like any other sale of City assets.

We believe that the City must set the land sale price based on a appraisal that takes into consideration the infrastructure contribution and up-zoning.

**16. Voters do not believe that the Rays will leave St. Petersburg if they don't get a windfall from the City.** The Rays threatened to leave St. Petersburg if their demands are not met. There is no rationale for that threat. The MBA is motivated financially to open new franchises, not move old ones around. The City of Tampa rejected the Rays demands, as did two previous City Mayors. Cities around the Country are voting against spending public money on stadiums and arenas (Kansas City) and State Legislatures (Virginia) and Governors (Pritsker) have come out publicly against public expenditure.

The City can extend the current contract and re-balance this lopsided deal. The Baltimore Orioles just signed a 15 year lease extension to give Baltimore and the team time to work out an equitable development deal.

**17. The land sale terms are bad for taxpayers..** According to the City's finance plan, the Rays will have paid only \$50 million to \$105 million land price by 2036. There is no interest payment, so the City will lose millions of dollars in escalating land value. The Rays should pay the purchase price on contract signing, or pay the City interest like every other purchaser of City assets.



**18.. The Community Benefit Plan fails to meet the requirements of the City’s ordinance.** The City’s Community Benefit Ordinance (CBO) requires the developer to provide an amount commensurate with the City’s investment in any project. The Community Benefit Advisory Council (CBAC) reviews the developer’s proposal and provides recommendations to the City Council. The Rays/Hiines team failed to meet the requirements of this ordinance in several ways.

We believe the Community Benefit Plan must be re-negotiated because the unanimous recommendations of the council were ignored. In addition, there are no apparent benefits for many south side communities.

**19. The use of “bed tax” funds for stadium debt is not justified by the actual visits to the stadium by visitors.** According to the Visit St. Pete/Clearwater VISITOR PROFILE STUDY Report of Findings 2022 – 2023 Fiscal Year, only 3% of visitors to St. Petersburg-Clearwater come to the area to attend a Rays game or attended a game while they are staying in the area. In contrast, 39% visit museums. More visitors come to the area for the St. Petersburg Pier and Sunken Gardens than the Rays games..

The County Commissioners cannot justify the allocation of up to \$500 million in bed tax to pay for a private use stadium with no guarantees of non-baseball events. The Rays have the third lowest attendance in the MLB.

The County Commissioners have an obligation to present an honest account of the use of County bed taxes for the payment of debt service on the stadium. If the County finances all or part of its contribution of the bed tax, they must disclose the principal amount and the bond interest expense.

**20. The current deal is lopsided in favor of the Rays.** While everyone wants the Rays’s to stay in St. Petersburg, the current deal does not address the priorities of our City’s needs, does not provide significant benefit to south side communities, does not obtain value for public land, violates Federal Civil Rights law, does not meet the minimum standards for sustainable construction. The only beneficiaries of the deal are the owners of the Rays franchise.

Let’s be clear, the current agreements (as of June 30, 2024) do not require the Rays/Hines to build:

No Contractual Requirement to Build by Rays/Hines:

- Affordable housing on site
- Affordable housing off site
- Booker Music Hall
- Carter Woodson African American Museum
- Access to the site from Campbell Park

No Contractual Requirement to Make the Stadium Accessible during Hurricanes for Shelter in Place

No Contractual Requirement to certify buildings as LEED Silver

No Contractual Requirement to develop the entire site, parcels can be kicked back to the City

No Payment for the land for up to 30 years, with no interest and no appreciated value to the City

## Eres, Christian

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**From:** noreply@mypinellasclerk.gov  
**Sent:** Monday, July 29, 2024 4:00 PM  
**To:** BCC Agenda Comments

### Live Form

Topic	Rays/ Hines stadium deal
BCC Agenda Date	7-30-2024
Your Stand on the Issue	Oppose
Comments	[E01D7CCE-39EB-4255-BC2F-90ABA5E7C9F0]
Citizen Name	Rick Rosello
Address	1801 Ironwood Ct W Oldsmar , FL 34677
Phone	+18133918552
Email	bucsfan26@gmail.com

## Eres, Christian

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**From:** noreply@fs30.formsite.com on behalf of caroltnsmithgroup at verizon.net  
<noreply@fs30.formsite.com>  
**Sent:** Sunday, July 28, 2024 7:22 AM  
**To:** Lewis, Jamie E  
**Subject:** Online Customer Service Contact Us Form Result #30048442

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- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator

**Subject** New stadium in St Pete

**Message** PLEASE do not spend my tax money on a stadium when other dire needs exist in our county. ENOUGH SAID.

**Your Name** Carolyn Smith

**Your Street Address** 9241 54th St N

**City/Unincorporated County** Pinellas Park

**Zip Code** 33782

**Your Phone Number** 7273315715

**Your Email Address** [caroltnsmithgroup@verizon.net](mailto:caroltnsmithgroup@verizon.net)

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## Eres, Christian

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**From:** noreply@fs30.formsite.com on behalf of tfdmpt at gmail.com <noreply@fs30.formsite.com>  
**Sent:** Sunday, July 28, 2024 11:55 AM  
**To:** Lewis, Jamie E  
**Subject:** Online Customer Service Contact Us Form Result #30048771

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**Direction of Inquiry**

- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator

**Subject** Rays/Hines deal

**Message**

My husband, who was born in St. Petersburg and a resident for most of his life, used to talk about the devastating and deadly Tampa Bay hurricane of 1921 as a hundred-year storm. His point was that such an event is rare and we needn't fret every time a storm or hurricane moves into the Gulf of Mexico. If he were here today, he would disavow that view in light of recent history in Fort Myers and growing threats from climate change.

I am writing to urge you to reject the Rays/Hines deal requiring the county to commit more than half a billion dollars of bed tax revenue over the next 30 years for a new baseball stadium. The bed tax was levied to promote tourism. A survey by Visit St. Pete-Clearwater found that only three percent of tourists are interested in going to a sporting event. Visitors come for the sunshine, the beaches, restaurants, museums and other attractions. So it makes no sense for bed tax funds to be spent on something that does not support tourism. It should be spent on beach erosion, among other appropriate uses, and held in reserve to make sure that Pinellas County can rebuild and rebound as fast as possible should we experience the devastation of a major hurricane. That's what your constituents will expect from you. Can you guarantee adequate recovery funding if you approve the Rays/Hines deal?

**Your Name** Donna Peltier

**Your Street Address** 4801 Osprey Drive South Apt. 205

**City/Unincorporated  
County** St. Petersburg

**Zip Code** 33711

**Your Phone Number** 727-800-9699

**Your Email Address** [tfdmpt@gmail.com](mailto:tfdmpt@gmail.com)

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## Eres, Christian

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**From:** noreply@fs30.formsite.com on behalf of pmcomptonfl at gmail.com <noreply@fs30.formsite.com>  
**Sent:** Sunday, July 28, 2024 5:28 PM  
**To:** Lewis, Jamie E  
**Subject:** Online Customer Service Contact Us Form Result #30049284

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- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7

**Subject** Can Rays build the resilient stadium Pinellas needs?

**Message**

So far the Rays FO has saved about 1/3 of their 2025 total payroll commitments with their trades of 5 players, with of course no guarantee that any of that will be reinvested in the off season on replacements. And with 2 days of trading to go (as of Sunday 7/28 - stay tuned!) no reason to think they're done or will do anything that adds payroll. They're now all about building a winner for 2028.

So instead of stuffing that \$33M (and counting) into his wallet, Mr. Sternberg could do what some have urged and commit to spending some of these savings on solar panels and batteries and for hardening of the new stadium to withstand a Category 5 hurricane so it can be used for a high ground hurricane shelter for St. Pete residents and visitors.

Seriously. It needs to benefit the community given the amount of the City's contribution to the deal. The Rays should not be permitted to insult you by telling the Board, that with the substantial contribution of city and county funds, they still can't afford to build it right.

If we're building a team for the future, we also need for that team to play in a stadium built for that future. I hope that when this matter comes before the commission for your approval that you will raise this issue and require that a resilient community asset be created with public funds. To date their plans and commitments fall short of such a reasonable requirement.

<b>Your Name</b>	Phil Compton
<b>Your Street Address</b>	1430 Park Circle
<b>City/Unincorporated County</b>	Tampa
<b>Zip Code</b>	33604
<b>Your Phone Number</b>	8138413601
<b>Your Email Address</b>	<a href="mailto:pmcomptonfl@gmail.com">pmcomptonfl@gmail.com</a>

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## Eres, Christian

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**From:** noreply@fs30.formsite.com on behalf of Nickrogone at gmail.com <noreply@fs30.formsite.com>  
**Sent:** Sunday, July 28, 2024 6:47 PM  
**To:** Lewis, Jamie E  
**Subject:** Online Customer Service Contact Us Form Result #30049389

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<b>Direction of Inquiry</b>	Commissioner Charlie Justice - District 3
<b>Subject</b>	Rays stadium
<b>Message</b>	Please kill the deal. Ownership does not deserve ANY support from the community. Long time fan but recent trades clearly show ownership cares NOTHING about its fans. Let them go elsewhere and rip off citizens there.
<b>Your Name</b>	Nicholas J Rogone
<b>Your Street Address</b>	1365 Snell Isle Blvd NE Apt 2d
<b>City/Unincorporated County</b>	St. Petersburg
<b>Zip Code</b>	33704
<b>Your Phone Number</b>	7272718958
<b>Your Email Address</b>	<a href="mailto:Nickrogone@gmail.com">Nickrogone@gmail.com</a>

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## Eres, Christian

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**From:** noreply@fs30.formsite.com on behalf of ahava65 at earthlink.net <noreply@fs30.formsite.com>  
**Sent:** Sunday, July 28, 2024 9:58 PM  
**To:** Lewis, Jamie E  
**Subject:** Online Customer Service Contact Us Form Result #30049677

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- Commissioner Janet C. Long - District 1
- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator

**Subject** The stadium :(

**Message**

Dear County Commissioners,

Why are St. Petersburg's taxpayers stuck with paying for the stadium? Seriously! Why aren't bonds being sold to build this white elephant?

By the way, the current stadium has several years, as you know, until the lease is up. And it was the wealthy areas, like Precinct 215, where I grew up, that paid for a lot of it. Mind you, not everyone who lives there is a millionaire. My mother was one of them. She lived on Social Security and got help from relatives.

Sincerely,

Elka Zwick  
St. Petersburg, Florida

**Your Name** Elka Zwick

**Your Street Address** 6457 23rd St. N.

**City/Unincorporated County** St Petersburg

**Zip Code** 33702

---

**Your Phone Number** 7273452218

---

**Your Email Address** [ahava65@earthlink.net](mailto:ahava65@earthlink.net)

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## Eres, Christian

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**From:** noreply@fs30.formsite.com on behalf of gibbgary at gmail.com <noreply@fs30.formsite.com>  
**Sent:** Monday, July 29, 2024 2:26 PM  
**To:** Lewis, Jamie E  
**Subject:** Online Customer Service Contact Us Form Result #30052559

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- Commissioner Brian Scott - District 2 (2024 Vice-Chair)
- Commissioner Charlie Justice - District 3
- Commissioner Dave Eggers - District 4
- Commissioner Chris Latvala - District 5
- Commissioner Kathleen Peters - District 6 (2024 Chair)
- Commissioner René Flowers - District 7
- County Administrator

**Subject** Make the Stadium a Real Public Asset

**Message**

Let's make sure that the Stadium is built to withstand a Category 5 hurricane and has its own power plant (solar panels and battery storage) so that it could act as an emergency community shelter in the event of a devastating hurricane (like Katrina or Ian) where so many in their communities had no safe place to ride out the storm and its immediate aftermath.

Thus far this week (subsequent to the St. Petersburg City Council vote), the Rays have saved about 1/3 of their 2025 total payroll commitments with their trades of 5 players, with of course no guarantee that any of that will be reinvested in the off season on replacements. That alone is a savings of more than \$33 Million dollars.

Thus far, the Rays Hines group has been unwilling to formally commit (in mandatory provisions in the contracts) to making these types of investments in the stadium so that it can become a true community asset, able to spring into action to help when Pinellas County residents would need help the most--after a devastating hurricane.

So instead of continuing to "trust" the Rays Hines group to "do the right thing", I urge you to REQUIRE them to make these improvements as a condition of your vote to approve the funding for the new stadium.

Seriously. WITH THE AMOUNT OF TAX DOLLARS BEING SPENT, the new stadium must become a true community asset which needs to benefit the entire community (and not just the team's ownership group). The Rays should not be permitted to insult you by

telling the Board, that with the substantial contribution of city and county funds, they still can't afford to build it right. This week shows that is clearly not the case.

If we're building a team for the future, we also need for that team to play in a stadium built for that future. I hope that when this matter comes before the commission for your approval that you will **CONDITION YOUR APPROVAL UPON THE REQUIREMENT** that a resilient, energy self-sufficient community asset be created with public funds. To date their plans and commitments fall far short of such a reasonable requirement, because no one has yet held their feet to the fire.

Will you? You are fiduciaries. Please uphold your fiduciary duties to the taxpayers. Make them build it right!

---

<b>Your Name</b>	Gary Gibbons
<b>Your Street Address</b>	800 29th Avenue North
<b>City/Unincorporated County</b>	St. Petersburg
<b>Zip Code</b>	33704
<b>Your Email Address</b>	<a href="mailto:gibbgary@gmail.com">gibbgary@gmail.com</a>

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## Eres, Christian

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**From:** noreply@fs30.formsite.com on behalf of stanner6 at tampabay.rr.com <noreply@fs30.formsite.com>  
**Sent:** Monday, July 29, 2024 4:00 PM  
**To:** Lewis, Jamie E  
**Subject:** Online Customer Service Contact Us Form Result #30053197

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<b>Direction of Inquiry</b>	Commissioner Dave Eggers - District 4
<b>Subject</b>	Stadium funding
<b>Message</b>	<p>I was very pleased to hear your suggestion on the news yesterday that the \$300 million stadium money could be used for something more constructive and actually beneficial for tourism such as beach renourishment. The original 1980's argument that the stadium would draw tourists obviously did not pan out, as evidenced by the past 26 years of abysmal attendance figures at Tropicana Field. Even the playoff games the Rays were in did not sell out. I feel like we are making exactly the same mistake we made back in the 80's when, as I seem to recall, the stadium was voted down at least twice by countywide referendum. Those referendum results have been conspicuously absent from the recent stadium negotiations, so I hope we don't throw any more good money after 26 years of bad.</p>
<b>Your Name</b>	Stephen Tanner
<b>Your Street Address</b>	7238 Channelside Ln., N.
<b>City/Unincorporated County</b>	Pinellas Park
<b>Zip Code</b>	33781
<b>Your Phone Number</b>	7276230400
<b>Your Email Address</b>	<a href="mailto:stanner6@tampabay.rr.com">stanner6@tampabay.rr.com</a>

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## Eres, Christian

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**From:** Lewis, Jamie E  
**Sent:** Monday, July 29, 2024 4:34 PM  
**To:** BCC Agenda Comments  
**Cc:** Revie, Derelynn  
**Subject:** July 30, 2024 Agenda Items: 24-1106A and 24-1221A  
**Attachments:** Online Customer Service Contact Us Form Result #30053197; Online Customer Service Contact Us Form Result #30052559; Online Customer Service Contact Us Form Result #30049677; Online Customer Service Contact Us Form Result #30049389; Online Customer Service Contact Us Form Result #30049284; Online Customer Service Contact Us Form Result #30048771; Online Customer Service Contact Us Form Result #30048442; Online Customer Service Contact Us Form Result #30047419; Online Customer Service Contact Us Form Result #30047279

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