

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Meeting Agenda

October 17, 2005

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

*Rick Bryant (Chair)
Jack Donovan (Vice Chair)
Ed Braddy (Member)
Chuck Chestnut (Member)
Pegeen Hanrahan (Member)
Craig Lowe (Member)
Warren Nielsen (Member)*

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Equal Opportunity Department at 334-5051 or call the TDD phone line at 334-2069 at least 48 hours in advance.

CALL TO ORDER - 3:05 PM

ROLL CALL

ADOPTION OF THE CONSENT AGENDA

SECRETARY CONSENT

050490

Community Redevelopment Agency (CRA) Minutes (B)

RECOMMENDATION

The CRA approve the minutes of September 19, 2005, as circulated.

050491

Re-appointment of Linda McGurn to the Downtown Redevelopment Advisory Board (NB)

RECOMMENDATION

The CRA re-appoint Linda McGurn to the Downtown Redevelopment Advisory Board for a term to expire June 17, 2008.

*Member Braddy: McGurn
Member Chestnut: McGurn
Member Donovan: McGurn
Member Hanrahan: McGurn
Member Lowe: McGurn
Member Nielsen: McGurn
Chair Bryant: McGurn*

050492

Re-appointments of John Fleming and Thomas Rider to the College Park/University Heights Redevelopment Advisory Board (NB)

RECOMMENDATION

The CRA re-appoint John Fleming and Thomas Rider for terms to expire June 17, 2008.

*Member Braddy: Fleming and Rider
Member Chestnut: Fleming and Rider
Member Donovan: Fleming and Rider
Member Hanrahan: Fleming and Rider
Member Lowe: Fleming and Rider
Member Nielsen: Fleming and Rider
Chair Bryant: Fleming and Rider*

050493**Appointments of Orian Ellis and Toni Jerkins to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (NB)****RECOMMENDATION**

The CRA appoint Orian Ellis and Toni Jerkins to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board.

*Member Braddy: Ellis and Jerkins
Member Chestnut: Ellis and Jerkins
Member Donovan: Ellis and Jerkins
Member Hanrahan: Ellis and Jerkins
Member Lowe: Ellis and Jerkins
Member Nielsen: Ellis and Jerkins
Chair Bryant: Ellis and Jerkins*

EXECUTIVE DIRECTOR CONSENT**050509****Removal of Annetter Heard from the Fifth Avenue Pleasant Street Advisory Board (B)**

Explanation: The CRA Guidelines call for staff to notify the Executive Director if there are Advisory Board members who fail to participate in Board meetings. Annetter Heard has missed four of the last five Fifth Avenue Pleasant Street Redevelopment Advisory Board meetings. The Fifth Avenue Pleasant Street Board struggles with quorum issues and this attendance pattern is a hindrance to the Board. Staff recommends that Ms. Heard be removed from the Board and that the position be advertised.

Fiscal Note: None at this time.

RECOMMENDATION

Executive Director to the CRA: 1) Remove Annetter Heard from the Fifth Avenue Pleasant Street Redevelopment Advisory Board; and 2) advertise the position.

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CRA ATTORNEY CONSENT**ADVISORY BOARDS/COMMITTEES CONSENT****College Park/University Heights Redevelopment Advisory Board Consent**

050510**CPUH Recommendation on University Heights Historic Preservation Design Guidelines (NB)**

Explanation: The University Heights Historic District is located largely within the College Park University Heights (CPUH) Community Redevelopment area. Last month, the CPUH Board reviewed the most recent draft of the University Heights Historic District proposed Design Guidelines and provided final recommendations that staff transmitted to the Historic Preservation (HP) Board staff. The HP Board reviewed and finalized their recommendations for the guidelines on September 6, 2005, which incorporated all but two of the CPUH Board's recommendations. CRA Staff reported the action of the Historic Preservation Board at the October 5, 2005 CPUH meeting, at which time the CPUH Board reaffirmed the following previous recommendations:

CPUH Recommendation: Guidelines page 56 - request to strike recommendation 2 (2. keep new additions to historic buildings to a minimum). Historic Preservation Board response: The HP Board felt this regulation was important for historic buildings and did not strike it.

CPUH Recommendation: Guidelines page 69 - the CPUH Board recommended that metal and vinyl type shutters be allowed, provided they simulate appropriate products.

Historic Preservation Board response: The HP Board has no objection of this for new construction, and will amend the guidelines accordingly, but remained firm that the guidelines remain for historic homes.

The CPUH Board expressed their concern that the guidelines will have a negative effect on property values in the historic district by making redevelopment more costly.

Fiscal Note: None.

RECOMMENDATION

College Park University Heights Redevelopment Advisory Board to the CRA: request the City Commission to: 1) strike recommendation two referring to keeping new additions to historic buildings to a minimum (Guidelines page 56); and 2) allow metal and vinyl shutters provided they simulate appropriate products (Guidelines page 69), in the University Heights Historic Preservation Design Guidelines.

Fifth Avenue Pleasant Street Redevelopment Advisory Board Consent**050511****Review of Proposed City Historic Preservation Guidelines (NB)**

Explanation: Historic Preservation staff working with consultant, Peter Prugh, has prepared updated guidelines for each of the historic districts in order to provide owners in the districts with more historical information, reference information, and guidance for renovations and new construction in the districts. The Fifth Avenue Pleasant Street Advisory Board reviewed the proposed Historic Preservation Guidelines and made no comments. The Guidelines are currently being reviewed by the College Park University Heights Redevelopment Advisory Board. In addition, the guidelines have also been forwarded to the Community Development Committee for input to the City Commission.

Fiscal Note: None at this time

RECOMMENDATION

Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: request that the CRA recommend adoption of the proposed Historic Preservation Guidelines for the Pleasant Street Historic District.

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR****050445****Transformational Projects Incentive Program (B)**

Explanation: At the September 2005 CRA meeting, staff was asked to prepare several scenarios to clarify potential changes to the Transformational Incentive Projects Program that would increase the likelihood that a larger "but for gap" would be fully funded. To attain that goal staff is recommending several changes to the Program.

Staff recommends eliminating the 3% project growth cap when calculating the amount of payments. The cap would now be the net present value of the project's agreed upon "but for gap".

Staff recommends the CRA extend the program longer than 15 years for projects that accumulate 50+ points. The length of time a repayment could be extended would be limited by the number of years remaining in the district.

The third recommendation would be to clarify that 90% of the TIF generated by the project is definitely provided for projects earning 50+ points. In order for the program to be cleaner, it should be clarified that reaching the 50+ points triggers the 90% formula.

These changes to the program would allow for the most flexibility possible. These changes do not in any way obligate the CRA to approve an application, unless the CRA chooses to do so after careful review of their application.

Fiscal Note: None at this time

RECOMMENDATION

The Executive Director to the CRA: amend the Transformational Projects Incentive Program to allow for the following: 1) clarify that the cap is created by the net present value of the developer's "but for gap" by removing the reference to using a 3% growth rate to create a cap for the incentives, and allowing a sum of payments over the years which is capped at the net present value equal to the gap; 2) for projects that receive 50 or more points, provide for 90% increment payments, and allow a timeframe to be set forth in the development agreement providing the TIF reimbursement to be up to the number of years allowed by law or 30 years, whichever is less.

Legislative History

9/19/05 Community Placed on File
 Redevelopment
 Agency

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050512

Undergrounding of Bell South Utilities on SW 2nd Avenue (B)

Explanation: The CRA has previously funded the installation of underground fed decorative street lighting fixtures on SW 2nd Avenue, which is a key corridor for redevelopment. In addition, GRU funded the conversion of existing overhead power lines to underground power lines and converted GRUCom facilities to underground on this corridor. This work was been completed in several stages over the last four years. Although all utility companies had the option to underground their utility lines when GRU undergrounded the lines, Bell South chose not to convert its facilities at that time because their facilities were largely independent of the GRU owned facilities.

Although all GRU lines are now underground, poles still remain on SW 2nd Avenue supporting the Bell South communications lines. Bell South is not required to underground the lines under any existing agreement and they need the lines because they are critical to their infrastructure from the BellSouth and AT&T central station facilities located in the 500 block of SW 2nd Avenue. Bell South does not have a financial incentive to underground the lines and stated that they cannot bear the cost to underground the lines. However, they are willing to underground the lines if reimbursed. Bell South has provided an initial not to exceed estimate to GRU of \$85,000 to underground the communications lines and remove the remaining poles from east of 8th Street to west of 12th Street. The CRA could reimburse Bell South for the cost of undergrounding the utility lines in order to remove the remaining "visual clutter" on this key corridor. The CRA has reimbursed Bell South previously in a similar situation on NW 17th Street during that streetscape project, although this potential reimbursement would be a direct reimbursement and not funneled through GRU, as was done on the NW 17th Street project.

When the CPUH Board reviewed this request, a member of the public raised concerns regarding whether Bell South could be mandated to go underground, and provided an example of when the citizen was able to mandate Cox Cable to underground their lines on a different project. As a result, the CPUH Board requested that staff research the pole agreement further. Staff has researched this option with GRU and has confirmed that the pole attachment agreement does not require Bell South to underground their lines, as pole attachment agreements with Bell South differ from agreements with Cox Cable. This request is time sensitive in nature, and given the outcome of staff's research, the CRA is requested to consider this option.

Fiscal Note: \$85,000 to underground BellSouth communications lines and remove poles from east of 8th Street to west of 12th Street. This expense could be funded from the \$800,000 the CRA is borrowing from the City to construct improvements to SW 2nd Avenue.

RECOMMENDATION

College Park University Heights Redevelopment Advisory Board to the CRA: request staff to research further the Pole Attachment Agreement with Bell South and obtain a legal opinion to determine if the City can require Bell South to underground their facilities on SW 2nd Avenue.

Executive Director to the CRA: Recommend the CRA: 1) approve the expenditure of \$85,000 to underground Bell South communication lines on SW 2nd Avenue; and 2) fund the expenditure from the \$800,000 borrowed from the City to construct improvements to SW 2nd Avenue.

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CRA ATTORNEY**REPORTS FROM ADVISORY BOARDS/COMMITTEES****Downtown Redevelopment Advisory Board****College Park/University Heights Redevelopment Advisory Board****050513****SW 5th Avenue Triangle Final Conceptual Design and Cost Estimates (B)**

Explanation: The SW 5th Avenue triangle is located at the corner of 13th Street and SW 5th Avenue. The University of Florida owns fifty percent of the triangle and fifty percent is owned by the City of Gainesville. Perhaps because of this dual ownership, it has often become overgrown and has been an unattractive gateway to University Heights.

In an effort to improve the aesthetics and function of the triangle, the College Park/University Heights (CPUH) Advisory Board sought to develop a conceptual design that could convert the triangle into an urban pocket park and gateway to the University Heights neighborhood. Landscape architect Buford Davis was hired to develop a conceptual design and cost estimates.

Mr. Davis will present the conceptual design, which includes brick pavers/hardscaping, pedestrian scale lighting, sidewalk relocation and alignment, benches, landscaping and public art and/or signage. The College Park/University Heights Redevelopment Advisory Board has recommended the conceptual design for approval.

Mr. Davis has also presented and received preliminary approval of the conceptual design from University of Florida committees, who also are required to review the project given the 50% ownership by the University of Florida. An easement request for the UF-owned portion of the triangle is currently

underway. Two UF Committees have requested to review the final landscaping plan and the public art selection prior to granting their final approval.

The estimated costs include a larger contingency than usual, due to the urban nature of this project. In addition, currently the budget allocates only \$10,000 for public art and/or signage. The CPUH Board has indicated that they would prefer to consider options for public art and signage once construction documents for the remainder of the area have been prepared, so this line item is likely to increase.

Fiscal Note: \$204,225 would be budgeted to construct the improvements, plus any additional amount allocated for public art or signage. There is currently \$295,200.04 in the Streetscape/Park Matching Fund Account MY 618-790-W711-5520.

RECOMMENDATION

College Park University Heights Redevelopment Advisory Board to the CRA: 1) Approve the design and cost estimates; and 2) create a not to exceed budget of \$204,225 for the project.

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Fifth Avenue/Pleasant Street Redevelopment Advisory Board

Eastside Redevelopment Advisory Board

050516

Design and Technical Standards for the Eastside CRA District (B)

Explanation: In October 2003, the CRA adopted Design and Technical Standards for three of the four CRA districts. The goal of the standards was to make available the streetscape information for developers in each district to insure that the numerous groups working within the district all understand the expectations for consistent streetscaping, and do not have to reinvent plans, materials, components, etc. for each project's streetscape. Various City departments and developers use the Standards as a reference tool during new development and streetscaping projects. The Design and Technical Standards help to simplify the streetscaping process by standardizing a number of items, so that more time can be focused on those items that are specific challenges to the project.

When the original documents were adopted, the Eastside CRA was new and no standards were created. Over the past several months the Eastside Redevelopment Advisory Board has worked on design and technical standards for their district and is now ready to recommend the standards. The Standards follow the same format and content as the adopted Standards for the other districts.

Fiscal Note: None at this time

RECOMMENDATION

Eastside Redevelopment Advisory Board to the CRA: Adopt the Design and Technical Standards for the Eastside district.

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050517

Springhill Stormwater Park Pavilion (B)

Explanation: Working closely with the City of Gainesville Public Works and Parks and Recreation Departments the Springhill neighborhood has turned what was once a retention pond into a beautiful neighborhood amenity. This park gets considerable use and is being used as a model for combining stormwater retention and recreation.

The Springhill neighborhood was accepted into the City's Neighborhood Planning Program and as their neighborhood improvement project they have chosen continued improvements to the park. These improvements include a picnic pavilion, handicap accessible picnic tables and grills. The cost for these facilities exceeds the \$15,000 Neighborhood Planning grant.

The Eastside Redevelopment Advisory Board heard a request from the Springhill neighborhood to provide \$9,200 funding for improvements to the Springhill Stormwater Park. The Eastside Redevelopment Plan calls for "upgrading existing parks and tot lots with new equipment."

Fiscal Note: The CRA has \$81,186 available in Capital Project account MY 621-790-W905-5520 that could be used to fund this project.

RECOMMENDATION

Eastside Redevelopment Advisory Board to the CRA: Approve funding a picnic pavilion for the Springhill Stormwater Park Pavilion at a cost of not more than \$9,200.

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MEMBER COMMENT

CITIZEN COMMENT

NEW BUSINESS

NEXT MEETING DATE

ADJOURNMENT - 4:39 PM