

City of Gainesville

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



Meeting Agenda

February 20, 2006

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**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****050906****Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of December 19, 2005, as circulated.*

050906_20060220CRA .pdf

050933**Appointment of Phillip Heflin to the College Park/University Heights Redevelopment Advisory Board (CPUH) (NB)**

RECOMMENDATION *The CRA appoint Phillip Heflin to the CPUH Board for a term to expire June 17, 2008.*

*Member Braddy:
Member Chestnut: Heflin
Member Donovan: Heflin
Member Hanrahan: Heflin and readvertise
Member Lowe: Heflin
Member Nielsen: Heflin
Chair Bryant: Heflin*

050934**Appointment of Kenneth R. Johnson to the Fifth Avenue/Pleasant Street (FAPS) Redevelopment Advisory Board (NB)**

RECOMMENDATION *The CRA appoint Kenneth R. Johnson to the Fifth Avenue/Pleasant Street (FAPS) Redevelopment Advisory Board for a term to expire June 17, 2008.*

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

050935**Time Change for the March 20, 2006 Community Redevelopment Agency (CRA) Meeting (NB)****RECOMMENDATION**

The CRA waive the rules to change the time for the March 20, 2006 CRA Meeting from 3:00 PM to 6:00 PM, due to a scheduling conflict (Joint City/County and School Board Special Meeting at 3:00 PM).

EXECUTIVE DIRECTOR CONSENT**050938****Extension of Contract with Jay Reeves and Associates (B)**

Explanation: The CRA entered into an agreement with Jay Reeves and Associates for services related to the Model Block project. These services include rehab services under the Supplemental Agreement and new construction services under the second Supplemental Agreement. The timeframe for the work under the contract has been longer than anticipated and the contract needs to be extended in order for the work to be completed.

At present, two of the historic homes are under construction and several of the new construction designs have been approved by the Historic Preservation Board. In order to ensure that there is adequate time to complete the work, a one year extension is being requested with the option of an additional year, if needed.

Fiscal Note: Funds for this contract have already been encumbered in the Model Block account.

RECOMMENDATION

Executive Director to the CRA: Recommend the extension of the Model Block Contract, the Supplemental Agreement, and the second Supplemental Agreement with Jay Reeves and Associates, under the same terms and conditions for one year, with an option for a second year, if needed.

050938_20060220Jay Reeves Contract Extension.pdf

050939**Adoption of the Florida Redevelopment Association Legislative Policy Statement and Policy Statement on Eminent Domain (B)**

Explanation: The Florida Redevelopment Association (FRA) has prepared two policy statements - the 2006 Legislative Policy statement, and the policy statement on Eminent Domain. Staff is asking the CRA to adopt both of the policy statements in support of the FRA's efforts to defend CRAs.

The 2006 Legislative Policy states that the FRA "supports legislation that preserves the home rule powers of municipalities to create and effectively use community redevelopment agencies to redevelop and revitalize their urban areas, including the use of tax increment financing. We further support local control and disposition of any disputes between local governments over the use of such agencies and financing." A copy of the full policy is included in the backup for the Board's review.

The FRA's policy statement on eminent domain is also included in the backup. The position holds that eminent domain should be used only as a last resort, and that reasonable efforts should be made to avoid relocation of occupied residences and businesses. The policy holds that the property owners should be offered fair market value, plus a premium and relocation costs, and that the relocation costs should take into account not only the appraised value of the property, but also the costs of property in the relocation area.

In order for a CRA to exercise eminent domain, the governing body, in this case the City Commission, would need to approve the plan. At present, recommendations before the Select Committee on Private Property Rights would require that any creation or expansion of a CRA would require that a letter be sent to each property owner and each business tenant in the CRA area explaining that their property could be taken for economic development purposes. This would not only make it extremely costly to create or expand a CRA, it would create an unnecessary level of fear among citizens.

Fiscal Note: There are no fiscal implications at this time.

RECOMMENDATION

Executive Director to the CRA: The CRA adopt the Florida Redevelopment Association 2006 Legislative Policy and the FRA policy on eminent domain.

050939_20060220FRA Legislative Policy.pdf

050944

Update on Redevelopment Projects (NB)

Explanation: Staff has been asked to provide an update on several redevelopment projects.

Gainesville Greens- The developer continues to move forward with this project. They had their neighborhood meeting several weeks ago and twelve people attended. The developer received construction estimates and is moving towards the City review process. The draft Development Agreement for this project is nearing completion.

Lot 9 Request for Proposals- The CRA received one proposal for the Lot 9 project. The proposal is for a 122 rooms, seven story, Hampton Inn and Suites hotel. The developer has met all of the criteria set out in the Request for Proposals and will make an oral presentation on March 3, 2006. The proforma is currently being reviewed by an outside source; however, at this time the incentive request appears to be reasonable. The CRA will receive the selection committee recommendation on March 20, 2006.

Jefferson on Second Avenue- Staff has received a Transformational Incentive application for a project called Jefferson on Second Avenue. This four story student rental project is proposed for the Cone property (formally the site for the Midtown project). The application is currently being reviewed by an outside consultant. The CRA will see this request for incentives at the March 20, 2006 CRA meeting.

University Corners- The Development Agreement for this project is underway.

Fiscal Note: None at this time

RECOMMENDATION

Executive Director to the CRA: Hear an update from staff.

ADVISORY BOARDS/COMMITTEES CONSENT

Downtown Redevelopment Advisory Board Consent

050936

Annual Services Contract for Downtown Pressure Washing (B)

Explanation: For the past year the College Park University Heights (CPUH) area has been power washing and having the gum removed from University Avenue between West 13th Street and West 6th Street, and the effects have been significant. Working with the Downtown Redevelopment Advisory Board (DRAB), a scope of work for this project has been completed. Staff has obtained a \$19,000 quote for an annual contract with the same company that services Downtown. The quote includes services at targeted locations based on anticipated need. The backup (map) shows the specific streets to be included in this annual contract, and the number of times that each street will be cleaned. This initial contract will focus on key streets, and repeated washings will be necessary for maximum impact. Once these streets are at an appropriate level of cleanliness, the number of washings will be scaled back and additional streets will be added as part of a future contract. This process will continue until all the streets are included.

Fiscal Note: The CRA has \$86,317.63 in the Downtown Streetscaping account MY 610-790-W202-5520 that could be used to fund this project.

RECOMMENDATION

Downtown Redevelopment Advisory Board to the CRA: 1) Recommend approval of a \$19,000 contract with A and J Quality Coating and Pressure Washing, Inc. to provide services in the Downtown; and 2) allocated the funds from the Streetscaping account.

050936_20060220Powerwashing_Map.pdf

050946**Pedestrian Lights on Southeast 7th Street (B)**

Explanation: Several months ago, Monta Burt of the Laurel Oak Bed and Breakfast addressed the Downtown Redevelopment Advisory Board (DRAB) regarding streetscaping along Southeast 7th Street. At the November 2005 DRAB meeting, the Board was advised that the Gainesville Regional Utilities (GRU) would be undergrounding utilities along Southeast 7th Street and that there is an opportunity to install pedestrian lighting. GRU will underground in this area as part of their annual undergrounding program that is moving outward from the Kelly Power Plant.

This project would be a partnership, with GRU covering the cost of undergrounding, each homeowner covering the cost to connect to the new undergrounding, and the CRA covering the cost of the lights. GRU has estimated that using the Downtown lighting combination of Kim Lighting roadway luminaires (hockey puck) with the Lumec Traditional pedestrian lights, over a total project length of 2,820 feet, the total cost for lighting from SE 2nd Avenue to SE 4th Avenue is estimated at \$50,000. If the CRA would like to include the section from SE 4th Avenue to SE 7th Avenue, it is estimated to cost an additional \$48,000. The project, as originally considered, included SE 2nd Avenue to SE 4th Avenue; however, several weeks ago a resident of the section one block south asked to be included in the project. If the CRA would like to cover the entire street from SE 2nd Avenue to SE 7th Avenue, the entire \$90,000 in the Main Street lighting account could be transferred to this project, and the remaining \$8,000 could be taken from the Streetscaping account for a total of \$98,000.

At present, the CRA has \$90,000 budgeted for lighting along Main Street. This project has been postponed until late 2007 or early 2008. The lighting portion of the project will not take place until several years later. DRAB recommends that these funds be shifted to the lighting for Southeast 7th Street, and that the Main Street lights be funded when the project begins.

Fiscal Note: There is \$90,000 in the Main Street Account MY 610-790-W214-5520 that could be used to fund this project, and the remaining \$8,000 could be taken from the Streetscape account.

RECOMMENDATION

Downtown Redevelopment Advisory Board to the CRA: 1) Fund pedestrian lights along Southeast 7th Street from Southeast 2nd Avenue to Southeast 7th Avenue; and 2) create a not to exceed budget of \$98,000 for the project.

050946_20060220SE 7th Lighting Map.pdf

Eastside Redevelopment Advisory Board Consent**050937****Demolition of the Tackle Box Property (B)**

Explanation: The Tackle Box project is moving forward. The asbestos remediation has been completed, and an estimate of \$20,250 has been received for the demolition of the project. The project has been moved up on the State remediation list and once the building is removed additional testing will be undertaken. After there is a full assessment of the site, a remediation plan and timeline will be developed.

Staff is working with Zima Designs on a scope of work for the project. Since the remediation timeline has been moved up, the CRA will be able to have the site completely remediated before the gateway feature is installed.

Fiscal Note: The CRA has \$114,992 budgeted for the Tackle Box project.

RECOMMENDATION

*Eastside Redevelopment Advisory Board to the CRA:
Authorize staff to hire Florida Concrete Recycling for
the demolition of the Tackle Box property at a not to
exceed cost of \$20,250.*

050937_200602220TackleBox_Demo.pdf

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****050954****Consideration of Ray Scott Miller for Appointment to the College Park/University Heights (CPUH) Redevelopment Advisory Board (B)**

Explanation: Ray Scott Miller turned in an application on January 26, 2006, and would like to be considered for appointment to the CPUH Redevelopment Advisory Board during this cycle (This cycle closed December 29, 2005). The next cycle ends March 29, 2006. There is currently another opening on the CPUH Board.

RECOMMENDATION

The CRA discuss the application and possible appointment of Ray Scott Miller to the College Park University Heights Redevelopment Advisory Board.

050954_20060220CRA.pdf

EXECUTIVE DIRECTOR**050942****Review of Draft Visual Master Plan (B)**

Explanation: CRA staff has been working with HHI, Inc. of Orlando, FL on the Visual Master Plan. The project was based on a model from Norfolk, VA and will be used to promote redevelopment opportunities within the CRA district. A draft of the plan was provided to the Advisory Boards and to City staff for review. Their comments will be included in the next draft. At this time, staff is requesting input from the CRA Board on the design and format of the brochure. NOTE: Back-up on file in the Clerk's office.

Fiscal Note: None at this time.

RECOMMENDATION

Executive Director to the CRA: Provide input on the project.

050943**Master Plan for Depot Park and GRU Area (NB)**

Explanation: The City Commission has established as one of their goals for the coming year the creation of a master plan for Depot Park and the GRU area. Since the majority of this area falls within the College Park University Heights (CPUH), Downtown, or Eastside CRA areas, staff is recommending that the CRA request the City Commission allow the CRA to take the lead on this project. The development surrounding the park within the CRA will be crucial to the success of the CRA and the surrounding area. The adopted redevelopment plans

support this type planning activity. Each of the Advisory Boards involved with this project have recommended funding as part of their amendatory budget. However, there are portion of the area that do not fall within the CRA and will require funding from the City if they are to be included in the plan. All four of the CRA project coordinators will be involved with this planning effort and this would provide an opportunity for the three Advisory Boards to work together. Representatives of GRU and City Planning staff would also be included on the team.

The CPUH Board recommended funding, but did have some concerns about the focus of the study and wanted to be sure that alternative sites for industrial land would be evaluated. The Board made a motion reflecting those concerns.

Staff is seeking authorization to create a scope of work and prepare a Request for Qualifications for a consultant. Staff will work with CPUH to address their concerns as the scope of work is developed.

Fiscal Note: Funding options for the CRA portion of the project are presented in the Amendatory Budget. Recommendations include CPUH \$50,000, Downtown \$25,000, and Eastside \$10,000. The recommendations are based on how much of the redevelopment area exists within the proposed boundaries. The City will need to fund the study for those areas that are not located within the CRA area. GRU is also a possible funding source for this project.

RECOMMENDATION

Executive Director to the CRA: Recommend the CRA request that the City Commission allow the CRA to be the lead organization in the development of the strategic plan for the Depot Park and GRU area; 2) request that the City and GRU provide funding for that portion of the area not within the CRA; and 3) authorize staff to develop a scope of work and submit a Request for Qualifications for the project.

College Park University Heights Redevelopment Advisory Board to the CRA: Recommend that the CRA consider: 1) In addition to the Depot Park, other aspects and focus points (such as Shands and the University of Florida) of the College Park/University Heights Expansion Area should also be considered in the planning process; 2) Recognize the impact of any changes to the industrial area in the Expansion Area, as well as identify alternative locations for industrial businesses, if impacted (in reference to the budget line item for the Depot Park Master Plan).

050940

Amendatory Budget Resolution (B)

Explanation: Each year when the annual increment is determined, the CRA adopts an amendatory budget to appropriate unanticipated funds and any fund balance

remaining from the previous years operating budget. This is an opportunity for adjustments to the budget and the addition of special projects that were not anticipated when the budget was prepared two years ago. The spreadsheet reflects the changes and recommendations.

The actual increment in each district was higher than budgeted. In College Park University Heights (CPUH) area, the budgeted amount was \$899,593 while the actual increment was \$1,078,283. Downtown the budgeted amount was \$699,105, while the actual increment was \$789,331. In the Fifth Avenue Pleasant Street (FAPS) area the budgeted amount was \$180,902 and the actual increment was \$259,353. In the Eastside area the budgeted amount was \$156,284, while the actual increment was \$258,111.

Each of the Redevelopment Advisory Boards has reviewed the budget and is recommending approval of those items listed below.

Proposed changes to CRA staffing- Staff is recommending two changes to the current CRA staff: the addition of a part time staff assistant and the expansion of the Downtown project coordinator position from 24 hours to regular full time.

Addition of a Part-Time Staff Assistant- Over the last five years the CRA has grown to four areas, completed two expansions, project coordination staff has grown from one person to four people, and the budget and number of projects has also grown considerably. However, support staff has remained the same. At this time, staff is recommending the addition of a part-time Staff Assistant I. This additional staff will take over some of the more routine work in the office allowing our Senior Staff Assistant to focus on purchasing, contracts and more complex tasks. The costs would be as follows: CPUH \$7,461; Downtown \$5,441; Eastside \$1,088 and FAPS \$1,554.

Increase of current Project Coordinator position to full time- At present, the Downtown Project Coordinator position is a 24 hour a week position and DRAB is recommending that the position be expanded to a regular full time position. The additional cost to Downtown would be \$12,086. Current staff has been key in expanding the redevelopment activities downtown. It is clear that full-time project coordination will continue to expand the redevelopment activities undertaken.

Proposed changes to operating expenses

Non Capital Equipment- This request is for non capital equipment associated with the new staff assistant position (desk, computer etc.) The breakdown is as follows: CPUH \$1,900; Downtown \$1,400; Eastside \$280 and FAPS \$400.

Dedicated legal services- Based on the same growth discussed in the need for additional support staff the CRA also requires an increased amount of legal services and those services are more complex. Until now the CRA has paid for legal services as part of the indirect funds; however, we have reached a point where we need dedicated legal services. The total cost for these services will be \$58,329, broken down as follows: CPUH \$27,998; Downtown \$20,415; FAPS

\$ 5,833; and Eastside \$4,083.

Proposed project budgets for projects that cross boundaries Master Plan of Depot Park- As the Park project moves forward the City Commission has expanded its focus to the edges of the park and how they will redevelop. The edges of the park include areas within the College Park University Heights, Downtown and Eastside area and the adopted redevelopment plans support this type of planning activity. Staff anticipates the total funding for this project will be \$100,000 to be split between the three areas mentioned above and the City. Staff recommends the following breakdown: CPUH \$50,000; Downtown \$25,000, Eastside \$10,000 and City \$15,000. Fifth Avenue Pleasant Street does not border the Park and will not be funding this project.

Project related professional services - Staff is recommending that each district budget \$15,000 for project related professional services. As the CRA projects become more complex, there is an increased need for outside professional services. Based on the project, the needs could include, but are not limited to, property appraisals, survey work, review of grant applications, or landscape architect services.

Proposed CPUH Projects - The CPUH Board met and recommended the following projects.

Public Spaces- The Advisory Board has discussed the importance of adding public art and other aesthetic improvements to public spaces, and it has also been emphasized in the redevelopment plan. The Advisory Board recommends that an additional \$10,000 be allocated for public art for the SW 5th Avenue triangle.

Innovation Zone - The City Commission has selected as a goal this year to position the City to take advantage of innovation economy and identify a plan for an Innovation Zone near the University of Florida. A significant section of the College Park/University Heights Community Redevelopment Area will likely fall within this Innovation Zone. CPUH recommends allocating \$23,000 for potential projects related to the Innovation Zone, such as marketing, planning, and professional services, as needed.

Streetscape Park/Matching - CPUH recommends the remaining \$71,532 be placed in the Streetscape/Matching Fund account to provide for possible sidewalk projects or other roadway improvement proposals that may arise in the next year.

Proposed Downtown Project- DRAB met and recommended the following projects.

Plaza Improvements - Parks and Recreation has requested that the CRA fund \$13,000 of landscape improvements to the Plaza associated with the Art in Public Places design. It has been determined that the funds dedicated to the Art in Public Places project cannot be used for landscaping. Parks and Recreation will use the \$13,000 originally budgeted for additional hardscaping improvements.

Lot 13 Compactor Enclosure- DRAB has been working with Solid Waste on the design for a compactor enclosure on Lot 13. The enclosure will replace the facility on Lot 10 and will accommodate recycling and other solid waste needs for the surrounding area. DRAB is concerned that the facility be attractive as well as functional and to that end has recommended that \$43,000 be budgeted for this project. Solid Waste is still working on the design for the facility and the CRA will received more information as the project moves forward.

Façade Grants - DRAB recommends the remaining \$5,137 be budgeted in the Façade Grant account. DRAB is preparing a sign mini grant program and this funding would be used for that program.

Proposed Eastside Projects- The Eastside Board met and made several recommendations. At the time of the meeting staff was encouraging the Boards to budget for a University Avenue Banner project. The Eastside Board agreed to recommend \$7,500 for banners to be part of the larger project. However they were somewhat uncomfortable with the project. Since that meeting other funding issues have made that project impossible at this time and staff is recommending the \$7,500 be placed in the University Avenue Median project account.

Expansion Area Redevelopment Plan- The City of Gainesville will fund the Findings of Necessity for the expansion area; however the CRA needs to budget for the redevelopment plan for the area if there is a finding of slum and blight. ERAB is recommending \$20,000 for this project.

East University Avenue Median Project- ERAB recommends that the remaining \$54,316 be placed in the University Avenue Median project to replace the funding shifted to pay for staff.

Proposed FAPS Projects- The FAPS Board met and recommended the following;

Commercial/Mixed Use Grant for Historic Properties - Staff is developing a new grant program targeting and providing funding for some of the other extraordinary costs associated with the re-use of historic properties for commercial or mixed use purposes. Staff will present the program at the February or March board meeting. FAPS recommends that \$5,000 be budgeted for this new program.

Northwest 5th Avenue Banner Program - Several years ago FAPS purchased holiday banners for NW 5th Avenue. FAPS is recommending additional banners be purchased that can be used the remainder of the year. Banners are often used to help focus attention to changes on key corridors ready for redevelopment.

Tot Lot Project - FAPS is recommending that \$10,000 be budgeted for the Tot Lot Project. These funds will be used for improvements to the park.

A Quinn Jones Project - FAPS is recommending \$10,000 be budgeted towards the capital needs of this project. Dr. Moore will be present at the meeting to

discuss the project in detail.

NW 5th Avenue RFP - FAPS is recommending that \$5,000 be budgeted for this project to be used to acquire options on the necessary properties, title and encumbrance reports and survey work if needed.

Model Block Project - FAPS is recommending that \$22,869 be budgeted towards the Model Block project. This is still the major project in the FAPS area and with the addition of the SFCC houses there is need for additional funds.

Fiscal Note: As presented for each district.

RECOMMENDATION *Executive Director: Recommend the CRA adopt Resolution 050940, thus approving a budget for FY05-06 as described above.*

050940_20060220 Budget Resolution_.pdf
050940a_20060220CRAbudget 06 Amendatory(2) .pdf

050941

Annual Assessment for Lobbying (B)

Explanation: Each year the Florida Redevelopment Association requests that its members contribute a \$1,000 assessment to help cover the increased costs of lobbying, as legislation continues to be promoted that would have serious negative impacts on CRAs.

This year CRAs are under attack on several fronts. Counties continue to promote legislation that will limit the ways in which CRAs can carry out their work. CRAs are also bearing the brunt of the current eminent domain discussion with several proposed recommendations that would make the creation or expansion of a CRA prohibitively costly and cumbersome. Given the current legislative push staff is recommending that the CRA budget \$1,000 per CRA area this year.

Fiscal Note: These funds could be budgeted from the Project Related Professional Services funds in the Amendatory budget.

RECOMMENDATION *Executive Director to the CRA: The CRA budget \$1,000 from each area redevelopment area towards the Florida Redevelopment Association lobbying efforts.*

050941_20060220FRA 06 Assessment Letter.pdf

050945

Proposed Changes to CRA Legislation (B)

Explanation: There are two bills currently proposed that would change the way that the CRA functions. One bill has been prepared by the Florida Redevelopment Association (FRA), and the other has been prepared by the Florida Association of Counties and the Florida League of Cities.

As this issue moved through the committee process, the FRA was excluded from the discussion because it was felt that including the FRA would create a two against one issue for the Counties. The FRA has concerns that some of the timelines in the Florida Association of Counties and Florida League of Cities bill would give the Counties an unfair advantage to slow up the process. Staff has prepared a matrix of the changes.

The FRA "supports legislation that preserves the home rule powers of municipalities to create and effectively use community redevelopment agencies to redevelop and revitalize their urban areas, including the use of tax increment financing. We further support local control and disposition of any disputes between local governments over the use of such agencies and financing."

Staff is recommending that the CRA support the FRA bill, and requests that the Chair send letter to the appropriate elected officials.

Fiscal Note: None at this time

RECOMMENDATION

Executive Director to the CRA: Recommend that the CRA support the Florida Redevelopment Association bill regarding the future of CRA; and 2) request the City Commission have the City Lobbyist address the issue in Tallahassee.

050945_20060220Proposed Bills for CRA Matrix.pdf

CRA ATTORNEY

ADVISORY BOARD/COMMITTEES

Downtown Redevelopment Advisory Board

College Park/University Heights Redevelopment Advisory Board

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

050948

Fifth Avenue Pleasant Street Board Issues (NB)

Explanation: Several Fifth Avenue Pleasant Street (FAPS) Board members are concerned that the motion regarding the points system for the Model Block project that the Board made at their November 29, 2005 meeting was presented to the CRA with an additional staff recommendation that differed from their motion. Some of the Board members believe that the Advisory Board recommendation should be presented without staff comment. After several Board members announced that they would tender their resignation at the next CRA meeting, the Advisory Board asked staff to prepare an agenda item to allow Board members to discuss this issue with the CRA directly.

The Executive Director has the right and the responsibility to advise the CRA on all matters that come before it. Staff has always reserved the right to make an alternate recommendation to the CRA. In those cases where the staff recommendation differs from the Advisory Board recommendation, both recommendations are presented and the item is handled as a discussion item. This is not an uncommon practice with all of the CRA Advisory Boards.

Fiscal Note: None at this time

RECOMMENDATION

Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: 1) Hear presentation by Fifth Avenue Pleasant Street Advisory Board members; and 2) take action as necessary.

Eastside Redevelopment Advisory Board

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE

March 20, 2006 @ 6:00 PM

ADJOURNMENT