

City of Gainesville

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



Meeting Agenda

October 18, 2004

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

*Craig Lowe (Chair)
Rick Bryant (Vice Chair)
Chuck Chestnut (Member)
Tony Domenech (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****040528 Resignation of Mark Sexton - Downtown Redevelopment Advisory Board (B)**

RECOMMENDATION *The Community Redevelopment Agency accept the resignation of member Mark Sexton from the Downtown Redevelopment Advisory Board effective immediately.*

040529 Resignation of Raquel Ellsworth (B)

RECOMMENDATION *The Community Redevelopment Agency accept the resignation of member Raquel Ellsworth from the College Park/University Heights Redevelopment Advisory Board effective immediately.*

040530 Community Redevelopment Agency Minutes (B)

RECOMMENDATION *The Community Redevelopment Agency approve the minutes of September 20, 2004, as circulated.*

EXECUTIVE DIRECTOR CONSENT**040537 Authorization to Prepare a Request for Proposals for Parking Lot 10 (B)**

Explanation: The CRA has discussed preparing a Request for Proposals to explore redevelopment opportunities for City parking lot # 10. As the new Southwest Parking Garage comes on line the RFP could be prepared and released early Winter 2005. Staff is seeking authorization to prepare the RFP for residential or for a mixed-use development including residential. The City and the CRA will need to enter into an option agreement for the property.

Fiscal Note: None at this time.

RECOMMENDATION *Executive Director to the CRA: 1) recommend the CRA request the City Commission to authorize the CRA to*

prepare a Request for Proposal for City Parking Lot #10, 2) direct the Executive Director to negotiate an option agreement for the lot and 3) authorize the Executive Director to execute any and all required documents.

ADVISORY BOARDS/COMMITTEES CONSENT

Downtown Redevelopment Advisory Board Consent

040538 Approval of a Façade Grant Program Within the Downtown CRA District (B)

Explanation: As part of the Fiscal Year 04-05 budget the Downtown Redevelopment Advisory Board recommended the creation of a façade grant program for their district. Each of the other CRA districts currently has a program in place. The proposed program for Downtown follows the same format as the College Park University Heights program except the Downtown program would be available district wide.

The program allows for a \$5,000 match per storefront with an additional \$5,000 for a second elevation that can be seen from University Avenue. Digital design assistance will be available to property/business owners free of charge through the CRA.

DRAB asked staff to work with Legal to see if there is a way to enforce the requirement that improvements be maintained. The Board thought there might be a way by recording a document against the property at the County Courthouse. Staff discussed this idea with legal and given the small value of the grants and the short amount of time the program requires improvements be kept (five years) it seemed onerous to file a recorded lien.

Fiscal Note: The CRA has \$20,000 budgeted for this project in the Downtown district.

RECOMMENDATION

Downtown Redevelopment Advisory Board to the CRA: 1) Recommend the CRA adopt the same Façade Grant program used in College Park University Heights for the Downtown district; and 2) make the program available to any business located within the district.

College Park/University Heights Consent

040540 Survey Work for Bricks on the Avenue Project (B)

Explanation: As part of the University Avenue Interim Improvements Plan staff would like to continue the Bricks on the Avenue project along University Avenue between Northwest 13th Street and Northwest 6th Street. This project is a second phase

of the project completed on the west of Northwest 13th Street along University Avenue where grass strips were bricked in using the selected CPUH paver.

The first step in this process is to have the remaining grass strips surveyed, and to have construction plans prepared to be bid. The attached proposal from Brown and Cullen includes some construction oversight also. Brown and Cullen were involved in the first phase of this project. The proposed contract calls for a not to exceed amount of \$20,228.00.

Fiscal Note: There is \$148,866.04 in the Multi Year Streetscape/Park Matching Funds account.

RECOMMENDATION

College Park University Heights Redevelopment Advisory Board to the CRA: Authorize staff to enter into a contract with Brown and Cullen for Phase 2 of the Bricks on the Avenue project.

College Park/University Heights Redevelopment Advisory Board

040544

Bus Shelter for Primary Corridors Within the CPUH District (B)

Explanation: The Presbyterian Church Student Center located on University Avenue has approached RTS about providing a bus shelter for their location near the Spec's Music site. City staff brought the request to the CRA because they felt that the CPUH Advisory Board might like to have some input on the design of the shelter.

At the September CPUH meeting a task force was created to review possible shelters. The CRA approved the creation of the task force at their September meeting. Staff worked with task force members to set up the meeting, however only one member was able to attend. The task force member, a representative of the Church and staff moved forward with the recommendation.

The group is recommending the Lancor Heritage model bus shelter. The shelter is 10 foot by 5 foot and would be ordered in the black. The group recommends that a CPUH bench (six foot with one arm), a CPUH standard bike rack and the new trash receptacle called for in the design and technical standards be included with each installation. Staff needs to explore ADA requirements for bus shelter, however the selected design would be available in slightly larger sizes if necessary. This shelter would be used on Primary Corridors, as defined in the Design and Technical Standards within the CPUH district (University Avenue, Northwest 13th Street, Southwest 2nd Avenue and Southwest 6th Street.)

In discussions with RTS there appear to be cost sharing opportunities with FDOT. FDOT has a 50%-50% matching program that could help cover the cost of the shelter, bench and trash receptacle. Like most streetscape amenities good quality products that wear well are initially costly. Experience has proven that an upfront investment in good products pays off in the long run.

The costs associated with the project would be as follows: 1) Lancor Heritage Bus Shelter \$ 4,941; 2) shipping \$300; 3) Dumor Bench, 6 ft with one arm \$927; 4) Dumor Trash Receptacle \$691; 5) subtotal \$6,859.*

**Sub total does not include concrete pad and installation.*

In order to move the project forward at the Presbyterian Church staff is recommending that a prototype shelter, bench, bike rack and trash receptacle be installed as soon as possible even if the cost sharing option is not available immediately.

Fiscal Note: There is \$148,866.04 in the Multi Year Streetscape/Park Matching Funds account.

RECOMMENDATION

College Park University Heights Redevelopment Advisory Board to the CRA: 1) recommend the CRA adopt the Lancor Heritage Bus Shelter as the standard for Primary Corridor in the CPUH District, 2) direct staff to work with RTS to explore cost sharing opportunities and 3) move to install a prototype at the Presbyterian Church site with a not to exceed budget of \$8,000.

Fifth Avenue/Pleasant Street Consent

040541

Rezoning from Residential Conservation (RC) to Residential Multi Family (RFM-5) (B)

Explanation: The FAPS Advisory Board heard a presentation at their September board meeting about a proposal for rezoning several sections of the Fifth Avenue neighborhood from Residential Conservation (RC) to Residential Multi family (RMF-5). The Board expressed great concern about the impact this would have on their neighborhood and believe that it would create a downward spiral. There were several key issues discussed including the lack of control over landlord activities, concern that the esthetics will not match the neighborhood vision, concern that this will negatively impact the historic nature of the district, and concern that this will work against the homeownership goals of the CRA. In defense of the potential benefits of the Model Block project the board voted to recommend the rezoning not move forward.

Because this matter is quasi-judicial in nature and because the FAPS Board can only make recommendations directly to the CRA, staff is requesting that the CRA allow the attached memo be provided directly to the Plan Board by the FAPS Board.

Fiscal Note: None at this time.

RECOMMENDATION

Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: Allow the FAPS Board to send it's recommendations regarding the RC rezoning issue directly to the Plan Board.

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR****040542 West University Avenue Lofts (B)**

Explanation: The developers of the West University Avenue Lofts project have requested that the development be allowed to be sold as condominiums rather than rentals units. Homeownership opportunities have always been viewed as desirable in the CRA. Union Street Station and the Regents Park projects in the downtown have created a demand for smaller condominiums within the market. Each unit will be placed on the tax rolls individually and as a rule of thumb staff will treat each unit as if it were owner occupied when estimating the increment to provide the most conservative estimate possible.

The change from rental units to condominiums would be considered a substantial change under the Development Agreement and requires approval of the CRA. As part to this Amendment the legal description of the project should be updated to reflect the current description.

Fiscal Note: The CRA is providing \$538,225 in incentives to this project.

RECOMMENDATION

Executive Director to the CRA: 1) Authorize the West University Avenue Lofts project change from rental apartments to condominiums; 2) update the legal description of the project in the Amendment; 3) direct staff to prepare an Amendment to the Development Agreement reflecting those changes; 4) authorize the Interim Executive Director to execute the Amendment and any necessary documents to facilitate the transfer of the property with good title to the developer.

040539 Retail Leases for the Parking Garage (NB)

Explanation: The Downtown Redevelopment Advisory Board met with Brian Kanely of Public Works to discuss various issues related to the parking garage. During that meeting the board discussed the importance of finding appropriate retail tenants for the storefronts within the parking garage. DRAB would like to be involved with the marketing and rental of those spaces and is requesting the CRA obtain permission from the City Commission to allow the CRA to advertise the spaces for rent, to review the potential tenants and make a recommendation to the CRA. DRAB also believes that the exterior space should be a focus of future discussions, including signage and sidewalk cafes.

Fiscal Note: Costs associated with this project could be charged to the \$18,262 the CRA has

budgeted for Public Information.

RECOMMENDATION

Downtown Redevelopment Advisory Board to the CRA: 1) Request the City Commission enter into a contract with the CRA to be responsible for marketing and looking for retail tenants in the garage retail space; and 2) determine what the exterior parameters should be.

Executive Director to the CRA: 1) Request the City to retain an outside leasing agent and include DRAB in an assistance role.

ADVISORY BOARDS/COMMITTEES

Downtown Redevelopment Advisory Board

040543 Downtown Parking Rates (NB)

Explanation: The Downtown Redevelopment Advisory Board met with Brian Kanely, of Public Works, at their September meeting and discussed the proposed parking rates for the garage and on street parking. The Board made several recommendations. The first recommendation was that Public Works set up a meeting with the Downtown business owners to discuss ways to get employees to park in the garage. This meeting was held Tuesday, October 12, 2004 from 3:30 pm to 5:00 pm in the City Commission Chambers. Staff will provide the CRA an update on this meeting during the October 18, 2004 CRA meeting.

The other recommendations reiterated DRAB's earlier stand on the proposed rate changes for short time and long-term meter parking. DRAB recommends that short-term parking meter rates be \$0.50 an hour and long term parking meter rates be \$0.25 an hour.

Fiscal Note: None at this time.

RECOMMENDATION

Downtown Redevelopment Advisory Board to the CRA: 1) recommend the City Commission request the City Manager direct Public Works have a meeting with the downtown businesses to discuss the parking garage rates, 2) recommend the City keep the short-term meter rates at \$0.50/hour, and 3) Increase long-term parking meter rates from \$0.05/hour to \$0.25/hour (in excess of 4 hours).

040545 Approval of Grant Application for the Taylor Square Apartments (B)

Explanation: At their October 6, 2004 meeting the CPUH Board received and discussed an application under the College Park University Heights Redevelopment Incentive

Program for the Taylor Square Apartments project, located at 621 Southwest 10th Street. The developers, Nagaraj Arakere and Carol Meyer, were present at the meeting to answer questions.

This parcel has been a sorority house and as such has been off the tax rolls since 1997 and was acquired by the developer for this project in June 2003. The property will be placed on the 2004 tax roll at a value of \$452,500. The developer is asking that the current value of the property be zero for the calculation of the increment since the property would still be off the tax rolls if it had not been acquired for this project. If the current value were placed at zero the potential incentive would be \$148,210; if the current value were placed at \$452,500 the potential incentives would be \$114,817. There is a \$33,658 difference between the two amounts.

The developer is requesting \$148,210 in incentives through the College Park University Heights Redevelopment Incentive Program. The Developer has provided a complete application and the project meets all the criteria for the program. The Advisory Board discussed the project and recommends approval to the CRA based on the application and program standards. The Board questioned if there were legal implications in choosing to place the current value of the property at zero. If it is determined that the CRA can legally do that, the Advisory Board supports the request.

Since the CPUH meeting staff has met with the CRA attorney and it is not possible under the current program for the current value to be set a zero. The full \$452,500 will be used as the current value and the incentive figure will be \$114,817.

Fiscal Note: This application requests payment of 100% of the increment for the first 5 years the full value of the property is on the tax rolls. Beginning in year 6 the full increment will be added to the CPUH budget.

RECOMMENDATION

College Park University Heights Redevelopment Advisory Board to the CRA: Recommend approval of the incentive request for the Taylor Square Apartments project based on the application provided by the developer in the amount of \$114,817.

040546

Approval of the Campus View Grant Application (B)

Explanation: At the CPUH Board meeting on October 6, 2004 the board received and discussed an application under the College Park University Heights Redevelopment Incentive Program for the Campus View project, located on the Southeast corner of Southwest 9th Road and Southwest 13th Street. The project is a condominium project, and the full value of potential homestead exemptions has been deducted prior to calculating the potential increment. The developer, Svein H. Dyrkolbotn, was present at the meeting to answer questions.

The developer is requesting \$363,122 in incentives through the College Park University Heights Redevelopment Incentive Program. The Developer has provided a complete application and the project and meets all the criteria for

the program. The Advisory Board discussed the project at length and recommended approval to the CRA based on the application and program standards.

One of the issues of great concern to the Board was the positive potential impact this project could have on the Depot Avenue Rail Trail. The Board is asking that the Planning Department work closely with the developer to make design decisions to support the rail trail as a focal feature of the development. These improvements could include reducing the height of any rear fencing, requiring pedestrian lighting at the rail trail access and using CEPTD techniques to insure eyes on the trail.

Fiscal Note: This application requests payment of 100% of the increment for the first 5 years the full value of the property is on the tax rolls. Beginning in year 6 the full increment will be added to the CPUH budget.

RECOMMENDATION

College Park University Heights Advisory Board to the CRA: 1) Recommend approval of the incentive request for the Campus View project based on the application provided by the developer and 2) request the City Commission ask the City Manager to direct planning to work with the developer to enhance the focal features of the rail-trail by eliminating any rear fencing and requiring pedestrian lighting at rail trail access point.

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

Eastside Redevelopment Advisory Board

MEMBER COMMENT

CITIZEN COMMENT

NEW BUSINESS

NEXT MEETING DATE

ADJOURNMENT - 4:24 PM