

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Minutes

Monday, February 1, 2016

5:00 PM

City Hall, Roberta Lisle Kline Conference Room

Recreation, Cultural Affairs and Public Works Committee

Commissioner Randy Wells, Chair
Commissioner Helen Warren, 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 two business days in advance.

CALL TO ORDER

Chair Wells called the meeting to order at 5:03pm.

ROLL CALL

Present 2 - Commissioner Warren, and Wells

ADOPTION OF THE AGENDA

The RCAPW Committee adopted the agenda as submitted.

Adopted

DISCUSSION OF PENDING REFERRALS

The minutes are a summary of the meeting and are not verbatim discussion. A copy of the meeting recording will be provided upon request.

[100607.](#)

Northeast Neighborhood Veterans Memorial Park (B)

This item is a request for the Committee to consider surplus of the United States Army Reserve property (minus the Reserve Park) and provide final input on the parameters and evaluation criteria for a Request for Proposals for acquisition/use of the property.

Attachments: [100607 Draft Letter 20110224.pdf](#)
[100607A Letter to Stearns-Brown NE Veterans Park 20110707.pdf](#)
[100607B Letter to Secretary of Defense 20110707.pdf](#)
[100607C Photo W Parking looking SE 9 20110707.pdf](#)
[100607D Photo SW Portion looking SE 9 20110707.pdf](#)
[100607A Site Map 20120924.pdf](#)
[100607B ECP Report 20120924.pdf](#)
[100607C Estimated Operation Costs Report 20120924.pdf](#)
[100607A Army Reserve Property Action Plan 20141113.pdf](#)
[100607B Oct 2012 Army Reserve PPT 20141113.pdf](#)
[100607C Nov 2012 CHW Draft Report 20141113.pdf](#)
[100607A Army Reserve Property Action Plan 20141218.pdf](#)
[100607B Draft Nov 13 2014 RCAPW Minutes 20141218.pdf](#)
[100607C USAR Action Plan PPT 20141218.pdf](#)
[100607 Army Reserve Property Action Plan 20150514.pdf](#)
[100607 Reserve Park Presentation 20150813.pdf](#)
[100607 Reserve Park Presentation 20150820.pdf](#)
[100607A Real Property Policies 20151210.pdf](#)
[100607B Visioning Session Report 20151210.pdf](#)
[100607C Draft RFP Parameters 20151210.pdf](#)
[100607A Real Property Policies 20151217.pdf](#)
[100607B Visioning Session Report 20151217.pdf](#)
[100607C Draft RFP Parameters 20151217.pdf](#)
[100607A Boundaries of Reserve Park 20160201.pdf](#)
[100607B Reserve Property RFP Evaluative Criteria 20160201.pdf](#)
[100607 Boundaries of Reserve Park 20160204.pdf](#)
[100607 MOD Reserve Property RFP Evaluative Criteria 20160204.pdf](#)

Paul Folkers, Assistant City Manager, summarized the recent history of this issue, saying that the City Commission had approved the Committee's RFP recommendations for the Army Reserve Property (minus the Reserve Park). The Committee reviewed staff's recommended evaluative criteria that didn't include weighting of the criteria. The Committee was supportive of the proposed criteria with a few modifications and added the Committee's recommended weighting. Two other potential additions to the criteria were discussed including a health impact assessment and impact of the proposals on community diversity. The Community Visioning Session held in October 2012 included very diverse attendance and many of the ideas generated focused on community well-being. The results of the Community Forum have been built into the evaluative criteria.

Staff also posed a few questions to the Committee that the Committee thought would be beneficial for City Commission discussion, which may provide more specific guidance on what the City prefers and/or is willing to consider. This includes any City preference for selling the building and adjoining property versus leasing the property.

The key question being: Does the City want to remove any potential future responsibility for the building and adjoining property or does the City prefer to lease the property in a manner that places responsibility for the building and property on the proposer, to the maximum extent possible, but retain ownership and the City's ability to influence future uses of the property if the successful proposer were to decide to change uses or vacate the property in the future.

It was also thought that it would be helpful for proposers to know if the City is open to proposals that include requests that the City provide one-time or ongoing funding. If the City Commission is not open to or interested in providing financial support, it would helpful to state this in the RFP. The only non-operation/maintenance funding currently budgeted for the property is a capital project of \$163,000 that was budgeted to help address environmental issues with the building. There has been some discussion at the City Commission of using this funding to help construct Reserve Park.

City staff is working on preparing a boundary survey of the property and will then seek an appraisal including a separate appraisal of the area that includes the building being made available through the RFP. The City typically seeks market value when disposing of properties, which staff expects to do through this RFP, though the City can also consider the public benefits being provided through the proposals.

The Committee agreed to recommend that the City Commission discuss preferences for selling versus leasing the property, discuss preferences involving the consideration of proposals that seek one-time or ongoing City financial support, approve the proposed evaluative criteria, and direct staff to finalize and release the RFP.

RECOMMENDATION

The Committee make any final recommendations to the City Commission on the RFP parameters and evaluative criteria.

Discussed

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE -- Thursday, February 11, 2016 at 1:00pm

ADJOURNMENT

The meeting was adjourned at 6:24pm.