

City of Gainesville

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



Meeting Agenda

March 22, 2004

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

*Warren Nielsen (Chair)
Craig Lowe (Vice-Chair)
Edward Braddy (Member)
Rick Bryant (Member)
Tom Bussing (Member)
Chuck Chestnut (Member)
Tony Domenech (Member)*

CALL TO ORDER - 3:07 PM**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****031026 Community Redevelopment Agency (CRA) Minutes (B)****RECOMMENDATION**

The CRA approve the minutes of February 16, 2004, as circulated.

EXECUTIVE DIRECTOR CONSENT**031027 Financial Support of the Florida Redevelopment Association (B)**

Explanation: The Florida Redevelopment Association (FRA) focuses on statewide redevelopment activities. Over the past several years, as CRAs in larger cities have become extremely effective, the counties in which they are located in have been trying to exert more control over CRA activities. Rather than handle these issues at the local level, the counties have brought forward statewide legislation that impacts all CRAs. Though the efforts of the Florida Redevelopment Association and the Florida League of Cities, to date, the legislation has protected all existing CRAs and has a limited effect on future CRAs.

The FRA has stepped up its lobbying efforts on behalf of the CRAs and is requesting voluntary donations of \$1,000 to help cover additional costs. The CRA made a similar contribution in April 2003.

Fiscal Note: The CRA could fund this using the 43/43/10/4 formula normally used in operating expenses. Downtown Redevelopment Advisory Board and College Park University Heights each have \$5,000 budgeted in Professional Services, Fifth Avenue Pleasant Street has \$1,000 budgeted in Professional Services and Eastside Redevelopment Advisory Board has \$500 budgeted in Professional Services.

RECOMMENDATION

Executive Director to the CRA: Recommend that the CRA provide the Florida Redevelopment Association \$1,000 to cover the cost of additional lobbying expenses, to be split between the four districts using the 43/43/10/4 funding formula.

FRA Letter - Lobbying Assessment.pdf

031028 Contract with Housing Division for Model Block Services (B)

Explanation: As the Model Block project moves forward with its construction and resale stages, the project will require increased support from the City Housing Division. The Housing Division has been asked to provide support services for the four rehab projects, and new construction support services for the 5 new houses to be built. Housing has agreed to handle the process by which those interested in purchasing one of the houses will be pre-approved and referred to participating lenders.

These are key services that the CRA would need to find an outside source to provide. Staff recommends the CRA enter into an agreement for services with the Housing Division for a fee of \$20,000 to cover the services noted above. The City's Housing Division is primarily a grant funded Division and the fee would cover the cost associated with the services provided to the CRA.

Fiscal Note: The CRA has \$50,000 budgeted from TIF for the Model Block Program in MY 613-790-W509-5520.

RECOMMENDATION

Executive Director to the CRA: 1) request the City Commission authorize the Housing Division to enter into an agreement with the CRA and appropriate officials to execute the documents to provide services for the Model Block Program; 2) approve the CRA agreement with the Housing Division; and 3) authorize the Executive Director to execute the necessary documents.

MODELBLOCK.pdf
031028_200403291300.pdf

031029 Best Practices for Sidewalk Washing (B)

Explanation: With the assistance of Water and Air Resources, the County and CRA staffs have agreed on a model for sidewalk washing that does not require the reclamation of the water prior to entering the storm sewer. In the new model, a filter would be placed over all storm drains to insure that materials are filtered out of the water before it enters the storm sewer. As part of the agreement, CRA staff was to prepare a best management practices for sidewalk washing, which is included as backup.

Fiscal Note: None at this time

RECOMMENDATION

Executive Director to the CRA: Approve the Best Management Practices for Sidewalk Washing, as presented.

POWERWASHING.pdf

CRA LEGAL COUNSEL CONSENT

031030 Disposal Procedures of Model Block Properties (B)

Explanation: The CRA has acquired numerous properties as part of the model block program. Soon these properties will have their existing buildings rehabilitated, or new houses constructed, and the properties will be sold to prospective homeowners. Section 163.380(2), Fla. Stat. 2003, requires that properties acquired for redevelopment shall be sold or transferred "In accordance with such reasonable disposal procedures as any community redevelopment agency may prescribe." It is therefore necessary for the CRA to adopt procedures for the upcoming sale (disposal).

Fiscal Note: None at this time

RECOMMENDATION

CRA Attorney to the CRA: Adopt the Disposal Procedures of Model Block Properties as recommended.

REPORTS FROM ADVISORY BOARDS/COMMITTEES CONSENT**Downtown Redevelopment Advisory Board Consent****031031 Replacement Lights on University Avenue from NW 6th Street to NW 3rd Street (NB)**

Explanation: The CRA has replaced the concrete light fixtures on University Avenue in the College Park University Heights district between North South Drive and Northwest 6th Street with the new Renaissance light fixtures chosen for major corridors that cross between districts. There is a strip of eight old aluminum light fixtures between Northwest 6th Street and Northwest 3rd Street in the Downtown Redevelopment district between where the Renaissance lighting ends and the Downtown Washington Globe/ hockey puck lighting begins. GRU estimates those eight aluminum light fixtures could be replaced with the Renaissance fixture for \$37,552. The CRA budgeted \$40,000 for this project at their February 16, 2004 meeting, and staff is requesting authorization to initiate the project.

Fiscal Note: The CRA has \$40,000 budgeted for the replacement of aluminum light fixtures between Northwest 6th Street and Northwest 3rd Street along University Avenue.

RECOMMENDATION

Downtown Redevelopment Advisory Board to the CRA: Authorize GRU to replace the aluminum light fixtures on University Avenue between Northwest 6th Street and Northwest 3rd Street with Renaissance fixtures in an amount not to exceed \$40,000.

031032 Replanting of Medians on Southeast 2nd Avenue (NB)

Explanation: In May 2002, Joseph Antonelli approached the Board about the condition of the median along Southeast 2nd Avenue between Downtown and Waldo Road. The project was added to the City Manager's list of medians to be refurbished, as funds were available. The project on Northeast 1st Street is nearing completion and Northeast 3rd Avenue and Southeast 2nd Avenue are on the list. The Northeast 3rd Avenue project needs considerable infrastructure improvements, so it appears the Southeast 2nd Avenue project may move up the list. The Downtown Redevelopment Advisory Board recommends that the CRA approve funding to develop the landscape plan for the medians in order to move the project forward.

Fiscal Note: The CRA has \$103,039 for Streetscape/Sidewalks within the Downtown District.

RECOMMENDATION

Downtown Redevelopment Advisory Board to the CRA: Recommend a not to exceed budget of \$2,000 to develop landscape plans for the medians along Southeast 2nd Avenue between Downtown and Waldo Road.

College Park/University Heights Redevelopment Advisory Board Consent**Fifth Avenue/Pleasant Street Redevelopment Advisory Board Consent****031033 Return of the Fifth Avenue Arts Festival to Northwest 5th Avenue (NB)**

Explanation: During the discussion of the Fifth Avenue Arts Festival, the Fifth Avenue Pleasant Street Redevelopment Advisory Board (FAPS) expressed their desire to have the festival return to the Northwest Fifth Avenue corridor. A representative from the Cultural Arts Coalition explained that a businessperson on the corridor did not want the festival on Northwest 5th Avenue. After discussion, the Board agreed that it would be beneficial to the entire district if the festival could access a larger portion of the 5th Avenue Corridor running from Northwest 3rd Street to Northwest 6th Street. The City Housing Division has completed several rehabs on Northwest 3rd Street that would be of interest to festival attendees. The new expanded location would be closer to the Model Block project. This would provide a showcase for improvements to the district that would be missed if the festival did not move towards Northwest 3rd Street.

Fiscal Note: None at this time

RECOMMENDATION

Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: Request the CRA recommend the City Commission support the Cultural Arts Coalition and the Advisory Board by allowing the Fifth Avenue

Arts Festival to expand eastward on Northwest 5th Avenue, from 6th Street to 3rd Street.

031034 Model Block Sponsorship of the Fifth Avenue Arts Festival (NB)

Explanation: At the February Fifth Avenue Pleasant Street Redevelopment Advisory Board (FAPS) meeting, the Cultural Arts Coalition approached FAPS about sponsoring the upcoming 25th Fifth Avenue Arts Festival to be held May 15th and 16th. Currently, over 20,000 people attend the event annually. The Board believes that the festival would be an excellent opportunity to market the Model Block houses and to increase overall awareness of the Northwest 5th Ave corridor project.

The Board recommends that the CRA fund a "Seminary Street" sponsorship package, which would offer the most exposure during the event. Sponsorship at this level is \$2,000 and includes hourly announcements of the sponsorship, a banner displayed on the stage, display space at the festival and a full-page advertisement in the Festival brochure. The Board also recommends that a not to exceed budget of \$1,000 be established to cover handouts, display materials and other expenses associated with the FAPS display.

Fiscal Note: The CRA has \$50,000 budgeted from TIF for the Model Block Program in MY 613-790-W509-5520.

RECOMMENDATION

Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: Recommend the CRA sponsor the 25th Annual Fifth Avenue Arts Festival to promote the Model Block project with a \$2,000 sponsorship; and 2) that a not to exceed budget of \$1,000 be established to cover handouts, display materials and other expenses associated with the FAPS display.

031035 Authorization To Prepare a Grant Application for Historic Resources Survey (NB)

Explanation: For the past several months, the Fifth Avenue Pleasant Street (FAPS) Board discussed having research done on historic resources within the Fifth Avenue neighborhood to evaluate their eligibility for inclusion on the National Register of Historic Places. The original concept was to have only civic structures surveyed; however, after discussing the issue, the Board agreed that it would be appropriate to have the entire Fifth Avenue portion of the CRA surveyed for historic structures. A study was done in 1980 and would need to be updated since so much in the district has changed.

The City is a Certified Local Government (CLG) and the Bureau of Historical Resources offers a grant program to fund this type of work within CLG's. The

FAPS Board would like the CRA to authorize staff to prepare a grant application to have the survey work completed, and requests that the City submit the grant application during the appropriate cycle.

Fiscal Note: None at this time

RECOMMENDATION

Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: 1) request the CRA authorize staff to prepare a historic preservation grant for the survey of Fifth Avenue; and 2) request the City of Gainesville to submit the grant application during the appropriate grant cycle.

Eastside Redevelopment Advisory Board Consent

031036 Changes to the Eastside Facade Grant Program (NB)

Explanation: The Facade Grant program has been in place for six months and the Eastside Advisory Board is recommending that the program be expanded to include all businesses within the Eastside CRA district. The Eastside Advisory Board believes that expanding the program will offer more businesses an opportunity to participate, and should participation increase dramatically, the Board could choose to recommend increase funding.

Fiscal Note: The CRA has \$40,000 budgeted for the Eastside Facade Grant Program, and has \$83,442 in reserve for projects.

RECOMMENDATION

Eastside Redevelopment Advisory Board to the CRA: Recommend the Facade Grant program be expanded to include any business within the Eastside District.

031037 Request for Expanded Codes Enforcement within the Eastside CRA District (NB)

Explanation: During their February Board meeting, the Eastside Redevelopment Board discussed the need for additional Code Enforcement during evenings and weekends. The Board discussed that there seems to be a noticeable increase in violations when Codes Enforcement is not expected. The Board expressed concern regarding vendors selling items like CD's and sneakers along the roadside and major car repairs taking place in neighborhoods during the weekend.

Code Enforcement indicates that most of its overtime budget goes towards evening neighborhood meetings, but that officers are assigned periodically to work weekends to enforce activities outside normal working hours.

Fiscal Note: To be determined

RECOMMENDATION

*Eastside Redevelopment Advisory Board to the CRA:
Recommend the CRA request the City Commission to
explore greater code enforcement coverage for
evening and weekend hours to address street vending
and other code violations.*

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR****031038 Update on the Camp Property/Cedar Grove Village RFP (B)**

Explanation: CRA and Economic Development staffs have been working with the Eastside Advisory Board on the development of a Request for Proposals (RFP) for the Camp/Fillmer property. The Eastside Board will review the proposal at their March 18, 2004 meeting and staff will provide the CRA with the Board's comments during the staff presentation.

Staff is seeking CRA input on the desired uses for the project. The recently adopted Eastside Redevelopment Plan, prepared by planning consultants Ivey, Harris and Walls, identifies this area as an opportunity site for retail businesses and mixed uses.

As preparation for the RFP, staff is also seeking CRA authorization to obtain an appraisal of the Camp Property.

Fiscal Note: None at this time

RECOMMENDATION

Executive Director to the CRA: 1) Hear a brief presentation; 2) discuss the possible proposed uses for the property; and 3) authorize staff to obtain an appraisal of the Camp property.

031039 Possible Funding for Master Plan for Marketing Purposes (B)

Explanation: There has been discussion of a Master Plan for the CRA that could be used to market redevelopment opportunities. The Master Plan could be a large, visual, graphic-oriented plan incorporating the goals, projects and opportunity sites for public and private sector redevelopment. It would draw on, and combine in one graphic, the most significant projects that are proposed and underway pursuant to the four existing redevelopment plans: the Downtown Redevelopment Infrastructure Plan; the Special Area Plans proposed by Dover Kohl; Partners for College Park and University Heights; and Bellomo Herbert's recently adopted Streetscape Plan and Specifications.

Fiscal Note: Each of the districts have funds that could be budgeted for this project. The Downtown portion of the project could be funded through the Public Information account. The College Park University Heights portion could be funded by transferring funds from the Northwest 17th Street Streetscape

account. The Fifth Avenue Pleasant Street portion could be funded through funds budgeted for the Redevelopment Plan rewrite. The Eastside has funds held in reserve for projects.

RECOMMENDATION

Executive Director to the CRA: 1) Hear presentation by staff; and 2) authorize staff to prepare a Request for Proposals.

CRA LEGAL COUNSEL

REPORTS FROM ADVISORY BOARDS/COMMITTEES

Downtown Redevelopment Advisory Board

College Park/University Heights Redevelopment Advisory Board

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

Eastside Redevelopment Advisory Board

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE

4/19/2004

ADJOURNMENT - 4:20 PM