

City of Gainesville

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



Meeting Agenda

October 16, 2006

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

*Jack Donovan (Chair)
Scherwin Henry (Vice-Chair)
Ed Braddy (Member)
Rick Bryant (Member)
Pegeen Hanrahan (Member)
Craig Lowe (Member)
Jeanna Mastrodicasa (Member)*

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity 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****060580.****Community Redevelopment Agency (CRA) Minutes (B)****RECOMMENDATION**

The CRA approve the minutes of September 18, 2006, as circulated.

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060594.**Appointments of Anne M. Haisley, Diane M. Hurtak, and James Harnsberger to the College Park/University Heights Redevelopment Advisory Board (NB)****RECOMMENDATION**

The CRA appoint Anne M. Haisley, Diane M. Hurtak, and James Harnsberger to the College Park/University Heights Redevelopment Advisory Board, for terms to expire June 17, 2009.

*Member Braddy: Haisley, Hurtak and Harnsberger
Member Bryant: Haisley, Hurtak and Harnsberger
Member Hanrahan: Haisley, Hurtak and Harnsberger
Member Henry: Haisley, Hurtak and Harnsberger
Member Lowe: Haisley, Hurtak and Harnsberger
Member Mastrodicasa: Haisley and Hurtak and Harnsberger
Chair Donovan: Haisley, Hurtak and Harnsberger*

060595.**Re-Appointment of David Castine to the Downtown Redevelopment Advisory Board (NB)****RECOMMENDATION**

The CRA re-appoint David Castine to the Downtown Redevelopment Advisory Board for a term to expire June 17, 2009.

*Member Braddy: Castine
Member Bryant: Castine
Member Hanrahan: Castine*

*Member Henry: Castine
Member Lowe: Castine
Member Mastrodicasa: Castine
Chair Donovan: Castine*

060596.**Appointments of Cindy S. Campbell and Mark K. Stowe to the Eastside Redevelopment Advisory Board (NB)****RECOMMENDATION**

The CRA appoint Cindy S. Campbell and Mark K. Stowe to the Eastside Redevelopment Advisory Board, for terms to expire June 17, 2009.

*Member Braddy: Campbell and Stowe
Member Bryant: Campbell and Stowe
Member Hanrahan: Stowe
Member Henry: Campbell and Stowe
Member Lowe: Campbell and Stowe
Member Mastrodicasa: Campbell and Stowe
Chair Donovan: Campbell and Stowe*

060597.**Appointment of Robert Pearce to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (NB)****RECOMMENDATION**

The CRA appoint Robert Pearce to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board for a term to expire June 17, 2008.

*Member Braddy: Pearce
Member Bryant: Pearce
Member Hanrahan: Pearce
Member Henry: Harris
Member Lowe: Harris
Member Mastrodicasa: Harris
Chair Donovan: Pearce*

EXECUTIVE DIRECTOR CONSENT**060603.****Update on Redevelopment Projects and Development Agreements (NB)**

Explanation: Staff has been asked to provide an update on several redevelopment projects and development agreements under review. This update is a sampling of the many projects underway by the CRA, and is not a complete list.

Development Agreements

University Corners- Staff has met with the developer who will be submitting an application for an amendment to the University Corners PUD and PD, requesting 470 units including up to 243 condo-tel units, eliminating the underground garage, adding parking on the roof deck behind a parapet wall, and making a few other adjustments to the PD layout plan. The façade would remain unchanged. An application and pro forma proposal will be submitted to the CRA for review and approval of these changes.

Hampton Inn/Lot 9 – The development agreement was provided to the developer and staff is reviewing comments from the developer.

Jefferson on Second – A draft development agreement is being negotiated.

Gainesville Greens –The development agreement has been executed.

University House on 13th Street – A draft development agreement is being negotiated.

Camden Court – A draft development agreement is being negotiated.

The Estates at Sorority Row – A draft development agreement is being negotiated.

The Palms – Staff has received an application for the Transformational Projects Incentive Program for this project within the Downtown Community Redevelopment Area. An independent evaluation of the application is currently underway, and staff will bring this proposal to the Downtown Redevelopment Advisory Board and CRA in November.

Project Update

Beautification Grant Program – The Downtown Redevelopment Advisory Board recommended that staff develop a Beautification Grant Program for their consideration. The College Park/University Height Redevelopment Advisory Board recommended not pursuing this grant program. The Fifth Avenue/Pleasant Street and Eastside Redevelopment Advisory Boards will be discussing the proposal at their October meetings.

Depot Park Area Master Plan – Staff is revising the scope and reissuing the RFP with price as a factor and with a not to exceed limit, as the initial proposals came in higher than budgeted.

Downtown Competitive Façade Grant Program – Following approval by the CRA in June, a new, competitive façade grant program to aid Downtown commercial storefronts was launched. The new program aims to focus the grants on high visibility corridors such as University Avenue and Main Street. Two grants of up to \$10,000 each will be offered to applicants. Applications

were due in July, and the CRA received four applications. The Downtown Redevelopment Advisory Board selected the Chestnut Building as the first grant recipient and will select the final grant recipient at the October Downtown Redevelopment Advisory Board meeting. The successful grant applicants will be recognized at a public meeting of the City Commission upon successful completion of their projects.

Pilot Donation Meter Project - Community Development Block Grant staff are working on a pilot "donation meter" project and sought the input of the Downtown Redevelopment Advisory Board, as this project is proposed for the downtown area. The Downtown Redevelopment Advisory Board advised that the project not be initiated, but if initiated that the project be made city-wide and as a least obtrusive and aesthetically pleasing as possible.

Eastside Redevelopment Area Expansion – The Eastside Community Redevelopment Plan was adopted by the City Commission on August 28, 2006, and the area was officially expanded at the second reading of the Ordinance expanding the boundaries of the Eastside Community Redevelopment on September 11, 2006.

Eastside Gateway – An estimate from Water and Air Research is on this agenda to prepare a site assessment to determine options for the overall scope of the cleanup needed, the potential remedial actions, and the likelihood of disruption if the CRA proceeds with developing the entry feature in advance of taking remedial action. The scope of this work was brought to the Eastside Redevelopment Advisory Board in September, but there was not a quorum. The members present were supportive of the proposal. Following clarification from the site assessment, the Eastside Redevelopment Advisory Board will discuss the gateway feature and staff will bring back a revised design reflecting the comments of the CRA and Eastside Redevelopment Advisory Board.

East University Avenue Medians – FDOT Beautification funds may be available to fund these improvements, but they will not be available this year. Public Works staff is working on obtaining an interlocal agreement to secure repayment of these funds if the CRA proceeds to fund the improvements earlier.

Façade Grant Program – The B'nai Israel Cemetery applied for a Façade Improvement Grant for the rebuilding of the existing wall around the cemetery located at the corner of University Avenue and Waldo Road. Phase 1 construction includes the demolition and construction of a new wall along the sides of the University Avenue and Waldo Road. Phase 2 construction will include building a new wall along Southeast. 1st Avenue and Southeast 12th Street to eventually enclose the cemetery entirely and provide new pedestrian entrances. The total requested grant was \$10,000, \$5,000 per façade. The grant request was presented to the Eastside Redevelopment Advisory Board at their September meeting. The members present were generally supportive of the grant application and staff approved the project since there was not a quorum.

The Barlett Building Façade Grant project is nearing completion. Staff is also working on a proposal for a proposed competitive façade grant program for the

College Park/University Heights Redevelopment Area.

Annual Florida Redevelopment Association Conference– CRA staff and three Advisory Board members will be traveling to the annual Florida Redevelopment Conference in Miami October 17-20. The Gainesville CRA will be the recipient of two statewide redevelopment awards at the conference, for the Transformational Projects Incentive Program (in the Creative Organizational Developing and Funding category) and the Model Block Project (in the Outstanding Rehabilitation/Renovation/Reuse category). The Gainesville CRA is the only entity in the state to win two awards this year.

Lot 13 Solid Waste Project – Waste Management will be continuing to provide service to the dumpsters on Lot 10 until the compactor at Lot 13 is constructed when Gainesville Greens begins development. CRA staff is working with Public Works as they begin designing the new compactor for Lot 13.

Model Block Project Update- A winning bid of \$169,100 (the minimum bid was \$158,000) was received for the second Model Block House, Site B, located at 408 NW 4th Avenue. A closing for the sale of the house will be scheduled within the next 30 days. The contract with Carter Construction for Site D is in the process of being finalized and following execution of the contract and construction will begin shortly thereafter.

Northwest 5th Avenue Streetscape- Bid documents are being processed by the Public Works Department.

Northwest 5th Avenue Tot Lot – The Gainesville Housing Authority has agreed to return this lot to the City so improvements can be made. CRA and Parks and Recreation staff met with the Fifth Avenue/Pleasant Street Advisory Board on September 26 to discuss a plan to improve the tot lot, and Parks staff is working on a proposal based on those discussions for further review by the FAPS Advisory Board and the CRA.

Responsible Hospitality Partnership – CRA staff is continuing to offer assistance with this initiative.

RFP for Real Estate Services – The RFP for Real Estate Services is being reissued due to not receiving sufficient responses.

Seminary Lane – Staff submitted a letter and made phone calls to the Gainesville Housing Authority offering our assistance in preparing an RFP for the redevelopment of Seminary Lane, per the CRA's discussion last month. Staff has recently received a message from the Gainesville Housing Authority indicating a willingness to meet and discuss this opportunity.

SFCC Houses – On September 5, 2006 the Historic Preservation Board approved the CRA's request, acting as agent for Santa Fe Community College, to move the houses located at 502 and 508 NW 4th Avenue prior to moving the houses to their new location at 414 Northwest 5th Avenue. The houses will be later rehabilitated and sold for homeownership through the CRA's Model Block

Program.

Sorority Woods Feasibility Study – The results of the study and request for easement have been submitted to the University of Florida for review and approval, staff anticipates a response this month.

St. Augustine's Church Parking Lot – Staff has submitted a letter offering our assistance in preparing an RFP for the redevelopment of St. Augustine's parking lot, per the CRA's discussion last month. CRA staff has not yet received a response.

SW 5th Avenue Triangle – The bid documents are being processed through the Public Work's department. A Call to Artists has been issued through the Art in Public Places Trust.

SW 7th Avenue Improvements – design is underway by consultant and once drafted will be reviewed by the CPUH Advisory Board.

SW 8th Avenue Streetscape – CRA staff is working with Public Works on obtaining estimates for design services to complete the plans for SW 8th Avenue, and will bring the request to the CRA in November.

Transformational Incentive Program Changes – The College Park/University Heights Redevelopment Advisory Board made recommendations on potential changes to the program at their October 4, 2006 meeting but requested to discuss the points system and other items related to the program at their November meeting before finalizing their recommendation to the CRA. The Downtown, Eastside and Fifth Avenue/Pleasant Street Redevelopment Advisory Boards will discuss the program changes at their October meeting. Staff will bring back the Advisory Board's recommendations for final consideration by the CRA.

Tumblin Creek Watershed Management Plan -- At the July 5 and October 4 College Park/University Heights Redevelopment Advisory Board meetings the Board reviewed the draft Tumblin Creek Watershed Management Plan report. This important planning document outlines the stormwater issues and opportunities in the area and provides the Advisory Board with options to consider funding to address stormwater issues in the area. Stormwater is among the biggest infrastructure concerns in the College Park/University Heights Redevelopment Area, and affects further redevelopment of the area. The College Park/University Heights Redevelopment Advisory Board recommended creation of a subcommittee to continue their review of the Master Plan at their October meeting. After reviewing and discussing the report the College Park/University Heights Redevelopment Advisory Board will submit recommendations to the Community Redevelopment Agency.

University Avenue Interim Improvements – Development of a baseline inventory from Waldo Road to Northwest 20th Street has been completed and staff is coordinating with FDOT in order to implement the planned improvements. The 100 block of University Avenue has been selected as a pilot project area for

planters and baskets to improve aesthetics on the corridor. Sidewalk power washing and street sweeping work continues in all areas.

Fiscal Note: None at this time

RECOMMENDATION

Executive Director to the CRA: Receive update from staff.

060611.

Environmental Contamination Screening Assessment of Former Tackle Box Property (B)

Explanation: The former Tackle Box site is contaminated with petroleum and has been listed with the State Petroleum Clean up program, administered by the Florida Department of Environmental Protection (FDEP). At one time, the site cleanup score made it eligible for priority funding. In April 2006, Water and Air Research, the CRA's consultant working on the site, informed CRA staff that the FDEP changed the scoring process which resulted in the site receiving lowered funding priority. Water and Air Research proceeded to develop technical information that would raise the funding score; however, the information gathered did not yield data that would typically merit a scoring increase. As a result, a timeframe for when the remediation will take place is unknown. As an initial step, the CRA requested the City Commission to send a letter to the Petroleum Cleanup Manager at the Alachua County Department of Environmental Protection, requesting that the site be rescored in order to be given priority for clean up and redevelopment of the site. The letter was sent, and a response back from the Alachua County Department of Environmental Protection indicated that the site cannot be rescored at this time. The Tackle Box site received a score of 30, and currently funding is available for sites with a priority score of 37 or higher.

At this time, staff cannot determine how long it will take to increase the priority ranking or to completely clean up the site. In order to proceed with designing a gateway feature for the site that takes into account future environmental remediation staff recommends hiring Water and Air Research to prepare a risk assessment. The purpose of this assessment would be to locate contaminated soil and groundwater. In so doing, areas can be identified for which either: 1) modification to land surfaces could impede future site remediation or 2) proposed features at or near land surface could be impacted by remediation. Staff has received a proposal from Water and Air to complete an assessment for \$7,500, and it is included in the backup.

Once an assessment is complete the CRA will be able to proceed with finalizing design options that take into account the overall scope of the cleanup needed, the potential remedial actions, and what likelihood of disruption is possible if the CRA moved ahead with the entry feature in advance of taking remedial action

This proposal was brought to the Eastside Redevelopment Advisory Board at their September meeting; however there was not a quorum of the members.

Staff reviewed the proposal with the members present and they were supportive of the proposal.

Fiscal Note: The assessment can be completed at an amount not to exceed \$7,500. There is approximately \$94,000 left in the Tackle Box account.

RECOMMENDATION

Executive Director to the CRA: recommend entering into a contract with Water and Air to provide this assessment at an amount not to exceed \$7,500 from the Tackle Box account.

CRA ATTORNEY CONSENT

REPORTS FROM ADVISORY BOARDS/COMMITTEES CONSENT

College Park/University Heights Redevelopment Advisory Board Consent

060604.

Creation of a Sub-committee to work on Stormwater Issues in CPUH (NB)

Explanation: The Tumblin Creek Watershed Management Plan was reviewed at the October 4, 2006 College Park/University Heights (CPUH) Redevelopment Advisory Board meeting. During the review of the plan, CPUH Board members discussed regulatory and permitting issues impacting stormwater management and also the necessity to rank funding priorities for stormwater projects. The CPUH Board recommended and is requesting permission to form a subcommittee to focus on developing these recommendations due to the importance and complexity of this issue. The sub-committee would make recommendations to the CPUH Board regarding the final recommendations on the Tumblin Creek Watershed Management Plan, particularly the ranking order for funding priority for stormwater projects. In addition, the sub-committee would discuss and make recommendations on permitting and regulatory issues affecting stormwater management in the area and recommend future scopes of work to address these issues.

Once the sub-committee's work is completed on each issue, they will make recommendations to the CPUH Board. The CPUH Board will then bring its recommendation to the CRA for final approval.

Fiscal Note: None at this time.

RECOMMENDATION

College Park/University Heights Redevelopment Advisory Board to the CRA: 1) Authorize the creation of a sub-committee, pursuant to CRA Rule 8 of the CRA Rules and Procedures, for the sole purpose of finalizing recommendations on the Tumblin Creek Watershed Management Plan, particularly the ranking order for funding priority for stormwater projects, to discuss permitting and regulatory issues affecting

stormwater management in the area, to recommend future scopes of work to address these issues, and to make recommendations to the College Park University Heights Redevelopment Advisory Board and 2) appoint Member Fleming, Member Fogler and citizen Bruce DeLaney to serve on this subcommittee.

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR****060612.****Coordination of Streetscape Items in Community Redevelopment Areas (NB)**

Explanation: The CRA has approved funding to implement various interim improvements to University Avenue in the Downtown, College Park/University Heights, and Eastside Community Redevelopment Areas. In 2003, the CRA developed a set of streetscape design and technical standards to specify types of equipment and materials to be constructed, such as pavers, benches, waste receptacles, and other hardscape items.

While CRA staff was recently engaging with the Florida Department of Transportation (FDOT) on permitting Phase One of these improvements, it came to light that FDOT had permitted a project sponsored by Keep Alachua County Beautiful (KACB) to install cigarette waste containers along West University Avenue near NW 16th Street. The cigarette waste containers are not part of the CRA design and technical standards, which the CRA expected would be the template for streetscape enhancements along University Avenue. CRA staff contacted KACB and learned that a pilot project would be initiated in October. Following discussion with CRA staff Keep Alachua County Beautiful decided to postpone this program and indicated their willingness to comply with CRA standards. There currently is not a standard for cigarette waste containers, but the CRA can have staff review this issue and incorporate a standard container.

This issue exposes the possibility that the FDOT permitting process for improvements to University Avenue does not foster a coordinated scheme for improving the corridor. While the CRA has a set of product specifications coordinated to create a unified appearance, there is no procedure in place to ensure coordination between projects proposed by the CRA and other agencies. Since the CRA has taken the lead on improving the University Avenue corridor within the CRA boundaries, the FDOT should take steps to ensure that other agency projects within this segment of University Avenue coordinate with the CRA's design and technical standards through the FDOT permitting process.

The College Park/University Heights Redevelopment Advisory Board discussed this issue at their October 4, 2006 meeting and provided consensus to move forward as staff has recommended.

Fiscal Note: None at this time.

RECOMMENDATION

Executive Director to the CRA: The Community Redevelopment Agency request that the City

Commission ask that the FDOT establish as a criterion for permit issuance a requirement that prospective permit applicants demonstrate that they have coordinated the proposed improvements in state-owned right-of-way with the CRA design and technical standards.

060605.**Downtown Expansion District Redevelopment Plan Overview (B)**

Explanation: Each Community Redevelopment Area's redevelopment is guided by an adopted Community Redevelopment Plan that captures the vision and specific projects for an area's continued revitalization. By Florida State Statute, projects within each area that are funded by the CRA must be tied to each area's Community Redevelopment Plan.

In an effort to communicate the key goals for each area, staff plans to outline each area's Community Redevelopment Plan on a quarterly basis.

Staff will present an overview of the key objectives and strategies of the Downtown Community Redevelopment Plan. A copy of the Downtown Expansion District Redevelopment Plan has been included in the backup.

Fiscal Note: None at this time.

RECOMMENDATION

Executive Director to the CRA: 1) Hear the presentation from Staff on the Downtown Expansion District Redevelopment Plan.

060606.**Downtown Redevelopment Advisory Board Recommendations regarding Homeless Services (NB)**

Explanation: At the August 23, 2006 Downtown Redevelopment Advisory Board meeting the Advisory Board discussed concerns with the upcoming sleep out planned for the plaza and the concentration of homeless services. The Downtown Redevelopment Advisory Board discussed the impact of these issues on downtown, including difficulty attracting and retaining new businesses and patrons. The Downtown Redevelopment Advisory Board recommended the CRA recommend the City Commission not approve the upcoming sleep out on the plaza and that homeless services currently provided in the downtown area be spread out throughout the city in accordance with the City's Comprehensive Plan. The Community Redevelopment Agency forwarded this recommendation on September 18 and the City Commission discussed this recommendation on September 25. No action was taken because the request for an overnight sleep out was withdrawn.

The Downtown Redevelopment Advisory Board discussed this issue again at

their September 27, 2006 meeting. The Downtown Redevelopment Advisory Board indicated that there were no longer issues with the sleep out since the timing of the event had changed but recommended the CRA and City Commission dedicate discussion to the other issue previously raised regarding spreading out services for the homeless currently provided in the downtown area throughout the city in accordance with the City's Comprehensive Plan.

Fiscal Note: None.

RECOMMENDATION

Downtown Redevelopment Advisory Board to the CRA: Recommend the City Commission spread out the homeless services currently provided in the downtown area throughout the city in accordance with the City's Comprehensive Plan.

Executive Director to the CRA: Forward this recommendation to the City Commission.

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

College Park/University Heights Redevelopment Advisory Board

Downtown Redevelopment Advisory Board

Eastside Redevelopment Advisory Board

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

MEMBER COMMENT

CITIZEN COMMENT

NEW BUSINESS

NEXT MEETING DATE

ADJOURNMENT