

City of Gainesville

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



Meeting Agenda

February 21, 2005

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

040998 Ricardo Cavallino appointed to College Park/University Heights Redevelopment Advisory Board (NB)

RECOMMENDATION

Ricardo Cavallino is appointed to the College Park/University Heights Redevelopment Advisory Board for a term to expire June 17, 2008.

Member Braddy: Cavallino

Member Bryant:

Member Chestnut: Cavallino

Member Domenech: Cavallino

Mayor Hanrahan: Cavallino

Member Nielsen:

Chair Lowe: Cavallino

040999 Angela Pate appointed to Downtown Redevelopment Advisory Board (NB)

RECOMMENDATION

Angela Pate is appointed to the Downtown Redevelopment Advisory Board for a term to expire June 17, 2008.

Member Braddy: Pate

Member Bryant:

Member Chestnut: Pate

Member Domenech: Pate

Mayor Hanrahan: Pate

Member Nielsen:

Chair Lowe: Pate

040966 Community Redevelopment Agency (CRA) Minutes (B)

RECOMMENDATION

The CRA approve the minutes of December 20, 2005; as circulated.

EXECUTIVE DIRECTOR CONSENT

040989**Letter to Bellsouth Requesting the Removal of Their Overhead Line along Southwest 2nd Avenue (NB)**

Explanation: As part of a CRA funded project, GRU is currently replacing the lighting along Southwest 2nd Avenue with Lumec Renaissance light fixtures. At this time, Bellsouth has declined to underground their overhead wiring along this corridor, so that even after the new light fixtures have been placed along the corridor, there will still be wooden poles maintaining the Bellsouth lines overhead.

Staff is asking that the CRA direct the Chair and request that the City Commission direct the Mayor to write letter to Bellsouth requesting that Bellsouth remove those lines.

Fiscal Note: None at this time.

RECOMMENDATION

Executive Director to the CRA: 1) Direct the Chair to send a letter to Bellsouth; and 2) request that the City Commission direct the Mayor to send a letter requesting that Bellsouth underground their wires along Southwest 2nd Avenue.

040990**Authorization for RFQ's to Establish Ongoing Services Contracts for the CRA (NB)**

Explanation: As the CRA grows and there are more projects underway, there is an increased need for similar professional services within all the districts. As an example - Downtown, College Park University Heights, and the Eastside all need the services of a landscape architect for various projects. There is also a need for a firm for survey work, streetscaping projects, and a consultant with real estate expertise. Staff is requesting permission to prepare Request for Qualifications to identify suitable professionals to provide those services

Fiscal Note: None at this time.

RECOMMENDATION

Executive Director to the CRA: Authorize staff prepare Request for Qualifications for ongoing services contracts for the CRA including, but not limited to, landscape architecture, survey work, real estate development, streetscape planning, and construction.

040991**Contract with Jay Reeves and Associates for Model Block New Construction (B)**

Explanation: In September 2004, the CRA entered into a contract with Jay Reeves and Associates to provide architectural services for the Model Block project. Phase 1 of the project, the rehab of four historic houses, has moved to bidding and staff is seeking CRA authorization to contract with Jay Reeves and Associates to provide architectural services and construction inspection for Phase 2. Phase 2 includes construction of five new houses, two in the Pleasant Street area and

three in the Fifth Avenue area. The supplemental agreement calls for estimated \$7,000 per house, and allows for additional services, if needed, not to exceed \$43,000.

Fiscal Note: The CRA has \$207,904 in the Model Block bond fund Account 330 to cover this expense.

RECOMMENDATION

Executive Director to the CRA: authorize staff to enter into a contract with Jay Reeves and Associates for a not to exceed amount of \$43,000 to cover construction documents and inspection for five new houses as part of the Model Block project.

040992

Professional Services for Lot 10 Request for Proposals (NB)

Explanation: In order to release the RFP for Lot 10, the CRA will need to obtain an option on the property from the City. During recent discussions, it has become clear the City will need both an appraisal and professional real estate development input on how to determine the value of the land. In order to facilitate this process the CRA will need to create a budget to provide those services. Recent estimates for appraisals have come in at \$3,500 and it is anticipated that the real estate professional service would be no more than \$2,000.

Fiscal Note: The CRA currently has \$27,184 budgeted in the Residential Projects Account MY 610-790-W219 -5520 that could be used for this project.

RECOMMENDATION

Executive Director to the CRA: create a not to exceed budget of \$6,000 for professional and appraisal services associated with determining the value of City parking lot # 10.

040993

Roll Over of Office Relocation Operating Budget (NB)

Explanation: For the past two years, the CRA has budgeted for office relocation expenses as part of the operating budget. These funds were budgeted for the costs associated with moving the CRA into new space, including expenses for the physical move, costs associated with a new phone system, networking expenses, additional computer needs, and additional office furniture.

Since the CRA office relocation did not happen during the last fiscal year, staff is requesting that the Fund 111 balance from this account be carried forward to the 2005 budget. After the move is complete, remaining funds will be appropriated to project accounts.

Fiscal Note: There was \$24,000 in the Fund 111 office relocation account on September 30, 2004.

RECOMMENDATION

Executive Director to the CRA: move the funds remaining in Fund 111 operating budget on September 30, 2004 to the office relocation budget as follows: \$5,593 in the College Park University Heights

operating budget; \$12,902 in the Downtown operating budget; \$3,921 in the Fifth Avenue operating budget and \$1,584 in the Eastside operating budget.

040994 Renewal of Oasis Landscaping Contract for CRA Wide Maintenance (B)

Explanation: In March 2003, the CRA entered into a contract with Oasis Landscape Services, Inc. to provide sidewalk cleaning, landscaping, and graffiti abatement services within the Downtown, College Park, University Heights, and Fifth Avenue Pleasant Street redevelopment districts. The contract allows for three renewals. This would be the final renewal on this contract; the program will need to be re-bid next year.

Oasis Landscape Services, Inc. has done an excellent job providing services to the CRA. Oasis Landscape Services, Inc. has agreed to add landscape maintenance on the bubbles around the McGurn garage in the downtown district for an additional fee of \$1,200. Oasis has asked for a 3% increase as outlined in their contract for a total of \$63,527.88.

The CRA has budgeted \$56,051 for this service. Downtown Redevelopment Advisory Board (DRAB) will be responsible for the \$1,200 specific to their districts and the remaining required funding, including the 3% increase, will be divided between the districts as follows College Park University Heights CPUH) \$2,510.75 (40%) , Downtown \$2,510.75 (40%) and Fifth Avenue Pleasant Street (FAPS) \$1,255.38 (20%).

Fiscal Note: In the College Park University Heights district the CRA has \$370,941 budgeted in MY 618-790-W710-5520 that could be used to cover the \$2,511 needed this project. In the Downtown district the CRA has budgeted \$4342 more than needed in the Union Street Account (MY 610-790-W215-5520) that could be used to cover the necessary \$3,711. In the FAPS district the CRA has \$33,691 budgeted in the Façade Grant program account (MY 610-790-W215-5520) that could be used to cover the \$1,255 needed for this project.

RECOMMENDATION

Executive Director to the CRA: recommend the CRA extend the contact with Oasis Landscaping for sidewalk cleaning graffiti abatement and landscape maintenance for an amount not to exceed \$63,527.88 with the additional funds needed being provided in the following manner: CPUH \$2,511; Downtown \$3,711 and FAPS \$1,255.

ADVISORY BOARDS/COMMITTEES CONSENT

College Park/University Heights Advisory Board Consent

040995 Use of the Sorority Woods Property for Stormwater(NB)

Explanation: The CPUH Board has been working with Public Works and Jones Edmunds and Associates on the development of a district wide stormwater management plan for University Heights and the Tumblin Creek watershed. As part of those discussions, the land known as "Sorority Bog" or "Sorority Woods" has been identified as a possible site for stormwater retention. The Advisory Board is recommending the CRA request the City Commission to begin a dialogue with the University of Florida to explore ways that this might be achieved.

Fiscal Note: None at this time.

RECOMMENDATION

Recommendation: College Park University Heights Advisory Board to the CRA: Request that the City provide the University of Florida with information and/or timeline from the stormwater study that includes the piece of property known as "Sorority Bog" next to Sorority Row for use as a stormwater retention area.

040996

College Park University Heights Advisory Board Workshop (B)

Explanation: The College Park University Heights (CPUH) Redevelopment Advisory Board would like to have a Saturday workshop with the Herbert Halback, Inc., the consultants who have been hired to rewrite the redevelopment plan. The Advisory Board is interested in exploring a range of options with the consultants including land acquisition strategies, potential redevelopment projects along University Avenue and strategizing about ways to handle key redevelopment issues within the district. This workshop was not a part of the original contract and the CPUH Board would like the CRA to amend the contract to include \$4,860 to cover preparation for the workshop, the workshop itself, and follow up.

Fiscal Note: The CRA has \$370,941 budgeted in MY 618-790-W710-5520 that could be used for this expense.

RECOMMENDATION

College Park University Heights Redevelopment Advisory Board to the CRA: recommend additional funds of \$4,860 be budgeted for the Advisory Board workshop scope of services.

Fifth Avenue/Pleasant Street Advisory Board Consent

040997

University of Florida Design Build Studio for the Northwest 5th Avenue Neighborhood (B)

Explanation: The Fifth Avenue/Pleasant Street (FAPS) Redevelopment Advisory Board heard a presentation from Richard Blakeslee, a graduate student from the University Of Florida School Of Architecture. Mr. Blakeslee is proposing a design build studio similar to programs in New Haven, Connecticut and Lawrence, Kansas. Mr. Blakeslee would work with the City Housing Division to identify a home

buyer for the house. Mr. Blakeslee would then design the house with the owner and work with groups like Dignity and the UF School of Building and Construction Management to build the project. Mr. Blakeslee will ask the City of Gainesville to provide a lot for this project.

The Advisory Board was very supportive of the project.

Fiscal Note: None at this time.

RECOMMENDATION

Fifth Avenue/Pleasant Street Redevelopment Advisory Board to the CRA: 1) Recommend the CRA request the City Commission: support the design build studio by providing an appropriate piece of land in the Fifth Avenue District; and 2) keep the Advisory Board updated.

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR****041002 Northwest 5th Avenue Streetscape Project (NB)**

Explanation: The Fifth Avenue Pleasant Street (FAPS) Redevelopment Advisory Board has been working on a streetscape concept for the Northwest 5th Avenue corridor and the CRA adopted the concept at their August 2004 meeting. Two phases of the project have already been approved and funded, conduit work between Northwest 12th Street and Northwest 13th Street, to be done in conjunction with the Northwest 13th Street lighting project, and the relocation of the regulator bank from Northwest 10th Street and Northwest 5th Avenue, which has been completed.

The third phase of the project will be streetscaping between Northwest 6th Street and Northwest 3rd Street. This work would be done in conjunction with the new Santa Fe Community College building in order to take advantage of their construction efforts. The estimated cost of this section of the streetscape is \$500,000. Staff has received a proposal from Brown and Cullen to move forward with the construction documents for the project for a cost of \$29,000. Brown and Cullen is the firm that worked on the concept design that has been adopted by the CRA.

The CRA has approved moving \$200,000 from the Model Block project bond funds to the Northwest 5th Avenue streetscape and the City Commission agreed to make a loan to the CRA FAPS district to fund the remainder with \$300,000 in UDAG funds. The UDAG funds will be repaid to the City beginning in 10 years. The details of the loan are still to be resolved.

According to the CRA Debt Policies, in order to exceed the 25% debt limit a project must be considered meritorious. Given the important nature of the project, the FAPS Advisory Board recommends that the CRA find the Northwest 5th Avenue Streetscape meritorious. The FAPS Board also requests the CRA negotiate terms with the City similar to the ones recently offered to the College Park University Heights and Downtown CRA districts.

Fiscal Note: The project will be funded by a combination of \$200,000 in bond funds moved from the Model Block Project and \$300,000 UDAG funds to be borrowed from the City with repayment to begin in 10 years.

RECOMMENDATION

Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: 1) recommend that the CRA find the Northwest 5th Avenue Streetscape, from Northwest 6th Street to Northwest 3rd Street, a meritorious project and allow the FAPS district to exceed the 25% debt

limit defined in the policy; 2) authorize the Executive Director to negotiate the term of the loan with the City with terms similar to the terms for the loans for the College Park/University Heights and Downtown.

Executive Director to the CRA: Hire Brown and Cullen to create construction documents for Phase 3 of the Northwest 5th Avenue streetscape for an amount not to exceed \$29,000.

041000 Update on the Santa Fe Community College Expansion (NB)

Explanation: A representative of Santa Fe Community College has asked to address the CRA to provide an update on their expansion project along Northwest 5th Avenue.

Fiscal Note: None at this time.

RECOMMENDATION

Executive Director to the CRA: Hear a presentation from Santa Fe Community College Representatives.

CRA ATTORNEY

ADVISORY BOARDS AND COMMITTEES

Downtown Redevelopment Advisory Board

041003 Downtown Upgrades (B)

Explanation: The Interim City Manager has created an interdepartmental team to look at ways to improve the Downtown Plaza. This group, with representatives from ten City Departments and the CRA, has had several meetings and is preparing to make a formal presentation to the City Commission at the February 28, 2005 meeting. The group has been working on ways to renovate the bathrooms, improve the lighting, make physical improvements in the benches and hardscaped areas, and enhance the overall landscaping.

At the same time the Downtown Redevelopment Advisory Board has been developing a corresponding plan that would clean and brighten the Downtown, focusing on connecting the new parking garage with the Downtown core. The plan includes replanting the bubbles, adding decorative banners to the light poles, cleaning the sidewalks, providing advertising for Downtown parking, creating information type signage for the Plaza and the garage and implementing a lunch time event series.

DRAB is prepared to move three items from the plan forward to the CRA for funding approval. The remaining items will move to the CRA in the next few months.

DRAB recommends that the CRA hire A&J Quality Coatings and Pressure washing to pressure wash and provide gum removal services along target corridors within the Downtown. This company is currently under annual contract with the CRA to provide services within the College Park University Heights district. This is a one time expense and DRAB recommends a not to exceed budget of \$8,000.

DRAB envisions a decorative banner program within the downtown core that changes four times a year. At present the Board recommends the purchase of 50 sets of banner brackets and 60 banners. The Board is recommending an initial banner that promotes the shop, dine, enjoy concept. These banners were selected to help to promote general downtown activities. DRAB envisions the addition of UF banners in the fall, holiday banners during the winter and patriotic banners in the spring. This initial purchase will begin the program. Additional banners will be purchased over the next few months. DRAB is recommending the purchase of 50 sets of banner brackets for \$ 3,450 and 60 banners for \$2,635.

In an effort to create awareness of the availability of parking within the downtown DRAB recommends that the CRA run a series of print ads in the in the Scene section of the Gainesville Sun. These ads will run in the "Downtown" section of the paper. A series of six weekly ads will run \$1,650.

The remaining items in this plan will be presented to the CRA at the March meeting.

Fiscal Note: The Downtown Increment was \$20,267 higher than anticipated and those funds can be allocated to these projects.

RECOMMENDATION

Downtown Redevelopment Advisory Board to the CRA: 1) Recommend contracting with A & J Quality Coatings and Pressure Washing, Inc. to pressure wash sidewalks and provide gum removal for selected areas in the Downtown district, not to exceed \$8,000.00; 2) recommend the purchase of sixty banners at \$2,635; fifty sets of banner brackets at \$3,500 and budget the remaining \$4,482 for on going installation expenses; and 3) authorize six ads in the Gainesville Sun Scene section promoting the availability of downtown parking for \$1,650.

College Park/University Heights Redevelopment Advisory Board

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

041005

Income Generated by Cell Towers on the Northwest 5th Avenue Water Tower (NB)

Explanation: At its January 2005 meeting, the FAPS Advisory Board expressed its concern that cell towers have been added to the top of the GRU water tower located next

to 1113 Northwest 5th Avenue. The Board views that the water tower and cell towers are a detriment to the district and they would like the revenues that GRU receives from those towers to be put back into the neighborhood.

Staff has been discussing this recommendation with representatives from GRU. GRU does not track income or expense in a site specific format so that it would be difficult for them to determine a specific amount of funds generated by one particular location. GRU also called to our attention that profits from the utility are transferred to the General Government budget so that in essence funds generated by GRU are spent in various City neighborhoods.

Fiscal Note: None to the CRA at this time.

RECOMMENDATION

Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: 1) request the CRA recommend the City Commission: investigate the cell tower located next door to 1113 NW 5th Avenue and other income generating projects in the neighborhood and put that money back into the neighborhood.

Executive Director to the CRA: Recommend this item not be forwarded to the City Commission.

Eastside Redevelopment Advisory Board

MEMBER COMMENT

CITIZEN COMMENT

NEW BUSINESS

NEXT MEETING DATE

ADJOURNMENT