

# City of Gainesville

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



## **Meeting Agenda**

**March 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****041090 Community Redevelopment Agency (CRA) Minutes (B)****RECOMMENDATION**

*The CRA approve the minutes of February 21, 2005, as circulated.*

**EXECUTIVE DIRECTOR CONSENT****040542 Fourth Amendment to the West University Avenue Lofts Development Agreement (B)**

*Explanation: The CRA sold the land to the developer on February 15, 2005, and construction has begun on the project. In order to close on their bank loan the bank has requested that the completion date in the Development Agreement be amended to April 2006. All other corresponding dates in the Development Agreement have been changed accordingly.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

*Executive Director to the CRA: 1) direct staff to prepare an Amendment to the Development Agreement reflecting a completion date of April 2006; and 2) authorize the Interim Executive Director to execute the Amendment.*

**Legislative History**

10/18/04	Community Redevelopment Agency	Approved as Recommended (6 - 0 - 1 Absent)
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**041091 Removal of Eastside Advisory Board Member (NB)**

*Explanation: CRA Guidelines call for staff to notify the Executive Director if there are Advisory Board members who fail to participate in Board meetings. Wayne Irwin was appointed to the Eastside Board in July 2004. In the seven months he has been on the Board he has only attended two meetings. This Board still struggles with quorum issues and this attendance pattern is a hindrance to the Board. Staff recommends that Mr. Irwin be removed from the Board and that*

*the position be advertised.*

*Fiscal Note: None at this time*

**RECOMMENDATION**

*Executive Director to the CRA: 1) recommend approval of staff's recommendation to remove Wayne Irwin from the Eastside Redevelopment Advisory Board; and 2) advertise the position.*

**041089**

**Authorization to Prepare a Request for Proposals for Parking Lot 9 (B)**

*Explanation: The Downtown Redevelopment Advisory Board (DRAB) heard a presentation at their February 23, 2005 meeting from Jay Reeves who would like City Parking Lot # 9 made available for redevelopment. City Lot # 9 was identified in the Downtown Infrastructure Plan as a key redevelopment site. Mr. Reeves showed the Advisory Board a rendering of the historic County Courthouse and proposed that a similar building be built on that site. DRAB agreed with Mr. Reeves that the type building he was proposing would be an asset to the Downtown. DRAB made a motion to support the creation of an RFP for a building reflective of the historic courthouse on Lot #9. The City and the CRA will need to enter into an agreement for the property to acquire an interest in the real property in order to dispose of such through an RFP process.*

*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 #9; 2) direct the Executive Director to negotiate an option agreement with the City to acquire an interest in Lot #9; and 3) authorize the Executive Director to execute any and all required documents.*

**ADVISORY BOARDS/COMMITTEES CONSENT**

**Downtown Redevelopment Advisory Board Consent**

**041092**

**Lunchtime Event Series at the Downtown Community Plaza (NB)**

*Explanation: The Downtown Redevelopment Advisory Board has recommended that a \$6,500 budget be established for the creation of a monthly lunchtime event series to be held at the Downtown Community Plaza. This budget will cover the cost for the first three events. After several events, staff will provide a clearer estimate of actual costs associated with the event series and will request funding for the next events.*

*The first event is scheduled for April 28, 2005. The event will run from 11am to 2pm and will offer swing music. The event is targeted at downtown workers.*

*Staff is working with several downtown restaurants to offer box lunches that can be ordered in advance.*

*Fiscal Note: The CRA has \$60,000 budgeted in Capital Projects MY-610-790-W218-5520 that could be used for this project.*

**RECOMMENDATION**

*Downtown Redevelopment Advisory Board to the CRA: Recommend the creation of the \$6,500 budget for the first three events in the lunchtime event series planned for the Downtown Community Plaza.*

**END OF THE CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA****SECRETARY****EXECUTIVE DIRECTOR****041093 Award of the Bid for Construction of the Model Block Historic Rehabs (NB)**

*Explanation:* The CRA has advertised for the rehab of four historic houses within the Fifth Avenue Pleasant Street (FAPS) CRA district. This is the first phase of the Model Block program; the second phase will include five new construction projects within the district.

*These historic rehabs have been approved by the Historic Preservation Board and bids are expected on March 18, 2005. In order to move the project forward staff will present the bid award information at the March 21, 2005 CRA meeting. The FAPS Board has agreed to allow this to move to the CRA without their prior review. The bid information will be presented to the FAPS Board at their March 22, 2005 meeting.*

*Fiscal Note:* The CRA has \$200,000 in bond money committed to this project and a \$300,000 line of credit from the National Trust for Historic Preservation to cover the cost of construction.

**RECOMMENDATION**

*Executive Director to the CRA: 1) Hear presentation from staff and 2) take action as necessary.*

**CRA ATTORNEY****ADVISORY BOARDS AND COMMITTEES****Downtown Redevelopment Advisory Board****College Park/University Heights Redevelopment Advisory Board****041094 Improvements to Southwest 5th Avenue between Southwest 10th and 13th Streets (NB)**

*Explanation:* At the August 2004 CRA meeting, the Board agreed to College Park University Heights' (CPUH) plan to increase the number of improvements made within the district that eradicate the blighted conditions including increased pedestrian lighting and sidewalk installation. These improvements would be targeted to areas that had recently experienced private redevelopment to help leverage the funds used. A very successful example of this type project is along Northwest

*12th Terrace.*

*Staff has been working with Public Works and GRU on a project along Southwest 5th Avenue in University Heights that would include underground utilities, the placement of Lumec Domus fixture, the addition of sidewalks and the resolution of several curb cut issues.*

*GRU has provided a preliminary estimate of \$175,000 for street lighting on SW 5th Avenue. This includes installation of Domus light fixtures, underground power lighting and existing electrical facilities, and removal of the existing overhead power line. GRU will contribute required further electrical infrastructure (cable, transformers, and similar equipment). Public Works has estimated the cost of sidewalks to be roughly \$21,000 and the curb cut work to be \$6,000, for a total project cost of \$202,000.*

*Improvements to the Southwest 5th Avenue Triangle are being considered and will be added to this project once a plan has been developed and approved.*

*The Southwest 5th Avenue Triangle is located on University property, but University staff has expressed a willingness to discuss granting an easement or license in order for the CRA to make improvements to the triangle. The Southwest 5th Avenue Triangle has the potential to improve pedestrian traffic flow and function as a pocket park, a safe respite for pedestrians, and as a gateway to the Southwest 5th Avenue corridor. A new design could include a hardscape with brick pavers, benches, landscaping, and public art to create a mini-"urban oasis."*

*The CPUH Board heard a presentation about the project at their March meeting and made a motion recommending the project to the CRA.*

*Fiscal Note: There is \$531,994 uncommitted in the Streetscape Park Matching Funds Account MY-618-790-W711-5520 that could be used for this project.*

**RECOMMENDATION**

*College Park University Heights Redevelopment Advisory Board to the CRA: 1) Approve a not to exceed budget of \$202,500 allocated from the Streetscape Park Matching Funds account to fund the Southwest Fifth Avenue improvements including street lighting, completing sidewalk gaps and curb cut work.*

**Fifth Avenue/Pleasant Street Redevelopment Advisory Board**

**Eastside Redevelopment Advisory Board**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**NEW BUSINESS**

**NEXT MEETING DATE**

**ADJOURNMENT**