

City of Gainesville

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



Meeting Agenda

December 20, 2004

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 - 3:05 PM**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****040744 Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of November 15, 2004, as circulated.*

040745 January Community Redevelopment Agency (CRA) Meeting Cancellation (NB)

Explanation: The CRA meeting that normally would be held on January 17, 2004 falls on the Dr. Martin Luther King, Jr., Holiday. All City offices will be closed on that date. Staff has indicated that this meeting can be postponed until the February regularly scheduled meeting.

RECOMMENDATION *The CRA cancel the January 17, 2004, Regular CRA Meeting.*

EXECUTIVE DIRECTOR CONSENT**040800 Board Member Travel Policies (NB)**

Explanation: Over the last several years the CRA has increased training opportunities for an Advisory Board member to attend the Florida Redevelopment Association Conference. As more Board members attend the conference there is a need to a policy to define the parameters for travel.

Board Member Travel Policy

- 1. Attendees will be approved by the Executive Director.*
- 2. Board member must be on the Board for at least one year prior to attending conference.*
- 3. Board member must have a 66 2/3 % attendance record.*
- 4. Board members will not be permitted to attend conferences their last year on the Board.*
- 5. When the City provides transportation, Board members will not be reimbursed for mileage if they choose to travel on their own. In these cases individual parking costs/tolls will also not be reimbursed.*
- 6. When funds are limited, members will be selected based on whether or not*

they have attended a conference in the past and how often they have attended the conference and how recently they have attended.

7. Board Members will be required to sign a form clarifying the following:

a. Board members accept that any cash advances provided by the City are estimates based on the conference brochure and should it be determined that the advances were provided in error the Board member will be required to reimburse the City.

b. Board members agree that any additional room changes or upgrades that show on their bills will be charged to them personally.

c. Board members agree to notify staff as soon as possible if they are unable to attend the conference.

Fiscal Note: None at this time.

RECOMMENDATION

Executive Director to the CRA: Adopt the Board Member Travel Policy as presented.

040801

Additional Funding for Façade Grant Program (NB)

Explanation: On October 18, 2004, the CRA approved a Façade Grant Program for the Downtown CRA district. The original program was budgeted at \$20,000. During the month of December staff received three applications for a total amount of \$33,370. The Downtown Redevelopment Advisory Board (DRAB) met on December 15, 2004, but did not have a quorum at that meeting. The grant applicants made presentations to the three board members in attendance and received input.

In order to support the businesses that have submitted valid applications and move these projects forward, staff has in the past approved applications when the Advisory Boards could not obtain a quorum. Staff is requesting that the CRA transfer \$13,370 from unused streetscape fund to the Façade Grant Program to fund the applications. After these projects are funded, DRAB will modify the program and look for additional funding during the FY 04 Amendatory Budget

Fiscal Note: The CRA has \$20,000 budgeted in the Façade Grant Account and could fund the remaining \$13,350 from the Streetscape Account.

RECOMMENDATION

Executive Director to the CRA: Authorize the transfer of \$13,370 from the Streetscaping account to the Façade Grant Program.

040803

Amendment to the Commerce Project Development Agreement (B)

Explanation: Construction issues delayed the completion date for the Regents Park Residential Project for several months during the spring and summer of 2004. AMJ has obtained temporary Certificates of Occupancy for the Phase I units and owners should be moving in before the first of the year. Those delays have impacted the start date for Phase 2 of the project. In order to keep the Development Agreement current, the dates in the original agreement need to be amended. The proposed start date of the Regents Park residential project

Phase 2 will move from February 1, 2005 to August 1, 2005. All other subsequent dates will move accordingly.

Fiscal Note: None at this time

RECOMMENDATION

Executive Director to the CRA: 1) Recommend the CRA approve the amendment to the development agreement and authorize the Executive Director to execute the amendment; and 2) request the City Commission approve the amendment, authorize the Clerk to attest and the Mayor to execute the amendment.

ADVISORY BOARDS/COMMITTEES CONSENT

Fifth Avenue/Pleasant Street Advisory Board Consent

040805 Model Block Policies (NB)

Explanation: As the Model Block Project moves into the construction /sale phase the Fifth Avenue Pleasant Street (FAPS) Board is recommending that the CRA adopt several policies including the reservation of a minimum of 20% of the properties for those persons who make no more than 80% of the median income, a policy that adopts using the position of the citizens on the waiting list as a priority listing for the sale of the properties and establishing a second mortgage policy to help insure long term home ownership. These policies expand on the Disposal Procedures adopted by the CRA in March 2003.

The goal of the Model Block project has been to create a mixed income project. The FAPS Board is recommending that a minimum of 20% of the properties in the Model Block Project be reserved for people who fall into the 80% of median income range. This will help to insure gentrification is controlled within the project.

To date there are 120 citizens who have expressed interest in the Model Block houses. After the first of the year the Housing Division will begin working with the citizens on the waiting list to find buyers for properties. The list has been kept in the order that potential buyers expressed interest in the properties. Staff will assign each potential buyer a code number to insure that those who were on the list longest are given first preference. Should equally qualified buyer be found for any house the position on the list will be the determining factor in who can purchase the property.

Finally in order to insure long term home ownership, the FAPS Board recommends that any subsidy provided to make the homes affordable be tracked in the form of a second mortgage attached to the property. The mortgage will not require repayment unless the property is sold or becomes rental property within ten years of purchase. After much discussion the FAPS Board recommends the value of the mortgage not reduce over time, but rather stay in

full force until the ten years is past.

Fiscal Note: None at this time

RECOMMENDATION

Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA : Adopt the Model Block Policies as presented.

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR****ADVISORY BOARDS/COMMITTEES****Downtown Redevelopment Advisory Board****College Park/University Heights Redevelopment Advisory Board****Fifth Avenue/Pleasant Street Redevelopment Advisory Board****040806 Northwest 5th Avenue Streetscape Project (NB)**

Explanation: The 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 would 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.

In order to fund this phase of the streetscape project, staff is recommending that \$200,000 be moved from the Model Block project bond funds to the Northwest 5th Avenue streetscape and that the Board ask the CRA to request the City Commission to fund the remainder with \$300,000 in UDAG funds. This is a key project for the Fifth Avenue Pleasant Street district and would be an acceptable use of both UDAG and bond funds.

The Advisory Board discussed this item at their meeting on December 14, 2004. The meeting was cut short so that Board Members could attend the Santa Fe Community College meeting. The Advisory Board would like an opportunity to discuss the location for the next phase of the streetscaping based on the results of the SFCC meeting.

Fiscal Note: The project could be funded by a combination of bond funds currently targeted for the Model Block Project and UDAG funds from the City of Gainesville.

RECOMMENDATION

Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: 1) Authorize the use of \$200,000 from the bond funds currently targeted for the Model Block Project; and 2) request the City Commission approve use of \$300,000 from the UDAG funds for the next phase of the project.

Eastside Redevelopment Advisory Board**040807****Capital Projects for the Eastside CRA District (NB)**

Explanation: At present, the Eastside CRA District has \$87,281 (if Design and Technical Standards are approved) reserved for projects within the district. The increment figure for this year was \$156,284, which is \$53,680 more than budgeted, for a new total of \$140,961 available for projects. Several projects have been suggested for the district including landscaping the medians along University Avenue from Waldo Road to the end of the CRA district at Northeast 21st Street and funding towards the purchase of the Tackle Box property.

The University Avenue Median project would include landscaping and irrigation for seven medians between Waldo Road and Northeast 21st Street. The two medians between Waldo Road and Northeast 15th Street would be landscaped, but could not support trees. The five remaining medians would have palm trees, landscaping and irrigation. This would create a significant visual impact along the corridor. The estimated cost for the project would be \$100,000. If funded there would be \$40,961 remaining for other projects.

There would be some annual maintenance costs associated with the project with that would become an ongoing expense for the Eastside; this is normal for landscaping improvements. The cost of maintenance will depend on the landscape design.

The other project suggested is the acquisition of the Tackle Box property. The asking price for the Tackle Box property is \$189,500. The tax-assessed value is \$99,600 and the property sold in 1991 for \$100,000. There have been discussions that this property should be acquired, demolished and used as an entrance feature to the Eastside District. The location would be challenging for redevelopment as a business location given the difficulty accessing the site and acquisition would eliminate a prominent substandard development. The Eastside Board recommends that the CRA direct staff to negotiate the purchase the property with a mortgage payment to be made from Eastside TIF. As the TIF in the Eastside grows the mortgage could be paid off in several years.

Fiscal Note: The CRA has \$87,281 budgeted for projects and an additional \$53,680 increment that was not budgeted for a total of \$140,961.

RECOMMENDATION

Eastside Redevelopment Advisory Board to the CRA: 1) Recommend that the CRA fund the University Avenue medians from Waldo Road to Northeast 21st Street with a not to exceed budget of \$100,000; and 2)

direct the Executive Director to negotiate a price for the purchase of the Tackle Box property using a conventional mortgage to be paid off with TIF from the Eastside CRA district.

MEMBER COMMENT

CITIZEN COMMENT

NEW BUSINESS

NEXT MEETING DATE

ADJOURNMENT - 4:06 PM