

City of Gainesville

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



Meeting Agenda

December 18, 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

060790.

Community Redevelopment Agency Minutes (B)

RECOMMENDATION *The CRA approve the minutes of November 20, 2006, as circulated.*

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060791.

Appointment of Elizabeth A. Fetty to the Downtown Redevelopment Advisory Board (NB)

RECOMMENDATION *The Community Redevelopment Agency appoint Elizabeth A. Fetty to the Downtown Redevelopment Advisory Board for a term to expire June 16, 2009.*

Member Braddy: Fetty

Member Bryant: Fetty

Member Donovan: Fetty

Member Hanrahan: Fetty

Member Henry: Fetty

Member Lowe: Fetty

Member Mastrodicasa: Fetty

060792.

Appointment of Reid Fogler to the College Park/University Heights Redevelopment Advisory Board (NB)

RECOMMENDATION *The Community Redevelopment Agency appoint Reid Fogler to the College Park/University Heights Redevelopment Advisory Board for a term to expire June 16, 2007.*

Member Braddy: Fogler

Member Bryant: Wagner

Member Donovan: Fogler

Member Hanrahan: Fogler

Member Henry: Fogler

Member Lowe: Readvertise

Member Mastrodicasa: Readvertise

060809.

Reschedule the Community Redevelopment Agency (CRA) Regular Meeting for January, 2007 (NB)

RECOMMENDATION

The CRA reschedule the January 15, 2007 CRA Regular Meeting for Tuesday, January 16, 2007, due to the Dr. Martin Luther King, Jr., Holiday.

EXECUTIVE DIRECTOR CONSENT

060812.

Gainesville Greens Environmental Contamination Update (B)

Explanation: Soil and groundwater assessments conducted on City of Gainesville Parking Lot 10, the proposed Gainesville Greens site, indicate the presence of dry cleaning contamination above the State cleanup target levels. The contamination is believed to be derived from a former dry cleaning operation once located on the northeast corner of the property. The site is in the State Dry Cleaning Solvent Cleanup Program, but because of the low priority score, it will be years before the State is able to address this site.

The Development Review Board (DRB) reviewed and approved the site plan submittal for Gainesville Greens and expressed concern that: 1) if deep pilings were installed, this could cause contamination to move deeper into soils; and 2) if a building were placed over the contaminated area, access to the contaminated area for the purposes of remediation would not be possible.

The CRA discussed the contamination issue on June 19, 2006 and directed staff to look thoroughly into these concerns and provide the best possible recommendations for resolution.

CRA staff, Equity Ventures Inc.'s consultant Water & Air Research, Inc. (Water and Air), Alachua County Environmental Protection Department (ACEPD), DRB member Steven Boyes, and City Planning staff met in July to outline an action plan to address the contamination concerns. There were two significant outcomes from the meeting. First, Equity Ventures decided to switch to a foundation system without deep pilings to eliminate the possibility of spreading contamination to deeper soils and the aquifer below. The second outcome was an ACEPD-approved plan for Water and Air to conduct additional soil and groundwater sampling on the site to locate a source of concentrated dry cleaning solvents and determine if construction on the site would preclude or hinder future clean up.

Water and Air conducted the assessment in August and concluded in its report

that the data from the assessment do not identify a source of concentrated solvents in the vicinity of the former-dry cleaner. This result is consistent with previous testing results. Water and Air wrote in a technical memorandum that the results indicate there is "no compelling reason to select excavation as a cleanup strategy". The absence of a contamination source on the site is significant in that it suggests construction on Lot #10 is not expected to be hindered by remedial actions to remove a contaminant source. Furthermore, according to Water and Air, if groundwater remediation should be required at some point, the State cleanup program can address it using means such as wells combined with appropriate cleanup technologies installed in the areas of open ground that will remain after construction.

ACEPD reviewed the Water and Air report and technical memorandum, agreed with their general conclusions and had several recommendations for the developer. The recommendations require Equity Ventures to: 1) develop a Health and Safety Plan to protect construction workers if they encounter contamination; 2) develop a Waste Management Plan for potentially contaminated soil and groundwater encountered; 3) restrict construction below land surface to no deeper than 27 feet; and 4) properly abandon an existing monitoring well prior to construction. Equity Ventures verbally indicated agreement with these recommendations to CRA staff.

It is the opinion of CRA staff that the two main concerns regarding the contamination are being adequately addressed in light of the recent findings. CRA staff believes that Equity Ventures' agreement with the recommendations of ACEPD is a prudent step to resolve the contaminant issue on the site. Additional detail is provided in the backup.

Fiscal Note: None

RECOMMENDATION

Executive Director to the CRA: Receive the written update report from staff.

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060813.

Enterprise Zone and Green Building Program Discounts (B)

Explanation: At the October 23, 2006 City Commission meeting, the City Commission recommended that the Community Redevelopment Agency recommend to the Downtown Advisory Board that they consider developing a new incentive program targeted to smaller scale developments that need alternative encouragement or incentives, as the City removes Enterprise Zone discounts. The College Park University Heights Redevelopment district currently has such a program in place.

The CRA could consider creating an incentive program similar to the College Park University Heights Redevelopment Incentive Program for the Downtown district. Staff recommends this item be referred back to the CRA's Redevelopment Advisory Board for further research and discussion, and will report the Advisory Board's recommendations back to the CRA. Staff will also be taking a discussion to the Fifth Avenue Pleasant Street Advisory Board,

recommending a similar program in that district. The Eastside Redevelopment Advisory Board currently has such a program in place.

Fiscal Note: None

RECOMMENDATION

Executive Director to the CRA: The CRA refer to the Eastside Redevelopment Advisory Board and Downtown Redevelopment Advisory Board to consider whether to develop new incentives targeted to smaller scale developments that might be negatively impacted as the City removes the Enterprise Zone discounts.

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060814.

Sorority Woods Feasibility Study (B)

Explanation: At the July 6, 2006 College Park/ University Heights Advisory meeting, the Advisory Board recommended that the CRA recommend to the University of Florida Alternative B of the Sorority Woods Feasibility Study. The City would seek an easement with the University of Florida to allow construction of the improvements. Funding will be determined following approval of the concept from the University of Florida, and any subsequent required review committees. On July 17, 2006, the CRA approved the recommendations from the College Park/University Heights Advisory Board. Staff has received a response from the University of Florida.

The response from University of Florida has been provided as backup for review.

The December College Park/University Heights Redevelopment Advisory Board and the Tumblin Creek Watershed Management Subcommittee met on November 16, 2006 to discuss conditions that were outlined in the letter from the University of Florida. The following conditions were proposed by the University of Florida, almost all of which can be addressed by the City Commission. These are not issues within the purview and responsibility of the CRA, but can best be negotiated by City departments.

- 1. Including assurances that this facility will not create negative impacts on the University stormwater permit from St. Johns Water Management District.*
- 2. The City of Gainesville forgives the outstanding stormwater management utility fees that have been disputed.*
- 3. The City of Gainesville amends its ordinances to allow credits against future stormwater management utility fees for stormwater that the University accepts into Lake Alice from lands within the City of Gainesville.*
- 4. The stormwater management utility fee forgiveness shall be made at the time that the easement is granted and remain in effect until the ordinance is amended to provide for credits.*
- 5. Future credits shall account for non-university stormwater that enters Lake Alice watershed via this proposed stormwater facility and any other identified non-university sources. Stormwater facility and any other identified*

non-university sources.

6. *The University requests that the City of Gainesville or CRA make a payment for \$490,000 to be applied to on-campus stormwater erosion projects as just compensation for this easement and to address impacts created by accepting off-campus stormwater*

7. *The University requests the right to review and comment on the CRA stormwater facility design.*

The following conditions of the response from the University of Florida were approved by the College Park/ Advisory Board:

1. *Gainesville CRA is responsible for boundary surveys and working with the UF Office of the General Counsel on preparation of the easement documents.*

2. *The City of Gainesville or CRA will be responsible for maintenance, liability, and security within the easement.*

3. *The City of Gainesville or CRA be responsible for reviews and permitting from the St John's Water Management District*

4. *The University requests the right to review and comment on the CRA stormwater facility design.*

5. *The CRA is also requested to abide by the University's tree mitigation policy, which requires a two-for-one replacement of all removed trees exceeding 3-inch DBH.*

Fiscal Note: The University of Florida is requesting \$490,000 for the Sorority Woods Easement. The estimated cost for the proposed stormwater pond is \$400,000. An additional cost of \$50,000 is expected for the stormwater line that would need to be cut and diverted to the western side of sorority woods. There is \$51,017 remaining in the stormwater management account. The CRA has budgeted \$195,000 for FY 06-07 and \$200,000 for FY 07-08 for stormwater management.

RECOMMENDATION

College Park/University Heights Redevelopment Advisory Board to the CRA: Have staff negotiate the seven conditions that were set forth by the University.

Executive Director to the CRA: The CRA: 1) Refer the matter to the City Commission since all the conditions and issues are within the purview of the City Commission and not the CRA; and 2) request the City Commission direct staff to review the request of the University and provide recommendations to the City Commission.

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060815.

Transformational Program Energy Conservation Points (NB)

Explanation: At the November 27, 2006 meeting of the City Commission, the Regional Utilities Committee (RUC) requested that the City Commission recommend to the Community Redevelopment Agency (CRA) that the CRA consider whether points should be given in the Transformational Project Program in a manner that would more greatly influence energy conservation in CRA projects.

Staff is in the process of taking the transformational program to the advisory boards for comments from the Advisory boards on possible changes to the program. Staff will return to the CRA at its February meeting with the proposed modifications, including a discussion regarding points for energy conservation.

Fiscal Note: None

RECOMMENDATION

City Commission to the CRA: Recommend discussion of the issue of whether points should be given in the transformational project program in a manner that would more greatly encourage energy conservation in CRA projects.

REPORTS FROM ADVISORY BOARDS/COMMITTEES CONSENT

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR****060659. Downtown Area Wastewater Collection System Master Plan (B)**

Explanation: GRU staff has completed an evaluation of existing wastewater collection facilities in order to determine the capacity of these systems to accommodate increased demands anticipated due to redevelopment projects in the downtown areas. The study focused on the College Park/University Heights, Fifth Avenue/Pleasant Street and Eastside CRA districts. The study identified improvements to wastewater collection facilities which may be needed to accommodate future growth. Staff has developed several alternatives for funding these improvements, which will be presented and discussed.

Currently proposed and future anticipated redevelopment projects in the downtown area may potentially result in significant increases in population in the downtown area compared to current and historic conditions. These population increases will result in significant increases in demands on the GRU water distribution and wastewater collection systems. The GRU water distribution system has adequate capacity to handle reasonably anticipated future growth in the downtown area without major facility upgrades. The wastewater collection system has capacity for existing customers, and projects that are under consideration at this time. However, as additional growth occurs, it will become necessary to make major facility upgrades.

The downtown area of Gainesville is served primarily by gravity sewer systems. The existing collection system functions reliably. However, a disadvantage of all gravity collection systems is that, when improvements must be made to provide additional capacity, they are often very costly.

GRU's extension policy is based on the principal endorsed by the City Commission that "growth pays for itself". As such, when a new development is proposed, the developer is responsible for paying for extensions and facility upgrades necessary to serve the new development. There is concern that in the redevelopment areas the costs for major system improvements could be disproportionately borne by certain development projects, and that this could become an impediment to redevelopment efforts. Addressing this concern is a primary objective of the downtown wastewater collection master plan.

The primary objectives of the master plan are to: 1) evaluate existing facilities and determine capacities to handle future growth; 2) develop estimated costs and timeframes for major system improvements needed to serve new growth; 3) develop funding alternatives to pay for these improvements; and 4) recommend policies to implement appropriate funding alternative(s).

Funding alternatives that will be discussed include: 1) existing extension policy (developer pays for all extension and improvements); 2) Tax Increment Financing; 3) allocation of incremental utility tax, or utility general fund transfer revenues generated as a result of redevelopment; 4) use of special area connection charges; and 5) revision of GRU extension policy.

Fiscal Note: The total estimated cost for system upgrades over the next 10 years is approximately \$3.4 million. The proportion of this cost which will impact the City is dependent upon funding alternative chosen.

RECOMMENDATION

Executive Director to the CRA: Hear presentation from staff, and take action as appropriate.

Legislative History

10/23/06 City Commission Referred (6 - 0 - 1 Absent) Community Redevelopment Agency
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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