
**MINUTES
AMENDED
College Park University Heights Redevelopment Advisory Board
Wednesday, November 5, 2008
5:00 P.M.**

**University of Florida Foundation Building
2012 West University Avenue
Wadsworth Board Room**

A. ROLL CALL

Chair Heflin called the meeting to order at 5:03 pm.

Members Present

Florida Bridgewater-Alford
Anne Haisley
Jimmy Harnsberger
Phil Heflin
Diane Hurtak
Brad Pollitt
Tom Rider
Eric Wild

Members Absent

Staff Present

Diane Bennett
Kelly Huard
Matt Dube
Anthony Lyons
Stephanie Seawright

Guests

Ricardo Cavallino
Susan Crowley
David Coffey
Bruce Delaney
Linda Dixon
John Fleming
Reid Fogler
John Klein
Linda Portal

B. ADOPTION OF THE AGENDA

Changes included adding SW 2nd Avenue under Old Business and moving the St. Augustine item to go prior to Old Business

The Board unanimously approved the motion made by Member Rider, seconded by Member Wild.

Recommendation: Adopt the Agenda with modifications.

C. APPROVAL OF THE MINUTES

Changes included the correction that Linda Dixon was present and the correction of the spelling of Hough Hall.

The Board unanimously approved the motion made by Member Rider, seconded by Member Pollitt.

Recommendation: Approve the Minutes for October 1, 2008 with corrections.

D. ELECTION OF OFFICERS

Nomination for all officers took place. Elections followed nominations and all officers began service immediately.

Chairman

Nominations: Member Harnsberger (by Member Haisley)
 Member Wild (by Member Pollitt)

Roll Call Vote:	Member Bridgewater-Alford (Wild)	Member Kallman (Wild)
	Member Haisley (Harnsberger)	Member Pollitt (Wild)
	Member Harnsberger (Harnsberger)	Member Rider (Harnsberger)
	Member Heflin (Wild)	Member Wild (Wild)
	Member Hurtak (Harnsberger)	

Vote of 5-4 in favor of Member Wild as Chairman

Vice - Chairman

Nominations: Member Harnsberger (by Member Pollitt)

Roll Call Vote: Member Bridgewater-Alford (Harnsberger) Member Kallman (Harnsberger)
 Member Haisley (Harnsberger) Member Pollitt (Harnsberger)
 Member Harnsberger (Harnsberger) Member Rider (Harnsberger)
 Member Heflin (Harnsberger) Member Wild (Harnsberger)
 Member Hurtak (Harnsberger)

Vote of 9-0 in favor of Member Harnsberger as Vice-Chairman

Secretary/Treasurer

Nominations: Member Haisley (by Member Rider)
 Member Bridgewater-Alford (by Member Pollitt)

Roll Call Vote: Member Bridgewater-Alford (Bridgewater-Alford) Member Kallman (Haisley)
 Member Haisley (Haisley) Member Pollitt (Bridgewater-Alford)
 Member Harnsberger (Haisley) Member Rider (Haisley)
 Member Heflin (Haisley) Member Wild (Haisley)
 Member Hurtak (Haisley)

Vote of 7-2 in favor of Member Haisley as Secretary-Treasurer

The Board unanimously approved the motion made by Member Heflin, seconded by Member Pollitt.

Recommendation: Accept the slate of officers, Members Wild, Harnsberger and Haisley, to serve as the Chair, Vice-Chair and Secretary-Treasurer respectively for the CPUH 2009 program year.

E. REQUEST TO ADDRESS THE BOARD

No requests to address the board

F. COMMUNICATIONS

1. Chair’s Report

Chairman Heflin thanked Mr. Cavallino for his serving on the Board. He also apprised the Board on the status of the Strand case being appealed.

2. Staff Report

Staff gave a brief overview of the following agenda items:

CRA Website – The new CRA website launched July 21, 2008. Visit www.gainesvillecra.com today!

Parking Study – Consultants from Rich & Associates visited Gainesville during the first two weeks in October. During that time, the team collected on-site data and began a series of stakeholder meetings. Consultants will return in early November to complete field data collection and to meet with interested parties. Preliminary findings/analysis of field data is anticipated for early December. The consultants are still accepting input from community stakeholders.

SW 2nd Avenue Master Plan – CPUH continues to pursue a comprehensive vision for redevelopment along the SW 2nd Avenue corridor. The goal of this initiative is to formulate a plan that is based on a thorough understanding of the market forces and infrastructure issues that will impact redevelopment. Staff is currently examining the possibility of new business partners to help guide this process. Member Pollitt discussed the position of Shands regarding the property on SW 2nd avenue. Member Heflin requested a map identifying all Shands’ owned properties in the CPUH area.

Streetscape Standards – Bellomo-Herbert has finalized the revisions to the standards. CRA staff is working with City departments to ensure that the standards are compatible with City activities before requesting that they be

incorporated into the Land Development Code. Other details such as document format and layout, redevelopment district maps, and designation of street corridors require revisions.

Depot Rail Trail – MJM Consulting Engineering has completed the feasibility study to analyze widening the existing trail and providing new access connections from US HWY 441 (SW 13th Street). Staff has reviewed the concepts and the final reports were distributed at the August 2008 CPUH meeting.

University Avenue Improvements – FDOT approved the maintenance agreement and permits for streetscape items and medians. On October 6, 2008, CRA staff met with Joytech Construction to discuss the installation scope of work and to develop a price quote. CRA staff has received the price quote; however, it is currently under review and thus was not available at the time that this item was prepared. The median landscaping project is on this agenda.

Bus Shelters – This project is on hold.

Tumblin Creek Watershed Management Plan – The Tumblin Creek Watershed Management Plan (TCWMP) was completed in late 2007. Projects listed within the plan have been prioritized, and staff is initiating the top priority project, SW 7th Ave exfiltration. Other top-priority projects within the plan are in the process of being scheduled and budgeted as a part of the recent strategic planning sessions.

SW 13th Street Pedestrian Overpass Enhancement Design – This item is on the agenda.

NW 6th Street Rail Trail – Public Works and CRA staff are collaborating on this project, which involves the design and construction of the 6th Street rail trail from South Main Street to approximately NW 14th Avenue. CRA will participate mainly on the design of the project. The trail project spans the Downtown, CPUH, and FAPS. Phase I design is underway and 15% plans are under review by the design team. Staff also introduced the idea of a public art project at the intersection of NW 6th and NW 2nd Avenue.

3. **Liaison Report: Linda Dixon – University of Florida**

Ms. Dixon provided an update on Hough Hall, the Chemistry and Chemical Biology buildings, and the Archer Road Corridor. She also apprised the board that there will be a public meeting held on December 9th from 5:30 pm – 7:30 pm at PK Yonge cafeteria on the Archer Road Corridor project.

G. **OLD BUSINESS**

1. **West University Avenue Medians Construction**

As discussed in previous meetings of the CPUH advisory board, the CRA contracted with Zamia Design Landscape Architecture to redesign five existing planted medians on West University Avenue in the College Park/University Heights District. The medians are located between the 1800 and 1000 blocks. The scope of work includes design, construction documents, irrigation system feasibility, and construction observation.

Staff anticipates the following project schedule:

- 1) *November 17* - CRA to approve the landscape contractor bid and D&D water supply proposal
- 2) *November 18- November 21*– Begin installation of irrigation supply lines
- 3) *November 24 week* – Begin median landscaping

2. **SW 13th St Overpass Design Competition**

The overpass that stretches across SW 13th Street near the intersection of Archer Rd presents itself as a unique redevelopment opportunity. It has the potential to serve as both a striking gateway feature into the College Park/University Heights Redevelopment Area and provide an important connection for multi-modal commuters traveling along the Depot Ave Rail-Trail and SW 13th St. The current aesthetics and access to the overpass do not embrace these opportunities, however. Instead the old railway bridge is topped with a chain-linked cage structure, as an FDOT requirement when it was converted into a component of the Rails-to-Trails system. This cage structure is purposeful of providing safety to users of the bridge and motorists below, but its appearance is insensitive to the urban form and context of the surrounding community. Furthermore, accessing the overpass is difficult. As a

component of the Rails-to-Trails shared-use path system, it has enormous potential to serve as a vital link for users of the system. At its current configuration, users are required to travel out of their way to access the bridge, either by traveling several blocks east, or crossing congested roadways. For these reasons, the CRA is initiating a design competition that will address these challenges, and re-align the overpass functions with the aesthetic form and redevelopment goals of the community.

H. NEW BUSINESS

1. St. Augustine Parking Lot Redevelopment

Linda Portal of Portal & Associates, Inc. presented this item. The St. Augustine Church parking facility is a surface parking lot located along the 1700 block of NW 1st Avenue. The CRA and the CPUH Redevelopment Advisory Board have long recognized the redevelopment potential of this property, which enjoys an optimal location within the College Park neighborhood. Redevelopment at this site is considered especially important, as indicated by the property's designation as a "Cornerstone Project" within the CPUH Redevelopment Plan. Project ideas and timelines were discussed.

2. Strand Update

In September 2007, the Florida Supreme Court issued an opinion in the case of *Strand v. Escambia County* which questioned the constitutionality of multi-year obligations of ad valorem taxes. This opinion reversed prior legal precedent and profoundly impacted the funding/financing tools and mechanisms used by Redevelopment Agencies statewide (including the Gainesville CRA).

In September 2008, the Florida Supreme Court revisited the *Strand* case, and at that time, the Court rescinded its earlier decision. This move validated 21 years of prior legal precedent related to utilizing multi-year obligations of ad valorem taxes to fund redevelopment projects. However, the Appellant in the *Strand* case, Dr. Gregory Strand, is appealing the Court's decision to rescind the September 2007 opinion. As the legal process is currently ongoing, the Gainesville CRA has not yet approved re-opening its TIF incentive programs or negotiating multi-year development agreements. Staff will continue to update Advisory Board members on the status of *Strand* as the case continues to progress through the judicial system.

3. Gator Grande

Eric Wild, representative for Gator Grande addressed the board with the plans for this project. The Board gave Gator Grande feedback on the project. Ms. Linda Dixon identified the UF Zip Car project as a possible parking solution.

I. REPORT OF OFFICERS AND COMMITTEES

J. BOARD MEMBER COMMENT

K. PUBLIC COMMENT

No public comment

L. ADJOURNMENT

Meeting adjourned at 7:35 p.m.