
MINUTES
College Park University Heights Redevelopment Advisory Board
Wednesday, December 3, 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.

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>	<u>Guests</u>
Florida Bridgewater-Alford	Clay Kallman	Diane Bennett	Bruce Delaney
Anne Haisley		Kelly Huard	John Fleming
Jimmy Harnsberger		Greg Bradley	Sham Kruljar
Phil Heflin		Anthony Lyons	Fred Murry
Diane Hurtak		Stephanie Seawright	Allan Preston
Brad Pollitt			Bob Wallace
Tom Rider			
Eric Wild			

B. ADOPTION OF THE AGENDA

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

Recommendation: Adopt the Agenda as presented.

C. APPROVAL OF THE MINUTES

Corrections included the addition of the name “*Chemical*” Biology building as well as the date of the Archer Road Corridor meeting from December 6th to the 9th under the Liaison Report and the inclusion of the language “*Ms. Linda Dixon identified the UF Zip Car program as a possible parking solution*” under New Business’ Gator Grande item.

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

Recommendation: Approve the Minutes for November 5, 2008 with corrections.

D. REQUEST TO ADDRESS THE BOARD

No requests to address the board

E. COMMUNICATIONS

1. Chair’s Report

Chairman Wild discussed the importance of using Robert’s Rules of Order especially when it relates to interaction among board members and staff.

2. Liaison Report: Linda Dixon – University of Florida

Allen Preston with the UF Zip Car Program presented in the absence of Ms. Dixon. Mr. Preston gave a detailed overview of the UF Zip Car program. Board members discussed the pros and cons of the program and the overall operation of the program. Mr. Preston asked member s to also visit the website www.zipcar.com for more information.

F. OLD BUSINESS

1. SW 13th Street Bus Shelter

At the August CPUH advisory board meeting, the members approved the Landscape Forms Kaleidoscope bus shelter and Plexus bench for three test sites in the redevelopment area. Staff then presented the CPUH recommendation to the CRA board on August 18, 2008. The CRA authorized staff to pursue only the SW 13th Street test site at the Oakbrook Walk development. A private developer contributed \$25,000 to fund this shelter and it was anticipated that no CRA funds would be needed. RTS now estimates that the concrete pad and retaining wall cost has increased to approximately \$18,000. A 3 post Kaleidoscope (2 bays) and the Plexus backless bench (3 seat) with 2 arms is estimated to cost approximately \$13,880. With only \$25,000 available from RTS, a \$7,000 funding gap exists for the construction of this project. RTS has requested that CPUH provide funding to bridge the gap.

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

Recommendation: Approve funding the actual cost of the bus shelter installation over \$25,000 from the private developer, but not to exceed \$7,000.

G. NEW BUSINESS

1. Budget Transfer and Account Clean-Up

In May 2008, the CRA implemented a new project naming and numbering system to have more accountability for projects and better visibility into budget. Prior to this new system, budget dollars were grouped into macro-level budgeting units. For example, if \$100,000 was approved for lighting upgrades along NW 5th Ave and \$50,000 was approved for general streetscape improvements along NW 6th St, then \$150,000 could be budgeted into a General Streetscape account to cover both projects.

With the newly implemented project naming and numbering system, each project has been assigned a separate budget account. CRA staff has performed an extensive analysis, which required reviewing prior year budgets, reviewing approved agenda items, and reviewing the details of Advisory Board budget items, to research the accounting in each budget account. As a result of this analysis and new project system, there are budget transactions required to transfer dollars from existing accounts to newly created budget accounts.

The account clean ups for Eastside, FAPS, and Downtown areas were approved by the CRA in August 2008 and transfers to clean-up account occurred in September 2008 just prior to the close of Fiscal Year 2008. Due to the Strategic Planning efforts and number of CPUH accounts to be reviewed, CPUH was not included in the clean-up process.

Staff reviewed the proposed budget transfers and a summary of the proposed budget transfers was included as back-up. Staff stated the transfers will result in a net zero dollar impact. CRA staff will prepare a Budget Transaction Form and City Finance and Budget will review and perform the budget transfers.

The Board approved the motion made by Member Rider, seconded by Member Bridgewater-Alford. *Members Harnsberger and Hefflin opposed.*

Recommendation: Approve Budget Transfers as presented.

H. STAFF REPORT

Staff gave a brief overview of the following agenda items:

CRA Website – 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.

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.

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 – JMJ 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.

I. REPORT OF OFFICERS AND COMMITTEES

No report

J. BOARD MEMBER COMMENT

Member Hurtak asked whether the CRA Office was approved. Staff apprised the board that at the November 17th CRA meeting the CRA Board approved the building of the CRA Office space at the 802 NW 5th Avenue location. Mr. Harnsberger apprised the board that he attended this meeting and felt that the CRA Board was open to the prospect of the building being privately developed. He asked that if any board members know of any developers who would be interested to have them contact the City Manager.

The board engaged in discussion as to the practicality of spending public dollars on projects such as the CRA Office building. Also there was a discussion as to whether the CPUH Board can develop its own RFP for the construction of the CRA Office building.

The Board lost the motion made by Member Rider, seconded by Member Harnsberger. *Members Harnsberger, Heflin Hurtak and Pollitt opposed and Members Haisley, Bridgewater-Alford, Rider & Wild approved.*

Recommendation: Direct staff to develop an RFP seeking private developers to construct the CRA Office to be located at 802 NW 5th Avenue.

Member Harnsberger discussed the need for a grocery store located in the CPUH district. A discussion was held as to whether a committee should be formed to start the framework of establishing a grocery store. Members agreed that a special committee does not need to be formed. Assistant City Manager Fred Murry stated that no formal motion was necessary for staff to start looking into the grocery store development. Member Harnsberger volunteered to assist the grocery store development.

Member Bridgewater-Alford asked staff to give a brief update on the Stadium Club and University Corners Projects. Mr. Lyons gave the board an update and stated that as new information arises he will bring that information to the board.

K. PUBLIC COMMENT

L. ADJOURNMENT

Meeting adjourned at 6:40 p.m.