
MINUTES
Fifth Avenue Pleasant Street Redevelopment Advisory Board
Tuesday, November 25, 2008
5:30 pm
Santa Fe Community College, DC-10
Northwest 6th Street

A. ROLL CALL

Vice-Chair Dotty Faibisy called the meeting to order at 5:38 pm.

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>	<u>Guests</u>
Kali Blount	Tim Jones	Greg Bradley	Fred Murry
Dotty Faibisy	Matthew Norton	Sharon Dixon	Mrs. Rose
Russ Ingram		Kelly Fisher	Diyonne McGraw
Eleanor Laughlin		Anthony Lyons	Rodney Long
Carl Rose		Stephanie Seawright	

B. ADOPTION OF THE AGENDA

The Board unanimously approved the motion made by Member Rose, seconded by Member Blount.

Recommendation: Adopt the Agenda as presented.

C. APPROVAL OF THE MINUTES – Minutes from the September 30, 2008 meeting.

The Board unanimously approved the motion made by Member Ingram, seconded by Member Rose.

Recommendation: Approve the Minutes of September 30, 2008 as presented.

D. ELECTIONS

The Board unanimously approved the motion made by Member Ingram, seconded by Member Blount.

Recommendation: Accept current officers Eleanor Laughlin and Dotty Faibisy as Chairman and Vice-Chairman respectively for FY 2009.

The Board unanimously approved the motion made by Member Blount, seconded by Member Ingram.

Recommendation: Approve Carl Rose as Secretary/Treasurer for FY 2009.

E. REQUEST TO ADDRESS THE BOARD

There were no requests to address the board.

F. COMMUNICATIONS

1. Chair's Report

No report

2. Staff Report

Staff gave a brief overview of the following items as presented on agenda.

Streetscape Standards – This project is currently on-hold

A Quinn Jones Home- The first draft for the nomination for the National Register was submitted.

CRA Office Building – On November 17, 2008, the CRA Board approved 802 NW 5th Ave as the site for the new mixed-use CRA office building. Detailed design work will begin after an architectural firm is selected for project in January 2009.

Model Block Program Revisions– Staff in the process of revising the overall Model Block program and will present findings and recommendations at a future FAPS meeting.

G. OLD BUSINESS

1. Mom's Kitchen Site Redevelopment

Mom's Kitchen located at 1008 NW 5th Avenue in the Fifth Avenue / Pleasant Street Redevelopment Area is an established restaurant dating back to the 1940's. As the board learned at the last FAPS meeting, the owner closed the business engaged Rodney Long Real Estate of Gainesville, Florida as its agent and broker.

This item was presented to the CRA on September 15, 2008; the CRA subsequently referred this item to the Fifth Avenue Advisory Board for review and discussion, and the board heard a presentation from Mr. Long at the September 2008 meeting. At that time, the board requested Staff conduct analysis into the issue and provide more detailed information at a later date.

Since that time, Staff began an analysis. A real estate appraisal was ordered and a general contractor was engaged to examine the structure and provide an estimate for renovations. Staff presented to the Board their findings.

The Board approved the motion made by Member Faibisy, seconded by Member Ingram. Member Blount opposed the motion.

Recommendation: Follow the recommendation of staff to request agent/broker to re-list the property on local MLS for a period of six months. If property is not sold during this period, authorize staff to enter into negotiations with agent and/or property owner for the purpose of entering into an option agreement, thus allowing the CRA to issue an RFP for redevelopment of the site.

2. NW 5th Ave. Streetscape 600 – 1000 BLK

At the September meeting, the CRA Engineer discussed the scope of proposed improvements to NW 5th Ave, between 6th and 10th streets. This is an extension of the streetscape project completed in April 2008 along NW 5th Ave from NW 3rd to 6th Street. Contract negotiations with Brown and Cullen, Inc. for completing design and construction bid documents for Phase II (600-1000 BLK) of the NW 5th Ave Streetscape are now complete. The design scope includes an updated survey, utility design coordination, identification of required easement acquisitions, sidewalk improvements to meet ADA requirements, CRA streetscaping standards, driveway closures, and elements such as improved roadway and pedestrian scale lighting.

3. FAPS Strategic Planning

At the September meeting, the FAPS Advisory Board discussed some of the recent redevelopment activities within the FAPS Area, and Staff described the strategic planning process recently implemented in the College Park/University Height Redevelopment Area. Strategic planning is an important process that allows CRA board members and Staff to fully understand previous, current, and planned redevelopment initiatives, and how these projects relate to the goals outlined in an area's Redevelopment Plan. This analysis is an important tool that helps the CRA ensure it pursues an array of projects throughout a district which cover the breadth of the goals described in the Redevelopment Plan. It is also an important mechanism that helps the CRA establish a system for understanding, comparing, and prioritizing projects for implementation. The final goal of strategic planning sessions is the creation of 3-year working plan/project schedule which will allow the CRA to allocate time, budget, and other resources in an efficient manner necessary to achieve the implementation of quality redevelopment projects.

Staff assembled pertinent information, and presented the findings to the board for discussion. The information generated through this discussion will be utilized in preparing for the group's third strategic planning discussion, which will continue at the next FAPS meeting.

H. NEW BUSINESS

I. REPORT OF OFFICERS AND COMMITTEES

J. BOARD MEMBER COMMENT

K. PUBLIC COMMENT

Ms. Roberta Parks inquired as to whether there was someone who was overseeing the A. Quinn Jones home as it appears that it was recently broken into. Staff said that Parks & recreation was aware had just recently sealed the door. She also stated that she was pleased that the Board had considered the 802 NW 5th Avenue for redevelopment as that end of NW 5th Avenue is desperately in need of revitalization.

L. ADJOURNMENT – 7:45 p.m.