

Ayes: Barber, Cohen, Gabriel, Glasco Foderingham, Hinton, Hooper, Lagi, Lue, Strawbridge, Teague, Wilkes, Randolph, Centamore

Nays: None

### **VIII. Project Update – Sistrunk Off-Street Parking (P-12166)**

**TAM**

Ms. Alarcon advised that bid packages are being put together for the parking lot and funding requests.

A brief update was given on the three parking lots as follows:

- NW 19<sup>th</sup> Avenue
- 16 parking spaces are being added.
- Lighting, drainage, and landscaping are being brought up to current code.
- \$15,000 was budgeted for engineering and permitting. Stormwater permitting must go through the County.
- The total estimated cost is \$257,000.
- Three months was allotted to get the permit from the County, six months to construct, and one-month for the final inspection.
- The timeline is 12 months and they are hopeful it will be completed within seven to eight months.
  
- NW 17<sup>th</sup> Avenue
- This project is between Sistrunk Boulevard and NW 6<sup>th</sup> Court
- There will be ingress and egress off NW 6<sup>th</sup> Court.
- There will be a water retention area included as well as a rain garden.
- This will include lighting, landscaping, and drainage requirements.
- The total estimated cost is \$394,500.
- Three months was allotted to get permits from the County, six months for construction, and one month for a final inspection.
- The timeline is 12 months; however, it is believed this can be narrowed down to six to eight months.
  
- NW 12<sup>th</sup> Avenue
- Additional parking is being added.
- There is a retention area paid with community grants.
- The estimated cost is \$329,600.
- The timeline is 12 months; however, it is believed this can be done within a six to eight-month period.

The recommendation is to put all the projects out to bid at one time because there is some savings involved.

Ms. Glasco Foderingham questioned how many spaces there are for NW 12<sup>th</sup> Avenue and NW 17<sup>th</sup> Avenue.

Ms. Alarcon stated there are 30 spaces for NW 17<sup>th</sup> Avenue and 24 spaces for NW 12<sup>th</sup> Avenue. It was noted that parking is free. The spaces can be metered but that is up to the CRA.

Chair Centamore commented that metering allows all day parking and takes away from the businesses that need the parking.

Ms. Alarcon indicated that parking could be limited to three hours. It was noted that the CRA owns the three lots.

Mr. Spence advised that the lots are not being sold to the City. Once the CRA is concluded, the City will take them over. The CRA will maintain the lots until that time and the estimated annual cost of maintenance was unknown.

Mr. Strawbridge questioned if parking were metered if the CRA would retain the revenue from the meters or if the revenue would go into the parking fund.

Ms. Alarcon commented that those questions were recently raised with the City Commission. If the Board would like meters with the money set aside as a trust fund, that could be done. Usually maintenance of the meters costs around \$750 per space annually. It typically includes the costs of lighting, landscaping, striping, etc.

Mr. Strawbridge questioned what the parking deficit would be in the business district.

Ms. Alarcon did not have an answer to that question. Her task was to take the lots and prepare engineering drawings to construct parking lots. There was no data to show this parking was needed.

Mr. Strawbridge believed these efforts were important but also thought it was important to consider that it would take almost \$1 million of cash; take the properties off tax rolls; pay to maintain them; give the properties to the City when the CRA sunsets; and there was no proof they were needed in the first place. He would be more comfortable if he had seen some demonstration. Without that type of backup information, he was not comfortable voting in favor of this.

Mr. Cohen stated if parking is built it would be used. People do not want to open businesses on Sistrunk Boulevard due to lack of safe parking and it is believed this would encourage businesses to open. Funding is coming 100% from the CRA current funds. There are not any other funds available from the City to pay for parking other than the CRA money. Mr. Cohen questioned if these lots were donated to the City if the City would consider, under their budget, to open them as parking lots.

Ms. Alarcon reiterated that the City does not have any funds available to construct the parking lots.

Mr. Strawbridge questioned if revenue received from metered parking would go into a parking fund once the CRA is done. There was also a question as to whether the parking lots would be deeded to the City once there is no more CRA.

Ms. Alarcon indicated the money would go into the Enterprise Fund and the City would be responsible for maintenance of those parking lots. Ms. Alarcon did not have an answer as far as whether the parking lots would be deeded to the City.

Mr. Strawbridge questioned how this conforms, complies, and moves forward the redevelopment plan.

Mr. Spence referenced Section 5L that deals with transportation and mobility concerns in the plan.

Ms. Glasco Foderingham commented that the CRA should consider meters initially because it would be better to put them in and if necessary, take them out at some point.

Mr. Spence mentioned the narrow lots on Sistrunk Boulevard and noted that parking cannot fit. The City needs to work with businesses to see what helps their model.

Mr. Gabriel indicated that Smitty's Wings went through the process with the understanding that parking was going to be next door. The need is this is a corridor with no parking and a parking study would stop everything.

Mr. Spence advised that the City created a hardship by removing the back-out parking. More information will be available in the future.

Mr. Strawbridge thought that spending \$1 million on parking without a study was not an effective way to move forward.

Mr. Spence hesitated to respond initially because he did not have the paperwork and documents readily available. Studies have been done but there is nothing to provide at this moment. There are vacant lots within the corridor and people are not investing because of a lack of parking.

Mr. Lagi suggested installing meters but keeping bags over them for now.

Ms. Alarcon believed it would be good to get input from the businesses regarding meters and timelining. She was not comfortable recommending meters until these conversations have taken place, at which time she could give her best professional opinion. The cost of a meter installed is about \$12,000. It is not difficult to retrofit. Usually meters are installed when there is a demand that is more than a supply. There is a cost associated with the meters as well as a monthly cost. It might be better to converse with businesses. If there are problems with people using the lots for something other than parking there are plenty of ordinances that would protect that.

Ms. Barber questioned if there was a plan for a traffic and parking analysis on Sistrunk Boulevard.

Mr. Spence advised there was a study prior to when he was the CRA Director.

Ms. Alarcon indicated that the Sistrunk design was to deter people from using the road as a cut-thru. On-street parking was designed to support the businesses and was very intentional. The design has not necessarily deterred the traffic. A lot of interior boulevards are under construction and are pushing traffic over. Mid-block crosswalks to parking spaces to support the businesses on the opposite side are being considered. That was not included because an analysis must be done to show that the crosswalks are warranted.

Mr. Wilkes questioned if businesses with less than the required parking are being given credit for the use of these spaces.

Ms. Alarcon stated that was discussed previously and those businesses were going to be grandfathered in because of the infrastructure project since they were not required to provide the parking.

Mr. Wilkes questioned if the ability of other businesses is being limited.

Ms. Alarcon could not speak to that, it has not been discussed with her. There is a parking requirement and she believes the CRA has a discount they allow in the northwest district. If anyone wants less parking spaces than what code will allow they must go through a parking reduction process.

Mr. Wilkes commented that perhaps businesses could contribute and eventually buy the lots instead of giving them to the City.

Ms. Alarcon was asked to look at the three properties and do engineering drawings that could develop the parking. She would have to defer to CRA staff.

Mr. Hinton mentioned parking issues and noted that Walmart, to the south of Sistrunk, are making businesses obsolete on Sistrunk Boulevard. He believed townhouses should be built instead.

**Motion** by Ms. Glasco Foderingham, seconded by Mr. Cohen, to approve Sistrunk Off-Street Parking (P-12166). The **motion** carried on the following roll call vote:

Ayes: Cohen, Gabriel, Glasco Foderingham, Hooper, Lagi, Teague, Randolph, Centamore  
Nays: Barber, Hinton, Lue, Strawbridge, Wilkes

## **IX. Draft RFP – River Gardens Single Family Residences**

### **CRA Staff**

Mr. Wojcik mentioned the RFP and noted that between 2006 and 2008 there were nice plans but due to the drop in the market the plans languished. The most recent site purchase was Sweeting Estates. The CRA is offering purchasing assistance for buyers with up to 160% income. Even though there is no money in the program right now, there are funds that could be available from the Housing and Human Development Division, which also has purchasing assistance that provides up to \$75,000. The RFP does not restrict income; however, it provides incentives. One issue the CRA is dealing with is that the purchasing office does not like the idea of the CRANWP Board as the Evaluation Committee, which is typically reserved for five people. Mr. Wojcik questioned if the Board thought the entire Board should be part of the Evaluation Committee or if a Sub-committee would be preferred.

Ms. Glasco Foderingham questioned if the intent was to have one developer. She was not sure it was clear, specifically on the Purchase Proposal page.

Mr. Wojcik stated most developers are limited to the number of sites.

Mr. Strawbridge proposed that the Selection Committee should be three City staff members and a person selected by the City Manager or people from the CRA staff. He mentioned the first criteria that says, "25% of the employees for the proposal being in the best interest of the CRA plan and most responsive to the goals of the project area and RFP."

Mr. Wojcik indicated that it gets more specific.

Mr. Spence advised that the draft is being presented to this Board and to Sweeting Estates to get comments. The redevelopment plan says Sweeting Estates targets single-family. There are two paragraphs that outline what the Sweeting Estates redevelopment should look like.

Mr. Strawbridge questioned if the Committee would have a common definition.

Mr. Wojcik stated that if it is felt that the definition should be different then they want to hear it. The CRA is spending a significant amount of money for this project; they are not giving away the land and want to find out what people are willing to pay.

Ms. Glasco Foderingham questioned if the RFP requests the developer to specifically address how their project will aid in goals of the CRA since that is being used as part of the criteria.

Mr. Wojcik advised that the developer must include a narrative.