

Community Redevelopment Agency
Special Meeting
May 18, 2004

The Community Redevelopment Agency (CRA) met in special session on Tuesday, May 18, 2004 in the Council Chamber of City Hall, 555 South Washington Avenue, Titusville, Florida.

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Chairman Ron Swank called the meeting to order at 5:35 p.m. Present were Members Gregg Aker, Jim Ball, Chris Broome, and Conrad Eigenmann. Also present were CRA Executive Director Tom Harmer, CRA Attorney Dwight Severs, and Community Redevelopment Specialist Courtney Harris. Vice-Chairman Ken Ward and Member Jeff Rainey were absent.

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Chairman Swank asked for a moment of silence. The entire assembly stood to recite the Pledge of Allegiance to the Flag.

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The purpose of the meeting was to conduct a workshop to identify priority issues and action items relative to the Downtown Community Redevelopment Area Plan Update and to finalize the scope of the project, budget, and time-line.

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Executive Director Harmer introduced Community Redevelopment Specialist Courtney Harris who gave a presentation that proposed the development of a revised CRA Plan. Ms. Harris' presentation outlined a reason for a new CRA Plan, the purpose of the plan, the components of the plan, and the cost and scope of the plan.

Ms. Harris indicated that the reason a new plan was necessary was that current plans were outdated and did not address private interest, slum and blight areas, unpaved roads, and dilapidated property. The purpose of the plan was to publish clear and concise regulations, update the CRA Vision, and to establish a phase of capital outlays. She then outlined components of the plan as an existing conditions analysis, visioning process, and an implementation plan.

Ms. Harris outlined the project scope as being to hold a CRA workshop, review previous plans and documents, review accomplishments and financial status, conduct a conditions analysis subject to available data, obtain recommendations from other cities, and implement the plan.

Ms. Harris addressed the cost and scope of the development of a revised CRA Plan. She gave CRA three options to consider which included: a) staff doing all the work at no additional cost; b) contracting a consultant to perform graphics and mapping work only at an estimated cost of \$30,000 to \$40,000; c) contracting a consultant to do all the work at a substantial cost. Ms. Harris gave CRA staff's recommendation of option b) contracting a consultant to perform

graphics and mapping work only at an estimated cost of \$30,000 to \$40,000. Executive Director Harmer clarified that Ms. Harris would serve as Project Manager and the recommendation would be funded from the CRA unreserved capital funds account.

Chairman Swank and Member Ball agreed with the recommendation from staff.

Member Broome asked Ms. Harris what it had cost the City in the past for similar support. Ms. Harris replied that approximately \$114,000 was paid to a consultant that performed most of the research and planning. She then clarified that with staff's recommendation, a consultant's role would be limited to providing graphics and mapping support and that staff would perform all research and planning. Member Broome was concerned with the affect future turnover of staff would have on the overall project.

Member Eigenmann clarified the need for a new plan. He felt work by previous councils may had been in vain and tax dollars were not properly spent. He was concerned with the areas identified as areas of slum and blight. He supported the use of staff in the development of the revised plan. He was concerned with CRA funding of City employees time and how CRA would justify expenditures to citizens. Executive Director Harmer outlined how CRA paid for staff time and how it was similar to formulas used for water resources and other City departments.

Member Aker supported staff's recommendation and felt CRA should address Master Plan Priorities at least quarterly.

Member Ball moved to accept option (b) as presented by staff to set aside up to \$40,000 from unreserved funds of the CRA Capital account to fund outsourcing of mapping and graphics support for a revised CRA Plan. Member Eigenmann seconded the motion and it passed unanimously.

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Ms. Harris reported on the results of the survey conducted by the Chamber of Commerce on the Historic Titusville Association. She gave recommendations for parking, a Main Street program, historic preservation, increasing private investment, housing gentrification, pedestrian movement, and streetscape elevation rhythm and scale.

Member Ball felt historic preservation was important in both commercial and residential districts and that compatibility of structures with the historic character was equally important. He then felt CRA and the City should maintain and plan to maintain those areas. Member Eigenmann felt CRA should give clear and consistent guidance to maintain the overall vision of the plan. Chairman Swank felt a future land use map, similar to the City's, should be created and maintained for the CRA district to assist in developing the direction CRA desired to go. Member Broome felt CRA should commit to a style and move forward with themes for the downtown. Member Aker felt a plan should be developed and enforced and that improvement and beautification of the surrounding residential areas were important.

CRA Attorney Severs encouraged CRA to remain consistent with any plan developed. He recommended consideration be given for theme-based street lighting and different materials for sidewalks be used to add character to the district.

Executive Director Harmer felt multiple plans were being used by CRA and mentioned available resources. He felt timing was critical for CRA to act on a plan and to consider possible impacts Florida Department of Transportation projects would have on a plan. He felt the incorporation of newspaper boxes, signage, and lighting were interesting items CRA should consider.

Member Ball felt underground utilities for both residential and downtown commercial areas should be addressed in the plan and that more attention to improving the riverfront area should be given. Member Eigenmann felt the architectural style had been determined and that there were many successful models for CRA to consider throughout the state. Member Aker felt traffic calming should remain a priority and that recent striping in the downtown area was not successful in calming traffic. Chairman Swank felt uniquely designed crosswalks would be attractive. Member Broome felt it was necessary and important to partner with the Florida Department of Transportation in the development of the downtown area and that a repaving timetable should be obtained from the Department of Transportation.

Member Ball felt CRA should reaffirm its desire to encourage mixed use of commercial retail and residential in the district. Chairman Swank concurred and felt CRA should insist on mixed use for the Sand Point Plaza. Member Aker concurred but cautioned that a mixed use requirement in the district may result in empty buildings. Executive Director Harmer felt public input was important and urged CRA to take additional issues from citizens.

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Petitions and Requests from the Public Present – Jerold White asked CRA to clarify in the downtown district which Chairman Swank clarified as being the Old-Florida. Executive Director Harmer added that an Urban Design Manual had addressed the style and was used by past CRAs.

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Executive Director Harmer thanked Ms. Harris for the presentation and felt a team had been formed that would result in many successes in the future.

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There being no other discussion or citizens desiring to speak, Chairman Swank declared the meeting adjourned at 6:54 p.m.