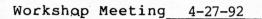
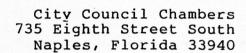
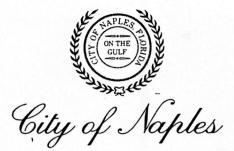
CITY COUNCIL MINUTES







-SUBJECT-	PAGE
FOUR PROPOSALS TO DEVELOP AFFORDABLE HOUSING ON THE 4.5 ACRE SITE NORTH OF THE NAPLES DAILY NEWS BUILDING. ORAL PRESENTATIONS WILL BE GIVEN ON THREE OF THE FOUR PROPOSALS	1
DISCUSSION OF FIFTH AVENUE PARKING ISSUES	6
DIVISION OF STREETS & DRAINAGE-OVERVIEW	8

City Council Chambers 735 Eighth Street South Naples, Florida 33940



Time 9:00 a.m.

Date 4-27-92

Mayor Mu	enzer called the	meeting to orde	er and pres	ided.					
ROLL CALL			ITEM 2		М	s	VO	TE	A
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Present:	Paul W. Muenzer	, Mayor					Y		S E
	Fred L. Sullivan	n, Vice Mayor		COUNCIL MEMBERS	O N	N	E	NO	N T
	Kim Anderson				"			Ŭ	_
	R. Joseph Herms								
	Alan R. Korest Ronald M. Penni	naton							
	Peter H. Van Ar								
	Council Member								
Also Pres	ent:			tin seed a fit					
		Woodruff, City M							
	Maria J. Chiaro	Assistant City	Manager						
•	Ann (Missy) McK								
	Development D								
	John Cole, Chie	ke, Engineering	Manager						
	Noah Standifer,	Police Planning	· &						
	Research Tech								
	Ann Walker, Pla	n, Finance Direc nner II	tor						
		ministrative Ana	lyst						
	George Henderson	rms							
	Marilyn McCord,	Deputy Clerk							
See Suppl	emental Attendan	ce List - Attach	ment #1						
***	**	*	***						
			ITEM 1						
FOUR	PROPOSALS TO D	DEVELOP AFFORDAR	T.E						
	ING ON THE 4.5 A								
	NAPLES DAILY NEW		AL						
	ENTATIONS WILL BI FOUR PROPOSALS.	S GIVEN ON THREE	OF						
City Mana	ager Woodruff re	eviewed the bac	karound						
informati	on, pointing out	t that RFP's (R	equests						
	sal) had been s Woodruff commend								
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CITY OF NAPLES, FLORIDA City Council Minutes Date 4-27-92	COUNCIL MEMBERS	OT	SECOND	E N O	A B S
for the outstanding job she had done on the affordable housing issue. Dr. Woodruff told Council that today's information was simply being presented by the various groups for Council's review. He reminded Council that should they decide it was not in the public's best interest to proceed with affordable housing on the 4.5 acre site, the City was not mandated to do so. Planner Golden informed Council that although Habitat for Humanity was unable to do a formal presentation at this meeting, they were still very interested in building affordable housing. Representatives Mr. James Smiley and Mr. Brian Warner from the Naples Cooperative Association/AHEP (Apartment Home Equity Program), addressed Council. Mr. Smiley reviewed the Association's proposed 56 unit, non-profit housing development. Under its new program 67% of the funds would be available from HUD (Housing and Urban Development) and the City would be asked to provide the remaining 33% through a General Revenue Bond. Mr. Smiley explained that part of the AHEP program was to provide education relevant to the tax advantages owners were allowed to take. According to Mr. Smiley, homeowners would receive equity buildup based on a thirty year, fully amortized, mortgage. He added that the first year cash flow would amount to \$13,128.00 and additional tax flow thereafter would be approximately \$150,000.00 per year to the City. Mr. Brian Warner reviewed the financial aspects of the annual expense statement. He stated that the total development cost would be \$3,527,168.00, assuming that impact fees were waived. The City would be eligible for a grant of \$2.4 million. Even though the final regulations for this home program which was established by HUD in 1991, were not yet formalized, funding up to 67% would be allowed for affordable housing. He noted some restrictions that would be imposed such as the					

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CITY OF NAPLES, FLORIDA City Council Minutes Date 4-27-92	COUNCIL MEMBERS	M O T I O N	S E C	YOT Y E S	A B S E N
size and cost of the building and for twenty years the units could only be resold to first-time homeowners. For the City to be eligible to participate in this program Mr. Warner reported that HUD would require a statement of willingness along with an application and bond funding. The home program analysis could then be completed in approximately three to four months. Discussion and questions from Council ensued. Mr. Warner stated that the units were attractive to buyers because of the low monthly cost and amenities such as a swimming pool, etc. He also noted the advantage of offering ownership of property within the City. He stated that he believed the impact of the noise factor in the area could be remedied through heavy buffering with berms and landscaping. City Planer Golden noted that a tape made by the Fire Department indicated very little noise from 11:00 P.M. to 10 A.M. She added that a decibel recorder was available and that staff would make such a recording. Ms. Golden further explained program income and the Block Grant Program. City Manager Woodruff stated that money received from HUD must be returned to the HUD housing program. He added that an option would be to sell the site either for the price paid for it or at a reduced price. If the site were sold, the City could go to a different area of the City and purchase another site or upgrade some of the River Park Apartments. Vice-Mayor Sullivan noted the lack of specific marketing data and recommended that the Association conduct a test market. He added that to favorably impact the need for affordable housing, the City had to also open up more rental units. Mr. Sullivan stated this was a program					

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CITY OF NAPLES, FLORIDA		М		VO	Έ	A
City Council Minutes Date 4-27-92	COUNCIL MEMBERS	T I O	ECOZD	Y E	N O	B S
with the potential to be ongoing while affording the City the opportunity to do something about affordable housing. Mayor Muenzer thanked the speakers for their presentation. BREAK: 10:27 - 10:35 City Planner Golden introduced the next group, Local Non Profit Affordable Housing of South West Florida, represented by Mr. John Steinwand. She added that their proposal included 99 senior units. Mr. Steinwand introduced Mr. John Conner of Contemporary Housing Alternatives and explained that this organization shared in their planning to offer counsel regarding senior housing and assisted living facilities. Mr. Steinwand noted financing as a critical factor in this proposed project and added that many forms were available through Community Redevelopment Act funds. Mr. Steinwand stated that their proposal included expansion of the site by 2.7 acres, effectively increasing the number of units to 99, all to be targeted for elderly housing. He added that expanding the site allowed a total complex including a geriatric medical facility to be proposed. He presented drawings, noting that all units would face inward onto a garden area thus reducing the impact of noise from abutting neighbors. Mr. Steinwand reviewed information relevant to rental amounts and funding risk to the City. He stated that the owners of the facility, not the City, were obligated in this development once it was erected. Discussion by Council Members ensued relevant to the existing noise impact on such a facility. Mayor Muenzer thanked Mr. Steinwand for his presentation.						
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CITY OF NAPLES, FLORIDA City Council Minutes Date 4-27-92	COUNCIL MEMBERS	M O T I O N	SECON	Y E S	E N O	A B S E N T
City Planner Golden introduced the final presentation by Ms. Lou Monet of Sunrise Seniors Center. Ms. Monet presented a video depicting National Church Residences (NCR) facilities and explained that this organization had specialized in addressing safety concerns and fixed incomes of the elderly for thirty years. She stated that active facilities were located in Jacksonville, Hialeah, Eustis and Sebring. The common mission statement of NCR was to provide independent living along with maintaining compassion for those served, she said. The Community room in each facility is the focal point. Hot meals are offered daily along with many activities such as the availability of an exercise room and a 15 passenger van, she noted. Mr. Rick Miller, President of NCR of Florida, noted Summerwinds and the Crossings as two residences built locally for NCR. He stated that the projects were 100% financed by HUD with no financial obligation to the City and added that rents were based on qualifying income. He stated that the projects were generally 100% occupied with a waiting list. He displayed a site-plan projecting 71 one-bedroom units and 1 two-bedroom manager's unit. He recommended and invited Council Members to visit their nearest active facility in Sebring, Florida. City Planner Golden stated that Goodlette Arms, a HUD project, had a six month waiting list and as a result, many prospective residents do not apply. In response to questions and concerns of the Council, Mr. Miller further reviewed projected cost analysis information. Viable adjustments to the projected parking area plan were also	MEMBERS	N	D	S	0	Y
discussed.						

CITY OF NAPLES, FLORIDA City Council Minutes Date 4-27-92	COUNCIL MEMBERS	M O T I O N	SECOND	 E N O	A B S
It was the consensus of Council to move ahead with this issue. Further discussion will be scheduled for the Workshop of May 4th. This item will be scheduled for the May 6th regular meeting for official action and final ranking of the RFP's. Mayor Muenzer asked Council to direct any further questions they may have in writing to Planner Susan Golden before Friday, May 1st. City Manager Woodruff will notify Council Members if staff is able to schedule a tour on April 30th, 1992 of the National Church senior facility in Sebring.					
LUNCH: 1:05 P.M 2:15 P.M.					
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ITEM 3				-	-
DISCUSSION OF FIFTH AVENUE PARKING ISSUES. (Requested by City Manager) City Manager Woodruff, Administrative Analyst Norman, Mayor Muenzer, Ms. Molly Root and Mr. Jack Conroy reviewed the alternatives of this issue before Council. Council Members agreed that an alternative was to explore the possibility of setting up a fund to allow monies to be set aside for an eventual parking garage. He said that construction of a parking garage was anticipated to begin soon. However, interest in future parking garage expansion had been expressed by only twelve Fifth Avenue property owners. Administrative Analyst Norman reviewed a summary of the Fifth Avenue area. She noted statistics representing the square footage available and parking spaces required. Ms. Norman added that					
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	CITY OF NAPLES, City Council Min	<u>FLORIDA</u> utes Date_	4-27-92	COUNCIL	M O T I	N	VO1 Y E		A B S E N
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	the insufficient result of parking n not being convenier Council Member A Community Developme parking should be	ot being utilized htly located. nderson suggest ent Department de	ed that the						
	area. Ms. Anderso	n also asked for							
	council Members Perinput from the Redeparking interest gstated that he wastructure concept thusinesses.	nnington and Korvelopment Task For roups. Council as in support	orce and other Member Herms of a parking						
	Mr. Jack Conroy Redevelopment Task the City had to mathe UTS Building. of Council address conformities along City to provide for Mr. Conroy recommend ifferent areas to on the commercial Fifth Avenue. He tram to connect do cohesive.	ke some decision He said that he sing the idea or with a commitm r the developmen ded that the Tas be targeted with and financial suggested the ide	, stated that s relative to was in favor f alternative ent from the t of parking. k Force allow more emphasis districts on ea of using a						
	Mr. Stuart O. Kay, the character of changed, making it parking. He recon zoning requirements								
	City Manager Woodru to work on the d parking situation, to Council	etails for the	Fifth Avenue						
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CITY OF NAPLES, FLORIDA		M	S	VO	E	A
City Council Minutes Date 4-27-92		O T	E C			B S
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ITEM 2 DIVISION OF STREETS & DRAINAGE-OVERVIEW						
(Requested by City Manager)						
City Engineering Manager Westlake gave an overview of the Division of Streets & Drainage construction costs associated with the South Golf Drive project. He reported that the budget was met, explained the engineer's estimate process and presented a graph of bid results. In summary, he stated that the bids appeared to be honest and that all that could be done was being done to factor out bidding uncertainties. Mr. Westlake announced the finding that there was no distinct advantage to in-house construction. As far as street sweeping and traffic light aspects, he said everything will be sent out for bid.						
City Manager Woodruff stated that under the Union Contract, City employees were required to have a 60-day notice of pending layoff. He stated that the projected ten employees to be laid off at this time would be notified in writing on Friday, May 1, 1992. Dr. Woodruff stated that speculative cost data would be available for Council to consider within 60 days.			b a			
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ADJOURN: 4:15 P.M. Paul M. Muenzer, Mayor JANET CASON City Clerk A. C. J.						
Marilyn McCord Deputy Clerk						
These minutes of the Naples City Council were approved on						
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