



City of Naples

CITY COUNCIL MINUTES

Workshop Meeting 4-27-92

City Council Chambers
735 Eighth Street South
Naples, Florida 33940

-SUBJECT-

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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

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DISCUSSION OF FIFTH AVENUE PARKING ISSUES

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DIVISION OF STREETS & DRAINAGE-OVERVIEW

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City Council Chambers
735 Eighth Street South
Naples, Florida 33940

Time 9:00 a.m.Date 4-27-92

Mayor Muenzer called the meeting to order and presided.

ROLL CALL

ITEM 2

Present: Paul W. Muenzer, Mayor

Fred L. Sullivan, Vice Mayor

Kim Anderson

R. Joseph Herms

Alan R. Korest

Ronald M. Pennington

Peter H. Van Arsdale

Council Members

Also Present:

Dr. Richard L. Woodruff, City Manager

Norris C. Ijams, Assistant City Manager

Maria J. Chiaro, City Attorney

Ann (Missy) McKim, Community

Development Director

Leighton Westlake, Engineering Manager

John Cole, Chief Planner

Noah Standifer, Police Planning &

Research Technician

William Harrison, Finance Director

Ann Walker, Planner II

Tara Norman, Administrative Analyst

George Henderson, Sergeant-At-Arms

Marilyn McCord, Deputy Clerk

See Supplemental Attendance List - Attachment #1

ITEM 1

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.

City Manager Woodruff reviewed the background information, pointing out that RFP's (Requests For Proposal) had been sent out several months ago. Dr. Woodruff commended Planner Susan Golden

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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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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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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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BREAK: 11:53 - 11:58

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 discussed.

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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.

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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the insufficient parking complaints were the result of parking not being utilized properly and not being conveniently located.

Council Member Anderson suggested that the Community Development Department determine where parking should be located in the Fifth Avenue area. Ms. Anderson also asked for a report on parking meter revenues.

Council Members Pennington and Korest asked for input from the Redevelopment Task Force and other parking interest groups. Council Member Herms stated that he was in support of a parking structure concept that would be helpful to those businesses.

Mr. Jack Conroy, Vice Chairman of the Redevelopment Task Force Committee, stated that the City had to make some decisions relative to the UTS Building. He said that he was in favor of Council addressing the idea of alternative conformities along with a commitment from the City to provide for the development of parking. Mr. Conroy recommended that the Task Force allow different areas to be targeted with more emphasis on the commercial and financial districts on Fifth Avenue. He suggested the idea of using a tram to connect downtown areas making them more cohesive.

Mr. Stuart O. Kay, a local developer, stated that the character of Fifth Avenue needed to be changed, making it a friendlier place with proper parking. He recommended changing some of the zoning requirements.

City Manager Woodruff directed staff to continue to work on the details for the Fifth Avenue parking situation, for reporting to the PAB then to Council

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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.

ADJOURN: 4:15 P.M.

Janet Cason
JANET CASON
City Clerk

Paul W. Muenzer
PAUL W. MUENZER, MAYOR

Marilyn McCord
Marilyn McCord
Deputy Clerk

These minutes of the Naples City Council were approved on May 30, 1992.