



City Council Chamber
735 Eighth Street South
Naples, Florida 33940

City Council Special Meeting - May 4, 1994 - 5:30 p.m.

Mayor Muenzer called the meeting to order and presided.

ROLL CALL

ITEM 1

Present: Paul W. Muenzer, Mayor
Alan R. Korest, Vice Mayor

Council Members:
Ronald M. Pennington
Marjorie Prolman
Fred L. Sullivan
Fred Tarrant
Peter H. Van Arsdale

Also Present:
Dr. Richard L. Woodruff, City Manager
Maria J. Chiaro, City Attorney
Missy McKim, Community Development Director
John Cole, Chief Planner
Ann Walker, Planner II
Marilyn McCord, Deputy City Clerk
Dudley Goodlette, Chairman, Community Redevelopment
Agency Advisory Board
Attorney Dennis Hass
Jerry Pugh, Colony Cablevision
Eric Staats, Naples Daily News
Justyna Ford, Naples Area Chamber of Commerce
Other interested citizens and visitors

City Council Special Meeting - May 4, 1994

ITEM 2

ITEMS TO BE ADDED TO THE AGENDA

No items were added to the agenda.

ITEM 3

PUBLIC HEARING TO CONSIDER THE PROPOSED COMMUNITY REDEVELOPMENT PLAN.

City Attorney Chiaro announced that this was the first public hearing for consideration of the proposed Community Redevelopment Plan. This involves approximately 7.4% of the total land area of the City. Chapter 163.346, Florida Statutes, requires that the procedures set forth in Chapter 166.041, Florida Statutes, be followed in the adoption of a community redevelopment plan. Chapter 166.041 requires, for any change in permitted uses in land area totalling 5% of a municipality's total land area, two public hearings after 5:00 p.m. The second public hearing will be held on May 18, 1994, at 5:30 p.m. At the close of that meeting, Council will be asked to act on a resolution approving the Redevelopment Plan and first reading of an ordinance establishing a Redevelopment Trust Fund. City Manager Woodruff reported, for the record, that this meeting had been duly advertised.

Community Development Director McKim reported that both the Community Redevelopment Agency (C.R.A.) and the Community Redevelopment Agency Advisory Board (C.R.A.A.B.) had recommended approval of the proposed Redevelopment Plan, including three revisions as listed on Attachment #1. Ms. McKim confirmed that the proposed Redevelopment Plan is in conformance with the City's Comprehensive Plan. She went on to review the Plan's highlights:

- . Purpose of the Plan
- . Conformance with the Comprehensive Plan
- . Existing Uses and Conditions
- . Proposed redevelopment, improvements, and rehabilitation, including:
 - . Land Use/Zoning
 - . Traffic Circulation Plan
 - . Corridor Management/Design
 - . Recreation and Open Space

City Council Special Meeting - May 4, 1994

- . Public Facilities
- . Cultural Facilities
- . Acquisition of Land
- . Demolition of Building
- . Residential Use Element
- . Neighborhood Impact Element
- . Implementation, Enforcement and Controls
- . Financing and Projected Costs

Ms. McKim emphasized that the primary responsibility for redevelopment will lie with the private sector. The Plan includes a number of implementation options; Council will be asked to prioritize those options. Deadlines for the accomplishment of certain studies are also included in the Plan. The Plan proposes that staff do some of those studies. The public input meetings held for discussion of the redevelopment issue provided many suggestions.

Funding is the key concern for most redevelopment efforts, said Ms. McKim. Staff has estimated it would cost approximately \$21,000,000.00 to implement all of the suggested programs, over the course of thirty years. Many of the programs are already budgeted in the City's C.I.P. (Capital Improvement Program) budget.

Ms. McKim reminded Council that Tax Increment Funding (T.I.F.) is not an additional tax. She displayed a chart describing the T.I.F. mechanism. T.I.F. captures the incremental increase in tax revenues resulting from redevelopment, and uses it to pay for public improvements needed to support and encourage new development.

City Manager Woodruff referenced some of those items which may be funded by other funds, for instance alley rights-of-way, alley improvements, and traffic calming, which could be funded by the City's Streets Fund.

Council Member Tarrant said that he actively supported and applauded many of the goals and objectives contained in the Redevelopment Plan. However, he stated that he would prefer that projects were accomplished within the City's budget, without the creation of another agency. Mr. Tarrant continued, "The voters did not vote for an agency; they elected City Council to make decisions regarding money, spending, etc. I am very uncomfortable with creating this new level of bureaucracy for less than 8% of the total acreage of the City. I wonder where the fairness is. We should spend funds in a proportionate way. Also, I see in this program a tremendous amount of studies, plans, etc., that will cost very much in the planning process. Most of that could be spent directly for getting things done. We keep talking about stimulating business. We don't know anything about business. There are many things here I'm uncomfortable with, as well as this City Council sitting here as the C.R.A."

City Council Special Meeting - May 4, 1994

At the request of Mayor Muenzer, Attorney Hass explained the background of the establishment of the C.R.A. and further described T.I.F. funding. He clarified that under the T.I.F. program, the County's portion of any incremental increase also would go to the C.R.A. The primary benefit of creating a C.R.A., said Mr. Hass, is to redirect those tax dollars from the City's General Fund and the County's General Fund. Council Member Van Arsdale reiterated that the only way the City can benefit from the County's portion of incremental tax increases was to take advantage of T.I.F. Mr. Van Arsdale reminded everyone that other than Mr. Duany's work on Fifth Avenue, this project was being managed entirely by City staff with the exception of outside counsel.

City Manager Woodruff said that this year there has been \$11 million of new construction within the redevelopment area. Under the present millage rates of the City and County, \$40,000.00 would come to the City under T.I.F. financing. Without T.I.F., the City would only capture \$10,000.00.

Council Member Sullivan commented, "At the time we decided to take this course of action, we were offered a choice of who would constitute the C.R.A. It could have been an appointed body appointed by Council, or Council could accept the responsibility of assuming the role. There was intense discussion. The choice was made to appoint ourselves. The general thrust of the rationale behind that was because since we were the elected officials, it was appropriate that the electorate had some way to show their displeasure or support by re-electing or not re-electing. The burden of responsibility for decisions made by the C.R.A. was assumed by the elected officials."

Mr. Tarrant replied that in his opinion many people are uncomfortable with independent agencies; Mr. Sullivan submitted that the C.R.A. is not an independent agency. Mayor Muenzer said that Council believed it needed to be responsible to the public.

Public Input:

Dudley Goodlette, Chairman of the Community Redevelopment Agency Advisory Board

Mr. Goodlette announced that he wanted to thank the C.R.A. and the many people who had participated in the public input process. He also expressed appreciation for the wisdom of Council's decision in establishing the C.R.A. and identifying an area within the City that needs special attention, noting, "We are fortunate that only about 8% needs that." Mr. Goodlette reminded the group that not all of the redevelopment area is zoned commercial. Much of it is residential, he said, and the residents of those areas were encouraged by the fact that the C.R.A. had listened to what they said. Mr. Goodlette concluded, "I'm proud to serve as a volunteer. On behalf of the Board, I thank you. The community on the whole is indebted to you."

For the record, City Attorney stated that this is a public hearing for the purpose of seeking public input on the Redevelopment Plan and any objections to it. No objections have been received in writing. The second public hearing will also be to seek any input and to receive objections.

City Council Special Meeting - May 4, 1994

Community Development Director McKim described the makeup of the Staff Action Committee (SAC). The Committee consists of C.R.A. Chairman Van Arsdale, two members appointed by the Fifth Avenue Property Owners Association, Charles Thomas and Al French, Chief Planner John Cole, Building Official Bill Overstreet, Engineering Manager Dick Gatti, Fire Marshal Sheldon Reed, and Police Officer Ralph Cox. They operate within the Fifth Avenue Overlay District, which is part of the total C.R.A. area.

Council Member Tarrant expressed his concern about Mr. Van Arsdale "wearing a third hat" and asked if the S.A.C. was entirely legal within municipal law. City Attorney Chiaro confirmed that the S.A.C. was completely consistent with State law. The Committee reviews permits but does not have the authority to approve permits. The City Attorney explained that when the C.R.A. was established, it was determined that it would not meet in workshop; their meetings are open to public input. Every C.R.A. meeting is legally advertised.

CORRESPONDENCE AND COMMUNICATIONS

Dr. Woodruff announced that a Joint C.R.A./C.R.A.A.B. Meeting is scheduled for May 9, 1994, for the purpose of reviewing the Fifth Avenue Master Plan.

City Council will meet in executive session at 12:30 p.m. on May 9, 1994, for preliminary discussions regarding labor negotiations with the Federal Order of Police.

ADJOURN: 6:50 p.m.

PAUL W. MUENZER, MAYOR

Janet Cason
City Clerk

Marilyn A. McCord

City Council Special Meeting - May 4, 1994



City of Naples

Deputy City Clerk

These minutes of the Naples City Council
were approved on June 1, 1994.

Index

City Council Special Meeting

Wednesday, May 4, 1994

Convened 5:30 p.m. / Adjourned 6:50 p.m.

CORRESPONDENCE AND COMMUNICATIONS	5
ITEMS TO BE ADDED TO THE AGENDA	2
PUBLIC HEARING TO CONSIDER THE PROPOSED COMMUNITY REDEVELOPMENT PLAN	2