



**Community Redevelopment Agency
Regular Meeting Agenda
Monday, March 12th, 2018 @ 6:00 p.m.
Council Chamber, City Hall**

1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. PRESENTATIONS

A. Lion's Club request related to adjacent property purchase

4. UNFINISHED BUSINESS

5. APPROVAL OF CONSENT AGENDA

A. Approve Minutes of CRA Meeting held February 12th, 2018

6. PUBLIC INPUT

7. CRA ATTORNEY

8. CRA ADMINISTRATOR

A. Motion to pay \$2500.00 a month for use 50% of the lot at 120 NW Highway 19 owned by DSP Marina, LLC for parking and rights to connect two landward Riverwalk sections of the Riverwalk.

9. COMMUNICATIONS

10. BOARD MEMBERS COMMENTS

A. Jim Farley, Chair

B. Mike Gudis

C. Ken Brown, Vice Chair

D. Pat Fitzpatrick

E. Robert Holmes

11. PUBLIC INPUT

12. ADJOURNMENT

Community Redevelopment Agency



Agenda Packet
for
CRA Meeting
Monday, March 12th, 2018
6:00 p.m.

Presentation by the Crystal River Lions Club

Request to consider acquisition of property located at 41 Crystal Street

CRA Meeting ,Monday, March 12th, 2018



*Crystal River Lions Club
109 Crystal Street Suite A
Crystal River, FL 34428*

2/21/18

Crystal River Redevelopment (CRA)

City of Crystal River

123 NW Hwy 19

Crystal River, FL 34428

RE: property located at 41 Crystal Street

Dear CRA Members:

The Crystal River Lions Club asked for the property at the old library as a place to meet back in the 1990s—actual date not available at this time. The club was offered the old train depot property instead. The club members created an associated foundation, Crystal River Lions Club Railroad Station Restoration and Preservation Foundation, and refurbished the building and cleaned up the property. This was done with donations and with grants from historical groups. The renovations were completed and we have had a lease ever since.

Since that time, the Crystal River Lions Club has maintained the building and property with little financial help from the city. Now our use of the property is in jeopardy because the adjacent property has been listed for sale.

In 1997, the Crystal River Lions Club obtained a lease for the use of the property in question from Cemex, and held that lease until January 2017, when the property was sold. During that

time, the Crystal River Lions Club cleaned up the property and maintained the property and buildings.

The Lions Club uses the property in question for parking. The lot is used by our club for club functions, rental parking, and occasional fundraisers. The lot is also used by Sertoma when they have meetings and is used by Citrus Hearing-Impaired Program (CHIPs) for parking on the space they sub-lease from us.

If the property in question is sold to an outside party, all three non-profit organizations listed in the previous paragraph could lose their livelihoods. Without adequate parking we can no longer hold multi-club meetings. We could also lose potential rentals, our largest source of fundraising, if there is not enough space for people invited to park safely off the street. We also lose on \$1000+ in parking fees we earn every year parking cars for local events (our second largest fundraiser). In effect, the city could end up with another Seminole Club.

We would ask that the CRA consider purchasing the property in question and including it in our lease. We understand that the CRA might not be able to purchase the property outright, but would then ask that you work with us, Sertoma, and CHIPs to find a viable solution. We offered the owners a tax-write off for a sizeable amount in exchange for the property and were turned down. We were countered, verbally, with a partial write-off and owner financing. We would venture to guess that the owners would consider this type of financing for the city, over time, too. Unfortunately, being non-profit organizations, we do not have extensive amounts of cash sitting around.

Respectfully submitted,

A handwritten signature in cursive script that reads "Tonia Chandler".

Lion Tonia Chandler

Secretary



SERTOMA
SERVICE TO MANKIND

CITRUS SERTOMA

To: Crystal River Authority, Crystal river City Board of Directors

Citrus Sertoma Club is pleased to state that the partnership with the City of Crystal River, Crystal River Lions Club, and Citrus Hearing Impaired Program Services has been a great success in making our Hahn/Van Orden Memorial Meeting Car a true working reality.

However it has been brought to our attention that the adjacent property to the west (formerly CEMEX) property) is now on the market and commercial developers are interested in developing this area for their profits.

The members of Citrus Sertoma feel this would be a major loss for all partners involved. The loss of parking alone would be detrimental, this would place a great hardship on all partners involved. The loss of the environmental aesthetics of this historical area would only work against the city's long term plan for our outstanding city community.

Citrus Sertoma would like you to consider acquiring this property to continue these partnerships in this acquisition to maintain the property and develop it within the city's long term visions and goals for the use of city's general public.

Our club would like to continue our partnerships and would like to strengthen them by helping achieve our common goals for the future of our beloved city.

Please consider our request and be assured that Citrus Sertoma Club will be here to support this effort in as many ways as possible.

Feel free to contact us at 795-5000.

Sincerely

Brian Tambasco





Stephanie Price
Waybright Real Estate, Inc.
stephanie@waybrightrealestate.com

Vacant Land
762912 Active



41 NE Crystal Street
Crystal River, Florida 34428

L \$149,999

Cross St:
County: Citrus
HOA/COA: No
Apx Acres: 1.80
Apx Lot Dim: 266x300
Apx Lot SF: 79,800
Area: 16
Subdivision: Townsite of Crystal Pk
Waterfront: None
Auction: No
Sale Type: Arm's Length
Directions: From US Hwy 19, turn right onto Citrus Avenue a/k/a Hwy 495; go one block, turn right onto Crystal Street, property on left inbetween Convenience store and Train Depot.

Public Rem: LOCATED IN THE HEART OF DOWNTOWN CRYSTAL RIVER! 1.65 acres (MOL) ZONED CG (General Commercial); Located adjacent to the Historic Crystal River Train Depot, Cross trail Bike Path, and on the Historic "Canopy of Grand Oaks" Crystal Street; Businesses surround this vacant commercial site, making it a great location for your new business! Within walking distance of all the numerous Downtown Festivals, Restaurants, shopping and pubs on Citrus Avenue! A 45x24 metal building is located on the property (Built in 1960); Phase I report on file in office;

FEATURES

On Site Utilities: None
Avail Utilities: Cable TV, Electric-Duke Energy, Natural Gas, Telephone
Special Info: Sold As Is, Title Insurance
Restrictions: No Restrictions
Road Type: County, Paved
Lot Desc: Acreage, Flat
Land Use: Commercial
Comm Amen: Bike Path, Laundry - Nearby, Near Shopping, Park, Play Area, Restaurant
Buildings:
Rear Expo: N
Sew/Water: Sewer-Public, Water-Public

HOA/COA Information

Possession: At Close
Taxes: \$1,801.00
Elementary: Crystal River Primary
Alt key: [1069432](#)
Legal: Lot 48 & W 1/2 of 1st Ave & Lot 49 and Lot 50, less 25" metes and bounds
Terms: Cash, Conventional
Tax Year: 2016
Middle:
Zoning: CG
Homestead:
High:
Flood Zone: AE

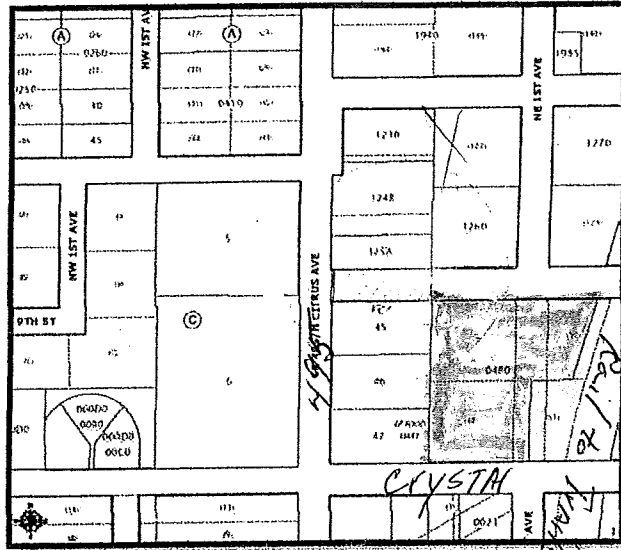
Prepared By: Stephanie Price

Information herein deemed reliable but not guaranteed --Copyright 2017 REALTORS Association of Citrus County, Inc. 10/10/2017 03:39 PM

Proposed NE 9th Street Vacation
Page 2

city owned Depot

cemex



~~closed~~ closed

The City Planning Commission will be meeting on August 7, 2014 at 6:30 in the City Hall Council Chambers, 123 Northwest Highway 19, Crystal River, FL 34428 to hear comments and make a recommendation to City Council concerning this request to vacate a portion of NE 9th Street. In addition, a Public Hearing will be held on August 25, 2014 before the City Council to discuss and make a final decision on the proposed vacation.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the City of Crystal River, City Manager's Office, 123 N.W. Highway 19, Crystal River, FL 34428 (352) 795-4216, at least two (2) days prior to the meeting.

Sincerely,

Jackie E. Gorman
Director
Planning & Community Development

C: file

17E18S210010 0480 RMX SE LLC 41 NE CRYSTAL ST CRYSTAL RIVER AK: 1069432 PC: 1000

REVIEW DATES		EXEMPTIONS	
DATE	TYPE INFO	APPR	EXCODE YRBEG EXCODE YRBEG
07/31/2017	IN 6-Sales	717	
10/15/2015	DR 8-5 Yr Rev	682	
05/14/2012	RV 5-Conv	679	

ASSESSMENT HISTORY			
YR	LAND	IMPR	JUSTVAL ASSESSED
17	88,900	3,230	92,130
16	88,900	3,180	92,080
15	88,900	3,370	92,270

LAND			
L TYP	SF	ACRES	UNITS USE
1	52,223	1.20	1000 160
2	19,502	0.45	0008 106

APARTMENTS			
FRNT	DEP	F%INF	F%INF
300	-15	PH	-15/SZ
300	/	/	/

LINE TYPE	UNITS	BED	BATH	HALF	SF	RENT

OWNER & LEGAL		
OWNER:	RMX SE LLC	
MADDR:	885 THIRD AVE STE 1940 NEW YORK NY 10022	

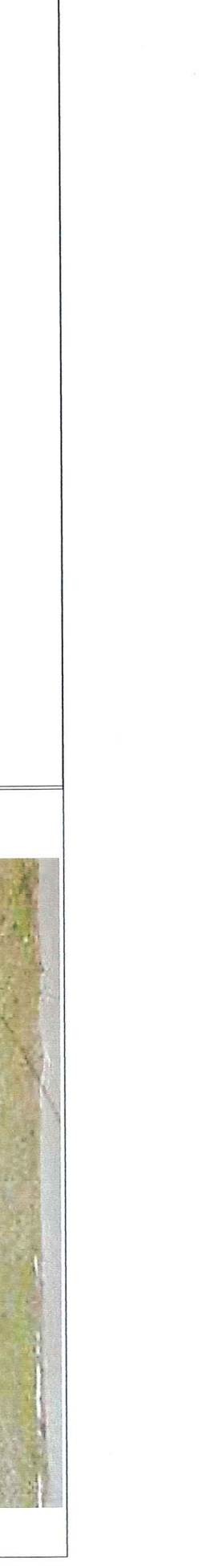
LEGAL:		
TOWNSHIP OF CRYSTAL PARK	PB 1 PG 2	PARCEL #: LOT 48 & W/2 OF 1ST AVE NE LYING ADJ THERETO --&-- LOTS 49 --&-- LOT 50 LESS E'LY 25 FT --&-- THAT PART OF 1ST AVE NE LYING
NBHD:	0095	NBHD FACT:
MILL:	000R	

GRM INFO		
GRM FLGR/INT:	/	
ECN RENT:		
UNITS / FACT:		
GRM VALUE:		
YRACQ / YR MAN:		
MAKE:		
ASSESSED YR:		
SECTIONS:		
TAG1:		
TAG2:		
TAG3:		

RENTAL		
LINE TENANT	USE	U/S
		SIZE BY
		PS-TH

ACTIVE JOB LIST		
Circle One	Job #	JobType
Complete		Date Created
Partial		Info
Complete		
Partial		
Complete		
Partial		
Complete		
Partial		
Complete		
Partial		

NOTES
 1/21/2000 FENCE DOES NOT CONTRIBUTE VALUE. PROPERTY IS VACATED BY OWNERS. ---
 OR BK 2254/384 CEMEX INC AS SUCCESSOR TO SUNSHINE MATERIALS INC ---- **EMAILED
 13 PRC W/OUT NOTES TO MARK@ITCTAX.COM (8/12/13GK)



PHOTO

Altkey: 1069432
 RMX SE LLC

Parcel ID: 17E18S210010 0480
 41 NE CRYSTAL ST , CRYSTAL RIVER

Citrus County Property Appraiser, Les Cook C.F.A.

PC Code 1000 - VACANT COMM
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 0095 - HWY 19 N TO POWER LINE EASEMENT
 Tax District 000R - CITY OF CRYSTAL RIVER
 Subdivision 000560 - TOWNSITE OF CRYSTAL PARK
 Short Legal TOWNSITE OF CRYSTAL PARK PB 1 PG 2 PARCEL #:
 LOT 48 &W1/2 OF 1ST AVE NE LYING ADJ THERETO --&-
 - LOTS 49 --&--LOT 50 LESS E'LY 25 FT --&-- THAT PART
 OF 1ST AVE NE LYING
 Est. Parcel Sqft 71,723
 Est. Parcel Acres 1.65
 Map SC-TW-RG 21-18S-17E

Mailing Address

Name RMX SE LLC
 Mailing Address 885 THIRD AVE STE 1940
 NEW YORK NY 10022

All Owners

Name	Owner Type
RMX SE LLC	BU - Business

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2017	\$88,900	\$3,230	\$92,130	\$92,130	\$0	\$92,130	\$0	\$1,776.52	Link
2016	\$88,900	\$3,180	\$92,080	\$92,080	\$0	\$92,080	\$0	\$1,801.99	Link
2015	\$88,900	\$3,370	\$92,270	\$92,270	\$0	\$92,270	\$0	\$1,843.03	Link
2014	\$90,696	\$3,372	\$94,068	\$94,068	\$0	\$94,068	\$0	\$1,922.41	Link
2013	\$90,696	\$3,372	\$94,068	\$94,068	\$0	\$94,068	\$0	\$1,905.20	Link

Special Assessment

Project #	Description	Amount
CRDV	CRYSTAL RIVER RE-DEVELOPMENT	\$.00

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/13/2017	\$104,300	2835/0414	00-WARRANTY DEED	V
08/01/2008	\$100	2254/0384	02-MIN DOC STAMP (\$100)	I
06/01/1992	\$1,450,000	0943/1525	14-SALE / MORE THAN 1 PARCEL	I

Permit Summary

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Permit Date	Permit Number	Description	Amount	Occupancy Date
03/01/1999	9964	DEMOLITION	\$50	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	1000-COMMERCIAL OFF HWY	S-SQUARE FOOT	52,223.00	160.0	300				CG
2	0008-SFR NON-WATERFRONT	A-ACREAGE	.45	106.0	300				R2

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1960	24	45	1	1,080	
1	2	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	1960	12	21	1	252	
1	3	OPEN PORCH FIN WOOD/ALUM W/O CONC SLAB-[1-SF]	1980	21	6	1	126	

Total Misc Value

Community Redevelopment Agency



Minutes of
Community Redevelopment Agency
Meeting held
Monday, February 12th, 2018
@ 6:00 p.m.



**Community Redevelopment Agency
Regular Meeting Minutes
Monday, February 12th, 2018 @ 6:00 p.m.
Council Chamber, City Hall**

1. CALL TO ORDER

2. ADOPTION OF AGENDA

Motion to adopt the agenda was made Vice Chairman Brown; seconded by Board member Gudis. Motion carried unanimously.

3. PRESENTATIONS

4. UNFINISHED BUSINESS

5. APPROVAL OF CONSENT AGENDA

A. *Approve Minutes of CRA Meeting held January 8th, 2018*

Motion to approve the consent agenda was made by Board member Gudis; seconded by Board member Fitzpatrick. Motion carried unanimously.

6. PUBLIC INPUT

7. CRA ATTORNEY

8. CRA ADMINISTRATOR

A. Motion to utilize current project funding to establish a temporary connection between two land portions of the Riverwalk to give Phase 1 much better utility while waiting for RESTORE FUNDS for phase two

Background: Agenda Sheet **Requested Motion:** Motion to utilize current project funding to establish a temporary connection between two land portions of the Riverwalk to give Phase 1 much better utility while waiting for RESTORE FUNDS for phase two.

Summary: Discussion Only --- 1) Update on Riverwalk Phase I 2) setting the tentative date for the ribbon-cutting ceremony and 3) discussion regarding a temporary overland walkway connector.

Update: Riverwalk Phase I construction is in the final stages. There are three areas that are critical for completion --- lighting, signage and paving.

Lighting: Installation of lighting is expected to be finished by February 16, 2018. Duke Energy is working to install meters at the three electrical panels. The lights in Kings Bay Park are installed and operational.

Signage: The signage is being painted and should also be completed by February 16, 2018.

Paving: The paving is scheduled for the end of the week of this hearing, weather permitting.

The substantial completion date is February 21, 2018.

Ribbon Cutting Ceremony: The Riverwalk Phase I ribbon cutting is tentatively scheduled for March 9, 2018 at 11:00 A.M.

Temporary Overland Walkway Connector: There is a gap from the main gate to the riverwalk section that goes to Kings Bay Park. Staff is looking for approval to work with the land owner to make this section of the Riverwalk useful during the phase delay. This would include temporary fencing and materials to connect the two sections. There is funding in the project reserves to cover the costs and would give the Phase one section much more utility. The owner is open to this discussion.

Staff Recommendation: Recommend approval

End of Agenda Sheet]

CRA Administrator Burnell updated Board members on the various aspects of the project, noting the staff recommendation to work with a vacant property owner to establish a temporary connection until Phase 2 completion.

Motion to utilize current project funding to establish a temporary connection between two land portions of the Riverwalk to give Phase 1 much better utility while waiting for RESTORE FUNDS for phase two was made by Board member Fitzpatrick; seconded by Board member Gudis. Motion carried unanimously.

B. Main Street Update

Background: [Agenda sheet **Requested Motion: No motion required. Discussion regarding what would Council would like from Main Street over the next two to three years.**

Summary: As the City has been a supporter of Main Street and their projects, Council should provide feedback regarding future projects and priorities we may want them to consider.

Pump House

Assistance in vacant building

Assist in long range plan and marketing

Expanding Main Street

Others?

This is a stand-alone organization that has and is helping the community; however the City has not set out possible considerations in their support of the City.

This is a discussion item, not to finalize any requests, but to start a dialog so we do not waste time or money as we both move forward.

Staff Recommendation: Discuss openly, and does the City see the benefit to further provide funding in future years.

End of Agenda Sheet]

Main Street Executive Director Karen Peters reviewed Main Street key accomplishments including market analysis and subsequent development of the Sip'n Stroll Event Series, the map and coin program, and the upcoming Pump House renovation project, noting a return on City's investment. Council discussion was held regarding the update as well as potential Main Street involvement with Riverwalk connectivity and vacant building registry, consideration of a "storefront" and funding sources. Discussion was also held regarding replacement of the historic walking tour signage (previously developed by Ms. Pieters).

9. COMMUNICATIONS

Board member Fitzpatrick noted the comparatively dimmer street lighting on North Citrus Avenue and CRA Administrator Burnell provided a status update on negotiations with Duke Energy to potentially upgrade that lighting. Board member Fitzpatrick also reported that Heritage House ownership will be moving forward with installation of lighting throughout the property.

Board member Gudis shared an article from Quality Cities Magazine regarding derelict properties (ATTACHMENT A).

10. BOARD MEMBERS COMMENTS

- A. *Jim Farley, Chair*
- B. *Mike Gudis*- Commented on a recent conversation with County Administrator regarding potential advancement R.E.S.T.O.R.E. Act funds.
- C. *Ken Brown, Vice Chair*- Commented on Riverwalk progress and made note of parking issues reported in the vicinity of 2nd.
- D. *Pat Fitzpatrick* – Commented on quality of kayak launch re-design and maintenance.
- E. *Robert Holmes* – Commented on quality of parks and expedience in project completions.

11. PUBLIC INPUT

Lewis Chandler- Crystal River Lions Club- Distributes information to Board members (ATTACHMENT B) and reported on the potential sale of the property adjacent to Lions Club and Depot and potential resulting issues, requesting inclusion of an item to discuss and address such issues on the next CRA agenda. CRA Administrator Burnell requested information be provided by that meeting's agenda deadline.

Ralph Duball-940 SE 5th Ave- Inquired if Segway's would be allowed on the Riverwalk.

Brief Board discussion was held regarding the matter and CRA Administrator Burnell requested time for staff to research the legalities of permitting that type of vehicle on the Riverwalk.

12. ADJOURNMENT

Chairman Farley adjourned the meeting at 6:40 p.m.

 CITY SPOTLIGHT


PHOTO COURTESY OF CITY OF LARGO

NUISANCE ABATEMENT

Dealing with Derelict Properties

Largo's lien forgiveness and purchase of abandoned houses improve neighborhoods

by Carol Stricklin
City of Largo

Almost every city has them – derelict properties with overgrown yards, broken windows and deteriorating structures. Abandoned houses, a legacy of the recession and property foreclosures, attract criminal activity, depress property values and discourage new investment. The **City of Largo** is abating these problem properties through innovative strategies including lien forgiveness and the acquisition of properties through the city's affordable housing program.

CODE LIEN FORGIVENESS

Code liens are created through the assessment of fines by the Code Enforcement Board (CEB) after a property owner fails to correct a code violation. These unresolved code enforcement cases can result in thousands of dollars in unpaid



LARGO
Pinellas County
Pop. 83,065

remain. The CEB can only reduce liens once the code violations are corrected.

Liens dissuade buyers from purchasing and fixing up properties, due to financing and title impediments. The CEB process provides no guarantee to buyers reluctant to invest in the properties because of the risk that they would not receive the lien reduction upon project completion.

Largo's **New Owner Code Lien Release Program**, created in 2016, allows new property owners or contract purchasers to administratively obtain the release of code liens. The program seeks to stabilize neighborhoods through renovation and rehabilitation of houses, and requires a

city inspection to identify any violations of the standards identified in the **Minimum Property Maintenance Code**.

The new property owners or contract purchasers enter into an agreement with the city whereby they agree to correct all code violations in return for the release of the liens associated with the properties. The new property owner must obtain permits and perform all work within 90 days. Upon successful completion and inspection of the work, the city releases the liens administratively.

The program has resulted in the renovation of four properties. Code violations dating back for more than 10 years on these properties had resulted in almost \$400,000 in code liens. One vacant house with code violations related to a structural fire in 2011 had accrued fines of more than \$140,000. An investor bought the property

for \$51,000, completely renovated it and sold it within five months for \$187,000.

One of two additional programs created in 2017, **Code Lien Forgiveness for Non-Profit Affordable Housing Organizations**, allows the city to administratively release the liens for properties purchased by qualifying organizations that intend to renovate, or demolish and replace, residential structures for use as affordable housing. The second program, **Code Lien Forgiveness for Demolition**, addresses the elimination of code violations through the removal of structures. It also allows liens to be administratively released upon demolition and the issuance of building permits for a new home.

PROPERTY ACQUISITION

The city's housing program has also addressed nuisance properties by building strong partnerships with nonprofit affordable housing developers, such as **Habitat for Humanity** and the **Largo Affordable Housing Development Corporation (LAHDC)**. During the recession, financial institutions voluntarily donated abandoned properties in poor condition to Habitat for Humanity, and

the city funded demolition. Largo helps finance the purchase of derelict properties for rehabilitation or demolition and construction of replacement houses by nonprofit affordable housing developers.

Recently, the city acquired two adjacent substandard lots in the **Clearwater-Largo Road Community Redevelopment District**, both containing derelict structures. The city worked with LAHDC to acquire and combine the properties, demolish the structures and construct a new affordable house.

The city has foreclosed on properties with liens when the owner had died and no heirs were willing to take the property through probate. This process was lengthy and incurred legal costs, but ultimately resulted in the city taking possession of two properties, one of which was renovated through the city's housing program. The house on the other property was demolished and the lot donated to Habitat for Humanity, which constructed a new home.


LESSONS LEARNED

Derelict properties represent a chronic nuisance that can harm an entire

neighborhood. Code enforcement techniques are not always effective, because properties often lack clear title or are subject to unfinished foreclosure or probate proceedings. Creating a database of these properties, and focusing on individual cases for nuisance abatement, requires flexibility, as each one is different. Monitoring problem properties and city actions such as boarding or fencing hazardous properties provide only temporary relief.

The success of the city's code lien forgiveness program in revitalizing derelict properties required partnerships between code enforcement, housing and legal staff. Direct city purchase or foreclosure can serve to abate nuisance properties, but the process can be lengthy and expensive.

Creating code lien forgiveness programs provides incentives for the private and nonprofit sectors to invest in these properties, and shows great promise. Each derelict property brought back to life through rehabilitation or new construction has a lasting benefit to the quality of the city's neighborhoods.

Carol Stricklin, AICP, is community development director for the City of Largo. 



PHOTOS COURTESY OF CITY OF LARGO

LOT 50 LESS ELY 25 FT --&-- THAT PART OF 1ST AVE NE LYING
BETWEEN LOTS 49 & 50 TITTLE IN OR BK 2254 PG 384

1069432

ATTACHMENT "B"



Train Depot

COMMUNITY REDEVELOPMENT AGENCY
Agenda Item Summary

Meeting Date: March 12, 2018

Agenda Item Number: 8A

Requested Motions: Motion to pay \$2500.00 a month for use 50% of the lot at 120 NW Highway 19 owned by DSP Marina LLC for parking and rights to connect two landward Riverwalk sections of the Riverwalk. Total amount for 2018 budget year is \$17,500.00 and would be added to the cost of the Riverwalk Project

Summary: This property is located directly across the street from City Hall; it is to be the main entrance to the Riverwalk. The property has two land sections of riverwalk installed and one waterward section. In order to use the main entrance a temporary section would need to be built out of concrete for an additional \$7,500.00. The City has no rights for this use of this land based on the agreement and parking may help any concerns of neighboring properties to the main entrance. Signage would be added to direct people to the lot to reduce confusion.

This is unplanned but with the extent of time between phases it may support partial use of the Riverwalk.

Staff Recommendation: It would make a large section of the walkway functional and help ease neighboring business parking concerns.

Funding Information:

Project Cost: \$ 17,500.00 (2018)
Funding Source: 601-61552-63000-1061B (CRA – Riverwalk Project – Options)
Amount Available: \$200,600.00

Finance Department Approval: Michelle K. Lunsell

Approvals:

Originating Department


CRA Administrator

CRA Attorney (if applicable)

Attachments: Construction Drawing Section

Board Action:

Approved _____ Denied _____ Deferred _____ Other _____

NW 5TH ST

PARKING

BY-PASS →

← WATERWARD 2019

NW 2ND AVE

NW 3RD AVE

KING (MAIL)

