

'Still Some Unanswered Questions' On Redevelopment

By **GEORGE WILKENS** The Tampa Tribune

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TEMPLE TERRACE - The newly reorganized Temple Terrace City Council was assured Tuesday that although the scheduled unveiling of a downtown redevelopment plan will not address every issue, in time everything will be resolved.

Plans for the most ambitious project in the city's history are to be reviewed at the council meeting Dec. 19.

"I don't want to get expectations too high for the 19th," said Community Services Director Ralph Bosek. "It will be incomplete."

The short discussion came near the end of Tuesday's city council meeting, prompted by Frank Chillura, who is among council members who have individually discussed the plan with representatives of Pinnacle Realty Advisors, part of the partnership chosen to lead the project.

"There are still some unanswered questions," Chillura said. "We need to know where we stand and what the cost is going to be."

Among the questions are whether the developer's payments to the city will cover the city's share of redevelopment costs, said Councilwoman Alison Fernandez, participating in her first meeting since her Nov. 21 oath of office.

The other new council member, Mark Knapp, said he would prefer to be reviewing plans by two developers, not just the one, selected the month before the Nov. 7 municipal election. "The art of negotiation becomes very difficult" without a competing firm, Knapp said.

Responding to a city's request for proposals is costly for a firm, and two of the three firms invited to submit proposals during Temple Terrace's original search for a developer dropped out in June 2005, Bosek said.

Pinnacle's site plan and finances will be scrutinized by experts, Bosek assured the council.

Stainback Public/Private Real Estate, a Houston-based consulting partnership, will study Pinnacle's proposal and finances. "We expect to be able to dissect the numbers and the plan," Bosek said.

Additionally, Pinnacle's plan will be reviewed by Torti Gallas and Partners, the planning consultant the city hired in February 2004.

Temple Terrace intends to create a 35-acre, pedestrian-friendly, New Urbanism-style development at the southeast corner of 56th Street and Bullard Parkway. It will incorporate retail, residential, office, restaurant, municipal and cultural components, replacing two antiquated shopping centers.

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