

Community Redevelopment Agency

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Meeting Agenda

November 19, 2007

3:00 PM

City Hall Auditorium

*Scherwin Henry (Chair)
Jeanna Mastrodicasa (Vice Chair)
Ed Braddy (Member)
Rick Bryant (Member)
Jack Donovan (Member)
Pegeen Hanrahan (Member)
Craig Lowe (Member)*

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least 48 hours in advance.

CALL TO ORDER - 3:05 PM**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****070638.****Community Redevelopment Agency (CRA) Minutes (B)****RECOMMENDATION**

The CRA approve the minutes of October 15, 2007, as circulated.

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EXECUTIVE DIRECTOR CONSENT**070665.****Update on Redevelopment Projects and Development Agreements (NB)**

Explanation: Staff has been asked to provide an update on several redevelopment projects and development agreements under review. This update is a sampling of the many projects underway by the CRA, and is not a complete list.

Development Agreements:

University House on 13th Street - Located at the northeast corner of Northwest 13th Street and Northwest 7th Avenue is not being negotiated due to the Strand decision.

University Corners - Located on the west side of Northwest 13th Street between University Avenue and Northwest 3rd Avenue is not being negotiated due to the Strand decision.

Project Updates:

Downtown Farmers Market - The market officially moved to the Plaza on October 17, 2007. The operation was very successful, drawing large crowds, media coverage, and increased visibility. At staff's request, Public Works designated the 19 newly-striped spaces along SE 1st Avenue as market vendor parking. These spaces are restricted for use by market vendors on Wednesday afternoons. These spaces, which can accommodate roughly half of the vendors, are another important benefit of moving the Plaza. Prior to the move and CRA involvement, free parking was not available to market members.

University Avenue Interim Improvements - Staff has obtained final quotes for the benches, bike racks, planters and waste receptacles totaling \$58,684.32. This total represents a 3.5% discount staff negotiated with the vendors. The

equipment order is moving forward. The maintenance agreement with FDOT requires additional revisions at the direction of the CRA attorney. Design for the median landscaping in the CPUH and the Eastside districts is nearing completion and submittal to FDOT the first week of November. GRU is in the process of redesigning the lighting plan for East University Avenue from Waldo Road to NE 15th Street.

Eastside Gateway (old Tacklebox) - Zamia Design Landscape Architecture is nearing completion of the construction documents. The plan set includes the concrete wall construction details, lighting details, landscape plan, and irrigation. Zamia anticipates completing the construction documents by the first week of November. The FDOT has informed CRA staff that the sidewalks adjoining the project site must remain in place. Staff is in contact with FDOT to negotiate removing the sidewalks to enhance public safety at the Gateway.

Fifth Avenue/Pleasant Street Redevelopment Plan Update - In August 2004, the Fifth Avenue Pleasant Street Redevelopment Advisory Board approved \$15,000 to fund an updated redevelopment plan. The current plan was revised in March of 1997 and has not received a major update since that time. A few years ago, Herbert Halback, Inc. (HHI) was hired to revise the FAPS Redevelopment Plan. A draft was completed in June 2005, but because of multiple staff changes and schedule setbacks, it was never presented to the CRA for approval. Staff is now bringing the updated plan back with additional changes. Staff integrated green building/energy efficiency language into the redevelopment plan drafted by HHI in 2005. In addition to green building, the draft plan outlines other objectives and initiatives to further redevelop and remove blight from the existing Community Redevelopment Area, including land acquisition and redevelopment, housing revitalization, historic preservation, public spaces, infrastructure improvements, funding, financing, management, and promotion. At the July 24, 2007 Fifth Avenue/Pleasant Street Advisory Board meeting, the Board unanimously approved the addition of Green Building language to the Redevelopment Plan. At their October 18, 2007 meeting the Board voted to hold a special meeting dedicated solely to the review and discussion of the Redevelopment Plan. This meeting is scheduled to occur on November 20, 2007.

Fifth Avenue/Pleasant Street Underground Initiatives - The Fifth Avenue/Pleasant Street Underground Initiatives, approved April 24, 2006, is a Community Redevelopment Agency partnership with GRU for underground conversion projects in the FAPS district. Brown & Cullen has completed preliminary engineering work for the CRA for the entire NW 5th Avenue Streetscape project. The preliminary design data will help facilitate the proposed phase 4 streetscape project, which runs from NW 6th Street to NW 10th Street. \$160,966 was budgeted in the FY 2008 Fifth Avenue/Pleasant Street Amendatory Budget for streetscape improvements (W508).

NW 17th Street Sidewalk Repair -CRA staff is planning to work with the Public Works Department to create a scope of work for repairs.

SW 5th Avenue Triangle Streetscape - Anglin Construction installed the benches

and trash cans on October 31st. A final walk-through will be scheduled to inspect the project. CRA staff requested that the City install signs prohibiting skateboarding. Additional measures to curtail skateboarding on the wall will be pursued.

CPUH Powerwashing Contract - The powerwashing contract is currently out to bid. Staff will provide additional information regarding the bids received at the next meeting.

Revisions to CRA Wide Streetscape Standards - The CRA-approved Streetscape Design and Technical Standards prepared by the firm of Bellomo-Herbert and Company were created to unify streetscape reconstruction throughout the districts by specifying items such as paving patterns, street furniture, and landscaping from a common palette of materials. The standards affect streetscapes constructed with CRA funding. Staff has reviewed the initial re-draft from Bellomo-Herbert and will be requesting changes to develop the final document.

NW Fifth Avenue Streetscape - On September 13, 2007, the city purchasing Division solicited bids for the NW 5th Avenue 300-600 block streetscape Project construction. Four Firms responded with bids. Anglin construction Co. was the lowest, responsible bidder for \$387, 370. Once the bidder is awarded the contract, they will have 30 days to start construction after the receipt of Notice to Proceed, then 90 days to complete the construction. The City Commission must approve the award contract. The Contractor must provide required bonding, insurance and certificates, which will be review by the city attorney then signed by the City Manager. A Notice to Proceed will then be issued. The first of the calendar year is the tentative date to begin construction.

Professional Design Services- The complexity of CRA construction projects requires supplemental technical assistance on an ongoing basis. Staff is working to pre-qualify individuals or firms with expertise in architecture, landscape architecture, and historic preservation for ongoing service contracts with the CRA. The list of desired expertise includes historic preservation review, evaluation of structures for redevelopment, feasibility studies; new construction plans, consulting on plant material, and streetscape design. Staff is preparing a Request for Qualifications (RFQ) to seek qualified firms with a minimum 10 years of professional experience, professional staff located within a 2 hour drive of Gainesville, experience with other municipalities of similar size as Gainesville and/or larger cities, and extensive experience working with communities and neighborhoods. The anticipated RFQ release timeframe is November.

The Renaissance Lights on University from Waldo to SE 15th Street - Since SR 20 and SR 26 are State roads, the Department of Transportation required a permit application from the city, which is in process. The Renaissance lights have arrived; DOT is requiring additional candlelights for the roadway, which will result in ordering longer arms for the Renaissance lights. Once DOT has finalized the permit, the removal of the concrete light poles will be scheduled.

Cotton Club - The Legal staff is in the process of drafting the contract with the Cotton Club and Cultural Center Inc. for the release of the \$25,000 for the Perryman's Grocery store.

ERAB Façade Grants - The Eastside Redevelopment Advisory Board approved the revisions that were implemented to the Building Façade Enhancement Program Grant on March 15, 2007. The new program was launched in September 2007 in the Eastside Redevelopment Area. Flyers introducing the program were mailed out to business owners in the area as well as an article that was published in the Gainesville Guardian. A Press Release was issued by the City of Gainesville Communications and Marketing Department. Due to the application submission deadline of October 1, 2007, staff felt that additional time would be needed to implement the program. At its October 18, 2007 meeting the ERAB approved extending the application deadline until January 31 2008. This will provide business owners ample time to complete the application and obtain a contractor and plans for the Façade Grant.

GRU Master Plan - Subsequent to the August 22nd public meeting, City, CRA, and GRU officials recognized that this project needed additional attention and retooling. As result, they have decided to pursue the Master Plan with the help of a different consulting team. Staff will keep DRAB abreast of progress as a new consultant is hired and the project moves forward.

NW 1st Avenue Lighting - On March 18, 2002, the CRA Board approved the purchase of the four Domus fixtures and approved the project at a price not-to-exceed \$10,000. Since that time, the project has not been implemented. Concerns relating to parking at the adjacent fraternity house as well as potential future sidewalk installation prevented the project from moving forward. Recently, the U of F Foundation has inquired as to the status of the project. Staff and GRU have met onsite to examine the technical details involved with the project. In order to implement the project as originally envisioned, with four light fixtures, GRU estimates that the total cost for the project (including fixtures, labor, and removal of existing overhead light poles) will be approximately \$18,000. However, due to the photometric spread of Domus lights, GRU recommends that these fixtures be installed at 50 foot intervals in order to achieve an optimal level of lighting for an area. In order to meet these standards, GRU staff recommended the inclusion of additional Domus fixture to the project scheme. Using five Domus fixtures, the estimate for the project comes to approximately \$21,000. At its November 7, 2008 meeting the CPUH Redevelopment Advisory Board approved the installation of the five Domus fixtures.

Tumblin Creek Watershed Management Plan - The CRA has been working with the Public Works Department and Jones Edmunds and Associates on the development of a district wide stormwater management plan for University Heights and Tumblin Creek watershed. At the September 5, 2007 College Park/University Heights (CPUH) Redevelopment Advisory Board authorized creation of a sub-committee and appointed Member Fleming, and citizen Bruce DeLaney to serve on this subcommittee. The subcommittee's sole purpose was to finalize recommendations on the Tumblin Creek Watershed Management Plan

and to recommend future scopes of works. Jones Edmunds and Associates (JEA) have completed the Tumblin Creek watershed report. This important planning document outlines the stormwater issues and opportunities in the area and provides the Advisory Board with options to consider funding to address stormwater issues in the area. On October 29, 2007, the Tumblin Creek subcommittee met to review the report. They discussed the recommendations from Sections 10.3 Stormwater Utility Capital Improvements Projects; 11.2 Implementation Projects; and 11.3 Policy Change and Research of the report. The subcommittee agreed to individually rank all the recommended projects and then convene another subcommittee meeting to collectively rank the projects.

Southeast Gainesville Redevelopment Initiative - CRA staff has received a proposal from Wilson-Miller for the drafting of a special area plan overlay district. Wilson-Miller has advised that it will take approximately 60 days to craft this document. From that point, staff would then need to take the plan to the City Plan Board and then to the City Commission for approval. If this approval is granted, staff, along with the City Attorney, would draft an Ordinance to adopt the plan. This ordinance would then require a first and second hearing before the City Commission. Staff estimates that this approval process will take four to six months. In order to keep the community informed of SEGRI progress, staff will also immediately organize a council of community leaders. The first meeting of this group should occur within the next month.

Gainesville Responsible Hospitality Partnership - The GRHP currently has twenty eight (28) members.

Fiscal Note: None at this time.

RECOMMENDATION *Executive Director to the CRA: Accept the update from staff.*

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070555.

Porters Oaks Fence (NB)

Explanation: At the October 15, 2007 CRA meeting, Board members heard a presentation from staff regarding improvements to the Porters Neighborhood. One component of the proposed neighborhood improvements related the fence surrounding the Porters Oaks development. The fence is in poor condition and is both an eyesore and a potential security hazard (as it blocks the view of "eyes on the street.") Additionally the fence is situated along Depot Avenue and is quite prominent; its current condition conveys a negative image of the Porters neighborhood to the surrounding community. As a result, the CRA will replace the existing structure with a more attractive and safe fence. Presently, the existing fence runs along Depot Avenue from SW 3rd Street to SW 2nd Street. At 2nd Street, the fence turns the corner and proceeds along the western edge of that roadway as well. For the first phase of fence improvements, Staff plans to replace the section of fence that fronts Depot (roughly 500 linear feet.) This stretch of fence covers town blocks: from SW 2nd Street to 2nd Terrace, and from SW 2nd Terrace to 3rd Street. On the block between SW 2nd Street and

SW 2nd Terrace, the existing fence currently runs over a City-owned lot and over a right-of-way easement. However, from SW 2nd Terrace to SW 3rd Street, the fence is situated on privately owned land: The Porters Oaks common space. Staff has met with Public Works staff and with the CRA Attorney and has determined that the best way to move forward would be to obtain a fence easement from the Porters Oaks Property Owners Association. This easement would allow permission for the existing structure to be removed, and the new fence to be installed. The easement will also outline maintenance responsibilities for the new structure. Staff has met with the Porters Oaks Homeowners Association, and they have expressed support for such an easement. In order to move forward with this item, staff recommends that the CRA request the City Commission obtain an easement for the section of the fence that will run from SW 3rd Street to SW 2nd Terrace, the portion of the fence along Depot Avenue that sits on privately owned land. Staff will coordinate with Public Works and the City Attorney's office.

Fiscal Note: Porters Neighborhood improvements were approved in the 2007 budget in the amount of \$80,000 in account # 610-790-W231-5520. An additional, \$131,502.29 has been approved in the 2008 budget.

RECOMMENDATION

CRA to the City Commission: Request that the City obtain an easement along the north side of Depot Avenue, between SW 3rd Street and SW 2nd Terrace; and along the western side of SW 2nd Street running north approximately 404 feet from the intersection with Depot Avenue.

Legislative History

10/15/07 Community Heard
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Lot for Sale at 802 NW 5th Avenue (NB)

Explanation: The intent of the Community Redevelopment Plan is to identify redevelopment objectives, programs, and capital projects to be undertaken to reverse blighting trends within the Fifth Avenue/Pleasant Street District. One of the Opportunities in the FAPS district is to re-establish thriving commercial/cultural corridor along 5th Avenue. The framework for this redevelopment of the NW 5th Avenue Corridor is land acquisition. CRA Staff is proposing the purchase of Parcel #13809-001-000, 802 NW 5th Avenue, which is for sale. The lot is 85 ft N & S 70 ft E & W. The City of Gainesville owns parcel #13807-000-000, which is adjacent to this lot. Staff will outline a Request for Proposal for this site, which is currently, zoned MU-1 (Mixed Use). The site is located in the Enterprise Zone recognized by the City of Gainesville and State of Florida, offering numerous incentives ranging from a 50% reduction in price of building permits, development fees, and occupational licenses to free training programs for employees located within the zone.

The CRA and the City of Gainesville Economic Development Department are committed to the success of the businesses, that will reside on the first floor of the building and will extend start up help to the business in various forms such as Incentives and retail business incubators; an entity that house several businesses under one roof, and offer residents companies reduced rent, shared services and, in many instances, formal or informal financing. The CRA believes that this mixed-use building will be a successful venture that will ultimately achieve the goal of revitalizing the NW 5th Avenue and the surrounding areas.

Upon request from the Fifth Avenue / Pleasant Street Advisory Board, staff contacted Sam Bridges land Rights Coordinator who negotiated a contract with the owner contingent of approval from the FAPS Advisory board and the CRA. The FAPS board at their October 23, 2007 meeting unanimously voted to purchase parcel #13809-001-000, 802 NW 5th Avenue The total price of the 802 NW 5th Avenue will be \$30,000 plus doc stamps, and recording fees. The buyer will pay closing cost.

Fiscal Note: The CRA has budgeted \$18,900 in the Option/Acquisition account (#613-790-W503-5520-4120) Additional funds from the NW 5th Avenue Streetscape account, # 613-790-W508-5520 can be used for the balance of the purchase price, document stamps and recording fees, not to exceed a total of \$33,000 from both accounts.

RECOMMENDATION

Executive Director to CRA: 1) Approve the purchase of the property located at 802 NW 5th Avenue for a purchase price of \$30,000; 2) approve the transfer of a not to exceed amount of \$14,100 from account #613-79-W508-5520 to cover the balance of the purchase price and associated recording fees; and 3) authorize the Executive Director to execute all necessary documents.

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

SECRETARY

EXECUTIVE DIRECTOR

070668.

Downtown Hampton Inn/Lot 9 Redevelopment (B)

Explanation: On September 19, 2005, the CRA authorized staff to prepare a Request for Proposals to solicit developers interested in building a hotel or a hotel with other uses on Lot 9 in Downtown. A sole response by Windsor Aughtry was subsequently selected for this project. At the time when Windsor Aughtry's initial proposal was considered, the CRA approved of the general nature of the project and of the incentive request. However, the CRA requested that Windsor Aughtry fine-tune project and the incentive request and resubmit once these particulars had been worked out. Windsor Aughtry subsequently revised and adjusted certain details of the development, including the construction staging plan, number of stories, and the structure of the incentive request. Additionally, the developer succeeded in separately negotiating a parking agreement with the privately-owned parking garage located adjacent to Lot 9. On July 16, 2007, the CRA heard presentations from staff and from Windsor Aughtry regarding the developer's revised Hampton Inn application. At that meeting, the CRA approved the project concept as presented and approved TIF reimbursement to fund the approximately \$802,000 in eligible costs that comprise the "but for" financing gap identified for the project. The approved funding plan consisted of a 13-year payment period in which there would be 90% TIF reimbursement for the first five years and 60% reimbursement for the final eight years (or ending earlier if the "gap" amount was reached more quickly than anticipated.) Since that meeting, a development agreement for this project has not been signed.

In September 2007, the Florida Supreme Court issued an opinion in the case of Strand v. Escambia County, which profoundly impacts the tools and mechanisms used by CRAs statewide (including the Gainesville CRA) to fund redevelopment. Strand questions the constitutionality of multi-year obligations of the tax increment. The Court has since announced its intention to revisit its initial interpretation of the issue. However, at this time, due to Strand, the CRA cannot enter into a development agreement (contractual obligation) with Windsor Aughtry to provide the back-end, multi-year TIF-reimbursement package that was approved on July 16, 2007.

Since multi-year financing is currently not an option, CRA staff has been working to determine if and how an upfront payment could be made to cover the "but for" gap for this project. With help from City staff, CRA staff has developed the following plan: The CRA will reassign \$127,000 currently allocated in the Downtown budget for E. University Avenue Lighting to the Lot 9/Hampton Inn project. Additionally, Staff recommends the CRA request that the City permit the CRA to defer two annual payments owed to the City for the Downtown parking garage, and one annual payment owed for the Commerce

project. If this is passed, the interlocal agreements for these projects would need to be amended extending the CRA's payment obligation timeline for the projects by two and one years, respectively. City staff in the Budget & Finance Department would also re-amortize the loans based on these changes. Staff recommends that as the final component to this upfront payment structure, the CRA should request that the City Commission transfer without consideration the proceeds from the sale of Lot 9, valued at approximately \$342,000, to the CRA. The CRA, in turn, would use the proceeds of that sale to fund infrastructure improvements necessary at the site. Following the aforementioned staff recommendations will cover approximately \$764,000 in first year incentives, which is quite close to the identified funding gap of \$802,000.

Fiscal Note: The funding gap identified for this project by CRA staff and a third-party consultant is approximately \$802,000. The proposed reallocation of funds within the Downtown district will result in \$127,000 transferred from the Streetscape Account (#610-790-W202-5520) for E. University Lighting to a new account created for the Lot 9 redevelopment project. The CRA will request the City Commission allow the CRA to postpone two annual payments to the City for the Downtown parking garage, an annual payment of approximately \$112,172, which will be used towards Lot 9 redevelopment. The CRA will also request to postpone one annual payment to the City for the Commerce project, resulting in \$70,304 that will be used towards Lot 9 redevelopment. Additionally, the CRA will request the City Commission transfer without consideration the proceeds from the sale of Lot 9 to the CRA. This lot will be sold by the City to Windsor Aughtry for approximately \$342,000. The CRA would then use those proceeds to fund infrastructure improvements at the site. The total value of the above recommended actions is approximately \$764,000.

RECOMMENDATION

Executive Director to the CRA: 1) Hear presentation from staff; 2) authorize the transfer of \$127,000 from the Streetscape Account (E. University Avenue Lighting, #610-790-W202-5520) to a new account created for Lot 9 redevelopment; 2) Request the City Commission to allow the CRA to defer two annual debt service payments to the City related to the Downtown parking garage, and request the City Commission authorize the amendment of the interlocal agreement governing this debt service to accommodate the postponement by extending the payment period an additional two years; 4) request the City Commission allow the CRA to defer one annual debt service payment to the City related to the Commerce project, and request the City Commission authorize the amendment of the interlocal agreement governing this debt service to accommodate the postponement by extending the payment period an additional one year; 5) request that the City Commission transfer without consideration the proceeds from the sale of Lot 9 to the CRA for the purpose of redevelopment; 6) authorize the Executive Director to enter into a 13-year agreement with Windsor Aughtry governing the

hotel land use and façade maintenance at Lot 9; 7) establish as a condition of the incentive package described above that construction on the Hampton Inn redevelopment commence by February 29, 2008; and 8) authorize the Executive Director to execute any and all necessary documents.

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Depot Avenue Rail Trail Improvements (B)

Explanation: Construction plans are progressing for improvements proposed for the Depot Avenue Rail Trail. This project consists of trail improvements for a ¼ mile segment of existing trail beginning west of the SW 13th Street overpass and continuing east to the western pavement edge of SW 11th Street. The improvements consist of resurfacing the trail at its current width, installing benches, trash receptacles, landscaping, and lighting. Shands Hospital is planning to adopt the CRA design for its portion of the trail west of the 13th Street overpass. This project also includes a trail-user guide sign system for the entire existing 3 mile Depot Avenue rail trail. The guide signs are intended for use by various trail users such as pedestrians and cyclists and consist of gateway, warning, interpretive and directional signs.

The landscape architecture firm of Glatting Jackson Kercher Anglin, Inc. is preparing the construction plans for this project. Staff received construction plans at 60% completion on October 29th in accordance with the project schedule. The construction plans specify the locations of the streetscape equipment, signage and landscaping as well as specifications and construction details. CRA staff is researching lighting options with the assistance GRU. Glatting Jackson submitted plans and specifications for the guide sign system along the rail trail. The firm provided examples of messages typically used to inform trail users regarding traffic safety and destinations. Proposed sign locations and conceptual designs were prepared for consideration.

Staff reviewed these plans with the College Park University Heights advisory board on November 7th. The comments were supportive of the improvements layout, material selections and guide sign design. The plans were also reviewed by the City Arborist, who recommended changes to plant materials and planting locations. GRU has also provided extensive input on the plans regarding the coordination of improvements and utilities.

All technical specifications will be provided by 90% completion and final decisions will be made at 100% plan submittal. Glatting Jackson will prepare a statement of probable cost based on the 60% plans and a final statement of probable cost at 100% completion.

CRA, Public Works, and GRU staff held an onsite coordination meeting on October 30th to discuss the utility installation work along the trail corridor. This work consists of electrical duct work, water, fiber optic, and reuse water.

This work is needed to supply the new Shands hospital currently under construction. In addition to GRU's work, Florida Gas Transmission is currently installing a gas distribution system beneath the rail trail. After the utility work is completed, it will be necessary to restore the trail pavement, resolve grading issues, screen the utility fixtures, and stabilize disturbed vegetation. GRU and the CRA are partnering in the restoration effort to coordinate with the CRA trail improvements.

The schedule for the remainder of the project is as follows: 1) complete 90% plans by December 10th 2) complete CRA review and comment of construction plans and guide signs by December 21st, 3) complete 100% plans and specifications by January 14, 2008, 4) prepare bid package , 5) GRU completes utility work and site restoration by June, complete contracting and begin construction by early to mid-July.

Glating Jackson has prepared an opinion of probable cost for the improvements, with the exception of asphalt resurfacing, totaling \$61,908.90. The cost estimate will be refined after the plans reach 90% completion.

RECOMMENDATION

Executive Director to the CRA: 1) Hear a brief presentation concerning the 60% construction plans for the Depot Avenue rail trail improvements; and 2) approve the 60% construction plans in accordance with the project schedule.

Legislative History

6/18/07 Community Approved as Recommended (7 - 0)
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070670.

Sale of Model Block Site D - 418 NW 4th Avenue (B)

Explanation: The Model Block Program is a joint housing initiative of the Gainesville Community Redevelopment Agency and the National Trust for Historic Preservation dedicated to the restoration of historic properties, compatible new home construction, and home ownership. Model Block Site D, located at 418 NW 4th Avenue, was acquired as part of the Model Block Project. Rehabilitation has now been completed and the home is ready to be sold for homeownership. The property is a contributing structure to the Pleasant Street Historic District, which was listed in the National Register of Historic Places in 1989. The building was dilapidated and vacant when procured by the CRA. The living area was 1,257 square feet and consisted of a series of small rooms, most without closets, no living room, no dining room and no functional kitchen. After rehabilitation, the historic footprint will be maintained at 1,257 square feet and now contains three bedrooms, a living room, dining room, one and half baths and a kitchen. The property has been rehabilitated in accordance with the Secretary of Interior Standards for Rehabilitation, which defines the appropriate guidelines for rehabilitating projects located in historic districts. The CRA borrowed funds from the National Trust for Historic Preservation

through their Inner City Venture Fund line of credit and the loan will be repaid with the sale of this property.

A ribbon cutting ceremony took place on November 14, 2007. Many city and county officials attended the ceremony. The house will be available for viewing at an Open House on Saturday, December 1st and Sunday, December 2nd, between 1:00 p.m. and 4:00 P.M. The Model Block Homes are available only for homeownership and can not be purchased for rentals.

The next Model Block project will be new infill construction located at Site C, 412 NW 4th Avenue, estimated to be 1,570 square feet and another loan will be procured with the existing Inner City Venture Fund line of credit through the National Trust for Historic Preservation. A tentative construction date will be spring of 2008.

Fiscal Note: Site D of the Model Block, located at 418 NW 4th Avenue will be sold for a minimum of \$217,197.20 (construction costs only) plus an additional \$25,000 potentially forgivable second mortgage for a minimum total bid of \$242,197.20.

RECOMMENDATION

Executive Director to the CRA: 1) Hear presentation from staff on the final project.

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GRU Master Plan (NB)

Explanation: The City Commission has established a goal of creating a master plan for the area surrounding Depot Park, including the potential GRU development site. The majority of the Depot Park/GRU area lies within the College Park University Heights, Downtown, and Eastside CRA areas, and the redevelopment of the GRU/Depot area will be crucial to the success of the CRA and the surrounding areas. Therefore, the City Commission agreed to make the CRA the lead agency on this project. Additionally, representatives of GRU and City Planning staff have participated on the consultant evaluation team and will also be included on the project team as work goes forward. Each of the CRA Advisory Boards involved with this project (Downtown, Eastside, and College Park/University Heights) have included funding as part of their FY 2007 budgets. The amount of funding from each district is based on how much of each redevelopment area falls within the study boundary. As portions of the project area do not fall within any CRA district, both the general government and GRU are also participating in funding. The funding breakdown is as follows: CRA is funding \$85,000 (\$50,000 from CPUH, \$25,000 from Downtown, and \$10,000 from Eastside.) GRU is funding \$25,000, and general government is funding \$25,000 (to be paid from the Community Development Department through savings from personnel vacancies).

The RFP was issued on November 3, 2006 with a deadline for receipt of January 19, 2007; a pre-bid meeting was held on December 1, 2006. Ten proposals were received with one being disqualified for lack of pricing. A meeting to evaluate and rank the written proposals was held on February 16, 2007. The four top ranked firms were: Folsom Group, Genesis Group, Pizzuti

Solutions and Wood & Partners, Inc. Oral presentations were held on March 20, 2007. Wood & Partners, Inc. was selected for the proposal. The initial project kick-off meeting occurred on August 22, 2007. The meeting was attended by the consultant team, public representatives, and citizen stakeholders. Subsequent to this meeting, it was recognized that the consultant team was not an appropriate match for this project and that an alternate approach to the study would be beneficial in order to achieve the final product desired by the City and the CRA. The final goal of this project is a comprehensive development program with a strong sense of design. The program will include steps towards implementation and will be based on engineering, site planning, and market/financial analyses as well as stakeholder input. The final product will contain an implementable framework for redevelopment at the study site. Wood & Partners has agreed to conclude their services relating to the project. CRA staff is currently working towards engaging another consultant team to assist with the project and will provide a more detailed account of GRU Master Plan progress at an upcoming meeting. Because the final goal for this project is not a conceptual plan, but rather a roadmap for redevelopment implementation, Staff recommends that the scope for the study be narrowed to include only the GRU site. The GRU site, because it is already controlled by the City, will be the first component of the area that is ready for redevelopment and capable of following the "roadmap" document created through the master plan process. Other sites in the area, due to a variety of issues and ownerships, will likely not be positioned to immediately move forward with implementing the results of the master plan.

Fiscal Note: The cost for Wood & Partners for services rendered is \$15,616.13. This cost to the CRA is \$9,838.16, with \$5,777.97 coming from CPUH, \$2,888.98 from Downtown, and \$1,171.21 from Eastside.

RECOMMENDATION

Executive Director to the CRA: 1) Hear an update from staff; and 2) approve altering the scope for the study to include the GRU site only.

061157.

Tot Lot (B)

Explanation: At the CRA meeting held on July 17, 2006, the Community Redevelopment Agency recommended that the City Commission contact the Gainesville Housing Authority to request that Parcel #13956 be returned to the City in order to make improvements. The CRA has entered into a partnership with Parks, Recreation, and Cultural Affairs to partially fund the improvements and the design of the Tot Lot. On March 27, 2007, Pat Byrne of Parks presented a design and amenities to the Fifth Avenue Pleasant Street Redevelopment Advisory Board which was approved.

Kompon a world leader of manufactured Playground Equipment products was selected for the installation of the playground equipment for the Tot Lot. Kompon's is an international supplier of playground equipment for more than 35 years. A sculptural artist and child development specialist founded Kompon, it's products are designed with the understanding that children have different abilities at every developmental stage. To ensure that the playground

equipments are designed appropriately for each age group with the maximum play value, Kompon founded the Kompon Play institute. The KPI is a network of child development experts who conduct play research, guide product development, and educate play environment designers of the importance of quality play value and design. Kompton was chosen as the sole Industry consultant to establish guidelines for the Americans with Disabilities Act. Kompon products are designed to meet the ADA guidelines. Kompton environmental policy has also earned the company the Green Business Award.

The Product line of Playground Equipment that was selected for the Tot Lot is geared towards 2-5 years old. The Early childhood Products line called "Element" and "Moments" is installed at the Tot Lot. "Elements" are the only commercial play system designed without any paint, powder coating or PVC. "Moments" found its artistic roots from Tom Lindhardt a sculptural artist from Denmark whose initial designs were originally sold as large outdoor sculptures but children soon discovered playing on them was a lot more fun.

The Fifth Avenue Pleasant Street Advisory Board felt that the masonry wall should be replaced with the Black aluminum fence that will front the Tot Lot. Staff contacted Mr. Cherry who is in favor of removing 35ft of the existing masonry wall and installing the black aluminum fence. The Fifth Avenue Pleasant Street Redevelopment Advisory Board, Mr. Cherry and staff felt that the black aluminum fence would be aesthetically pleasing and require no maintenance.

Fiscal Note: \$30,300.00 is budgeted for improvements to the Tot Lot. Parks and Recreation has budgeted \$15,000 to the Tot lot. This includes playground equipment, upgrades, and maintenance by Oasis as part of the contract to maintain the Fifth Avenue/ Pleasant Street Redevelopment area.

RECOMMENDATION

Executive Director to the CRA: Hear an update from staff.

Legislative History

4/16/07 Community Redevelopment Agency Approved as Recommended (4 - 0 - 3 Absent)

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CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

College Park/University Heights Redevelopment Advisory Board

070671.

SW 2nd Avenue Master Plan (B)

Explanation: Staff continues to work on efforts related to a comprehensive development

strategy for SW 2nd Avenue (from SW 13th Street to SW 6th Street). The public space along the corridor has recently benefited from an extensive makeover, and the CRA would like to spur and facilitate redevelopment of private property in an equally thoughtful manner. The CRA will be working on this project in conjunction with Basile Baumann Prost Cole & Associates (BBPC), an economics and real estate development advisory firm which counsils an array of public clients nationwide. SW 2nd Avenue is an important thoroughfare linking the University and the CPUH district to downtown Gainesville. The corridor has numerous strengths, such as a central location, large land areas with a single owner, and proximity to amenities such as UF, Shands at AGH, and downtown. However, there are also constraints and challenges: much of the area is located within an historic district, and most new construction will be urban infill redevelopment. For these reasons, Staff believes that a comprehensive approach is needed in order to realize the full potential of the corridor.

A major component of the master plan will be assessing the general market conditions for residential and commercial development, including supportable medical uses. BBPC will provide market and feasibility analyses for locating a grocery store and medical office on the site. BBPC will also provide assessments for office, retail, R&D (and other "clean businesses") and residential mixed-use. The final result will be a Development Programming Assessment compiled by BBPC for the CRA. The Development Programming Assessment will outline a development strategy that can be implemented immediately. It will include all of the information collected during the study regarding site capacity and constraints, public/private partnership strategies, additional financing strategies, and a complete development program. The document will also double as a marketing tool, as it will demonstrate the financial feasibility and strong design sense of the proposed development program. The primary objective of the document is to produce high quality development as soon as possible.

BBPC has provided an outline of the tasks required to create a comprehensive development strategy for SW 2nd Avenue. The project will be phased in a manner that will maximize the impact of stakeholder input at key points in the project timeline. The public involvement component of this project is essential in order to avoid pursuing a development program that will face heavy resistance. Additionally, stakeholder involvement during the planning process will begin to bring people together and cultivate the relationships necessary to see that the concepts created in this study are actually built in the future. However, while it is essential to cultivate relationships with key stakeholders, this alone will not spur redevelopment along SW 2nd Avenue. Therefore BBPC will provide a multi-disciplinary feasibility study that will address infrastructure and financial feasibility with a site-planning approach. Particular attention will be paid to the assessment of the quality and capacity of public infrastructure and utilities, and how engineering considerations will impact development potential. These efforts will be necessary in order for BBPC to prepare a refined development program including approximate square feet of supportable development, and a parcel-by-parcel analysis of recommended uses. Finally, BBPC will evaluate the financial feasibility of the

proposed development program from a developer's perspective, identifying any potential funding gaps and identifying strategies for successful public/private partnerships.

Fiscal Note: CPUH currently has \$546,542.87 budgeted in the Primary Corridors Account (# 618-790-W724-5502). BBPC has provided a scope of services for the project at a cost of \$92,450. The CPUH Advisory Board approved this scope and would prefer the consultant also attend monthly CPUH meetings to keep the board abreast of the status of the study. CPUH therefore recommends approving funding at a cost not-to-exceed \$100,000.

RECOMMENDATION

College Park University Heights Redevelopment Advisory Board to the CRA: 1) Hear presentation from staff; 2) recommend approval of the work order with Basile, Baumann, Prost, Cole & Associates for the SW 2nd Avenue Master Plan at a cost not to exceed \$100,000; and 3) authorize the Executive Director to execute any and all necessary contract documents for this project.

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Downtown Redevelopment Advisory Board

070321.

Bethel Garage (B)

Explanation: The Bethel Garage is an historic building located at the intersection of SE 1st Street and SE 1st Avenue, directly adjacent to the Downtown Plaza. Until September 2007, the building housed ticketing operations related to the RTS transfer station that was formerly located at the Plaza. However, the ticketing office (as well as the adjacent bus stop) has recently been relocated to the new RTS transfer facility at Depot Avenue. The CRA is therefore examining the redevelopment potential of the Bethel Station. The building's location in the heart of Downtown, proximity to other attractions, and prominent visibility contribute to a high redevelopment potential. For these reasons, the CRA has requested to be the lead agency in Bethel Station redevelopment. The City Commission approved this request on September 24, 2007.

The building is unique in design and is designated on the local historic register. As such, staff does not anticipate or plan that redevelopment of the site will alter the external appearance of the Bethel structure. The interior of the structure will require significant changes. The building itself is quite small, and the interior space totals less than 500 square feet. Due to the size of the space, it is recommended that the site potentially be redeveloped into a food service establishment; however other uses may also be considered. The structure's interior will require remodeling. Currently half of the interior space is occupied by two identical bathroom stalls. Because the building's interior is so small, it is recommended that one bathroom will be removed and, along with the

current office area, will be converted into a new workable floor area. (This area would comprise a kitchen if a restaurant/cafe use is chosen for the site. Customers could then order food to take offsite, eat at outdoor seating provided under the building's front canopy, or eat in additional seating areas adjacent to and behind the building. The existing seating area to the rear of the Bethel Station would also receive new fixtures and this space will contribute additional seating area to support the new business, if the site is redeveloped as a restaurant.) Staff has worked with a consultant to address the feasibility of redevelopment of the Bethel Station. According to the consultant, the building requires repairs to address the following issues: leaking roof, damaged ceiling tile, inadequate electrical system, inadequate air conditioning unit, deteriorating woodwork and exterior paint, deteriorating (adjacent) bus shelter. These repairs are necessary regardless of the end use for the building. In order to operate as a food service establishment, the Bethel Garage would require the following additional repairs: upgrading plumbing, connecting to gas utilities, providing food storage, removing one bathroom to accommodate food preparation space needs, providing adequate outdoor seating for customers, updating the layout of the patio in the rear of the building.

In addition to work at the Bethel building, the overall site also requires attention and improvements. If the property is redeveloped as a restaurant or café, the area under the building's front canopy would serve as a seating patio and would require café-style tables and chairs. As previously mentioned, the patio area behind the building would also be used as a dining space. This area currently has table and chair fixtures, although this furniture will be replaced with new fixtures as part of the redevelopment process. The rear patio will also receive new railing and/or landscaping. These features will visually help connect the patio with the Bethel building and will unify the site. Landscaping will provide some screening and privacy for customers, but will not fully block visibility into the Plaza, offering connection to the public park space. The final component of the Bethel site is the adjacent bus shelter along SE 1st Avenue. The shelter currently serves no specific purpose, as it is no longer used as an RTS bus stop, and is in need of some significant repair due to hard use and apparent vandalism over years. Staff has received an estimate of \$7,250 to remove and cap the water and electric lines and demolish the structure. DRAB has examined the former bus shelter and considered various scenarios involving reuse, partial, or total demolition of the structure. Because the structure is in poor condition, is no longer a functional bus stop, and promotes a dated design aesthetic, DRAB concluded that the former bus shelter should be removed as opposed to renovated.

Along with the Bethel building and the extended site, the final component in this redevelopment project will be the new business operation that is brought in as a result of this redevelopment. As mentioned, food service is the anticipated use at the site. This use was selected for a variety of reasons, including the unique size limitations within the building, the site's proximity and visibility to other Downtown attractions, and the potential for food service to appeal to daytime, evening, and late night downtown patrons. Both staff and the consultant and have concluded that a food service business will be able to best capitalize on existing market conditions and populations in the area (residents, visitors to the

Downtown/Plaza, office workers, hotel guests, bar/nightclub patrons, etc). Additionally, the potential for outdoor seating or food products that customers could easily carry away with them would compensate for the small interior footprint of the Bethel building.

After receiving information from staff and from the consultant, DRAB recommended that work at the Bethel site include two phases. The first phase will encompass all work required to stabilize the building and the site and prepare for redevelopment of a general nature. The second phase will undertake renovation and redevelopment activities related to the specific reuse that is selected for the property. Phase I work will include demolition of the former bus shelter, as well as all repairs to the Bethel building that are necessary to stabilize the structure, regardless of final use. These repairs are also listed above and include work related to a leaking roof, damaged ceiling tile, inadequate electrical system, inadequate air conditioning unit, and deteriorating woodwork and exterior paint. DRAB has recommended that this work commence as soon as possible. Meanwhile, work on the interior remodel, which is dependent on the end use for the site, would not commence until a tenant is chosen for the venue. This timeline will allow for onsite improvements to be done as efficiently as possible, and to ensure that these improvements meet the needs of the particular tenant who will occupy the space. Based on the tenant chosen for the site, staff will also work with DRAB to formulate a final, detailed redevelopment plan for City Commission approval. In addition to redevelopment at the Bethel Station, CRA staff will also explore the potential for other Plaza improvements that may compliment this project.

Based on information gathered by staff and the consultant, it is believed that the renovations to the Bethel building and site will cost approximately \$100,000. Currently the City has \$188,149.49 set aside in account 332-790-M660-5190. This account is dedicated to Plaza improvements. The CRA is not responsible for this account. DRAB and staff recommend the CRA request that the City Commission authorize the use of funding from this account for Bethel redevelopment. If this funding is approved, CRA staff will hire an architect to move forward with plans to stabilize the building. Simultaneously, CRA staff will issue a request for tenants at the site. The final cost for the Bethel redevelopment is not expected to exceed \$100,000 and may come in under budget, depending on the needs of the tenant chosen for the property. Simultaneously, Staff and DRAB will examine other potential improvements for the Plaza.

Fiscal Note: \$188,149.49 is budgeted in account 332-790-M660-5190 for Plaza improvements. The CRA is not responsible for this account.

RECOMMENDATION

Downtown Redevelopment Advisory Board to CRA: 1) Hear a presentation from staff; and 2) approve the general concept for Bethel and Plaza redevelopment, request that the City Commission reserve the use of funding from account 332-790-M660-5190 for redevelopment at the Bethel Station and at the Plaza and request the City Commission authorize CRA staff to commence improvements to remove the bus shelter and stabilize the Bethel building.

Legislative History

8/20/07	Community Redevelopment Agency	Approved as Recommended (5 - 0 - 2 Absent)
9/24/07	City Commission	Approved as Recommended (6 - 0 - 1 Absent)

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Eastside Redevelopment Advisory Board

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

MEMBER COMMENT

CITIZEN COMMENT

NEW BUSINESS

NEXT MEETING DATE

ADJOURNMENT - Approximately 5:30 PM