

# **Community Redevelopment Agency**

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

## **Meeting Agenda**

**June 18, 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*

**CALL TO ORDER****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****070153. Community Redevelopment Agency Minutes (B)****RECOMMENDATION**

*The CRA approve the minutes of May 21, 2007, as circulated.*

070153\_20070618.pdf

**070154. Appointments of Phillip Heflin, Bradley Pollitt, and Eric Wild to The College Park/University Heights Redevelopment Advisory Board (NB)****RECOMMENDATION**

*The CRA Appoint Phillip Heflin, Bradley Pollitt and Eric Wild to The College Park/University Heights Redevelopment Advisory Board for terms to expire 6/17/2010.*

*Member Braddy: Fogler, Pollitt and Wild*

*Member Bryant: Fogler, Pollitt and Wild*

*Member Donovan: Pollitt, Wild and Re-advertise*

*Member Hanrahan: Fogler, Heflin and Pollitt*

*Member Lowe: Heflin, Pollitt and Wild*

*Member Mastrodicasa: Heflin, Pollitt and Wild*

*Chair Henry: Heflin, Pollitt and Wild*

**070155. Appointment of Eleanor Laughlin to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (NB)****RECOMMENDATION**

*The CRA Appoint Eleanor Laughlin to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board for terms to expire 6/17/2010.*

*Member Braddy: Laughlin*

*Member Bryant: Laughlin*

*Member Donovan: Laughlin*

*Member Hanrahan: Laughlin*

*Member Lowe: Laughlin*

*Member Mastrodicasa: Laughlin*

*Chair Henry: Laughlin*

**070156. Appointments of Michael J. Giddings and Janie S. Williams to the Downtown Redevelopment Advisory Board (NB)**

**RECOMMENDATION**

*The CRA Appoint Michael J. Giddings, and Janie S. Williams to the Downtown Redevelopment Advisory Board for terms to expire 6/17/2010.*

*Member Braddy: Giddings & Williams*

*Member Bryant: Giddings & Williams*

*Member Donovan: Giddings & Williams*

*Member Hanrahan: Giddings & Williams*

*Member Lowe: Giddings & Williams and readvertise*

*Member Mastrodicasa: Giddings & Williams*

*Chair Henry: Giddings & Williams*

**EXECUTIVE DIRECTOR CONSENT**

**070144. Acknowledgement of Acceptance of Conveyance of Tax Parcel 14479-000-000 from City of Gainesville (B)**

*Explanation: On May 6, 1977, the City acquired Tax Parcel 14479-000-000 consisting of Lots 10 and 11, the South half of Block 26, Brush's Addition to Gainesville from Leon H Robbins, Alex Robbins, Robert Robbins and Irvin Robbins by Warranty Deed, Official Records Book 1065, page 340. This parcel is currently zoned Mixed Use Low Intensity (MU-1) and vacant. On June 11, 2007 the City of Gainesville conveyed Tax Parcel 14479-000-000, 414 Northwest 5th Avenue, onto City of Gainesville Community Redevelopment Agency by Special Warranty Deed.*

*The City of Gainesville Community Redevelopment Agency (CRA) staff proposes to relocate two residential structures, available from Santa Fe Community College (SFCC) on Lots 10 and 11, and renovate and market them to home buyers. The CRA staff proposes to locate these structures onto the North portion of Lots 10 and 11.*

*Additionally the CRA proposes to redevelop, not necessarily as the developer, the Southern portion of Lots 10 and 11 with construction of mixed-use commercial/residential structures complying with the historic nature of the historic district.*

*The CRA staff attended an initial "First Step" meeting with City Planning Staff on May 23, 2007. Below is the concept that resulted from that meeting.*

*Lot 11 (Eastern Lot - see Santa Fe Relocation parcel 14479 concept. jpg attached) is in the Pleasant Street Historic District. Lot 10 is not in the Pleasant Street Historic District. Both the renovation of the SFCC homes and the new construction would maintain the character of the historic district.*

*The development concept would require a minor subdivision of the two lots establishing Lots 10 and 11 as approximately 5,000 square foot lots on the Northern portion of the property. An additional single lot would be created of approximately 7,700 square feet, encompassing the entire Southern portion of the property.*

*Prior to any development activity, CRA staff will obtain and review surveys, title and environmental reports for the lots. Once it is determined that the lots are suitable for the redevelopment project, CRA staff will develop a project plan that identifies the issues and costs associated with the relocation, stabilization, renovation and sale of the residential structures, including securing necessary development plan approvals and negotiating agreements with project partners (such as SFCC contribution and cost sharing in relocation and stabilization). The plan may include recommendations for the proposed mixed-use commercial component on the southern half of the lots, although that will likely be developed as a separate project.*

**RECOMMENDATION**            *Executive Director to the CRA: 1) Approve the development concept; and 2) accept the conveyance of the lots from the City.*

070144\_20070618\_FAPS Property Conveyance.pdf

## **070145.**

### **Downtown Redevelopment Incentive Program (B)**

*Explanation: On September 18, 2006, the CRA directed the district boards to reexamine incentive programs, including the Downtown Redevelopment Incentive Program. DRAB reviewed the Redevelopment Incentive Program and asked staff to come back with a program similar to that of the Eastside district, but tailored to Downtown. Staff subsequently presented a draft program to DRAB on March 28, 2007 and June 4, 2007. DRAB members requested that Staff amend the draft program to include additional incentives encouraging residential development on the proposed menu of items eligible for reimbursement. DRAB also provided suggestions to clarify the language in order to eliminate confusion or ambiguity. Additionally, on June 4, 2007, DRAB passed a motion to alter the language describing eligible projects in order to clarify the types of uses the program will allow. This language has been incorporated into the program.*

*The proposed Downtown Redevelopment Incentive Program is extremely similar to its Eastside counterpart. The program will support commercial, mixed-use, and residential uses. Both market-rate and affordable/workforce housing are permitted. The program includes a menu of items eligible for reimbursement, including costs related to water/wastewater meters and connection fees; tap charges; gas or electric meter fees; utility undergrounding; streetscaping; curb and gutter; sidewalks; trunk main improvements; green*

*buildings; and pedestrian-sensitive parking.*

*Projects seeking incentives must address issues identified in the Downtown Redevelopment Plan. Eligible projects must demonstrate the existence of a "but for" gap and must also meet a majority of the following criteria, which are derived from the Redevelopment Plan: increase residential opportunities Downtown; replace older or underutilized utilities where needed; increase mobility through transit or pedestrian improvements; develop local-serving neighborhood commercial centers; contribute commercial or entertainment venues that attract visitor on a regional scale; augment the existing street grid; strengthen University Avenue or Main Street as commercial corridors; address district stormwater improvements; provide neighborhood improvements; provide public art; implement streetscaping improvements; provide opportunities for consumers to live and shop within the district; provide parking that does not disrupt the pedestrian landscape; and target specific uses beneficial to Downtown (such as medical, retail, entertainment, technology-based companies, conference facilities, biotechnology, or mixed-use.) Staff will review each application and make a recommendation to DRAB; DRAB will then review the application and make a recommendation to the CRA. After considering recommendations from Staff and DRAB, the CRA may accept or reject an application, or place conditions on an application, based on the standards set forth in the Downtown Redevelopment Incentive Program's selection criteria.*

*Reimbursement for this program will be derived solely from the increase in taxes generated by the completed project. Awards less than \$25,000 will not be considered. Award reimbursement is limited to the following options: 100% of the tax increment revenues generated by the project for up to 5 years, or 50% of the tax increment revenues generated by the project for up to 10 years, or 20% of the tax increment revenues generated by the project for up to 20 years. Additional increment reimbursements, up to the "but for" gap, are permitted for a maximum of five additional years for projects with elements such as trunk line upgrades, which constitute substantial public wastewater infrastructure improvements, as defined by GRU. These additional payments will be equal to 50% of the original payment percentage.*

*Fiscal Note: None at this time. Any awards made in the future would be paid from the tax increment generated by the project and would not affect the district-wide budget.*

**RECOMMENDATION**

*Executive Director to the CRA: Adopt the Downtown Redevelopment Incentive Program, in substantially the form as attached.*

*Downtown Redevelopment Advisory Board to the CRA: Adopt the Downtown Redevelopment Incentive Program, as presented.*

070145\_200701618\_DRAB Redevelopment Incentive Program Changes.pdf

*Explanation:* At the September 18, 2006 meeting, the CRA directed the Advisory Boards to re-examine the incentive programs, including the Redevelopment Incentive Programs that targeted smaller scale developments. On December 19, 2005, the CRA adopted the Eastside Redevelopment Incentive Program, in an effort to encourage development projects within the redevelopment area by offering assistance to those projects that would not happen, but for funds provided by the program. The program offers the developer a variety of incentives to choose from that best fits the need of the project. The Eastside Redevelopment district has such an incentive program in place. The program did not have an application fee for the third party review of developer's proposals that typically occurs with the incentive request. At the May Eastside Redevelopment Area Advisory Board meeting, the Board voted unanimously to draft language in the Eastside Redevelopment Incentive Program that would add a \$1,000 application fee. The amended language would read as follows:

*Application Process*

*All applicants must submit a \$1,000.00 fee per application with checks payable to the Gainesville Community Redevelopment Agency in order for the application to be independently evaluated.*

*All applications must be submitted within three (3) weeks of the monthly Eastside Redevelopment Advisory Board meeting in order for the application to be independently evaluated.*

*Fiscal Note:* None at this time. Any awards made in the future would be paid from the tax increment generated by the project and would not affect the district-wide budget.

**RECOMMENDATION**

*Executive Director to the CRA 1) Approve the draft language in the Eastside Redevelopment Incentive Program to include a \$1,000 application fee.*

070146\_20070618\_ ERAB Redevelopment Incentive Program Changes.pdf

**070147.**

**Fifth Avenue/Pleasant Street Redevelopment Incentive Program (B)**

*Explanation:* The Fifth Avenue Pleasant Street Redevelopment Incentive Program was adopted October 15, 2003. On September 18, 2006, the CRA Board directed the district boards to reexamine the incentive programs, including the Redevelopment Incentive Programs that targeted smaller scale developments. The CRA adopted the Eastside Redevelopment Incentive Program in an effort to encourage development projects within the redevelopment area by offering assistance to those projects that would not happen, but for funds provided by the program. The program offers the developer a variety of incentives to choose from that best fits the need of the project. 100% of the tax increment revenues generated by the project for up to 5 years, or 50% of the tax increment revenues generated by the project for up to 10 years or 25% of the tax increment revenues generated by the project for up to 20 years. Staff has revised the FAPS Incentive Program, which aims to reduce the cost of development area by offering infrastructure improvements associated with new small -scale development. Added increment reimbursements are permitted for a

maximum of five additional years, up to the "but for" gap, for projects such as truck line upgrades, which constitute substantial public wastewater infrastructure improvements, as defined by GRU. These additional payments will be equal to 50% of the original payment percentage. The reimbursement is derived solely from the increase in taxes generated by the completed project. A draft of the proposed changes is included in the backup for review.

The menu would include items such as: Water and wastewater meter costs and connection fees; tap charges (required when a project must tap into the line-not meter or connections costs); meter fees (gas or electric); undergrounding utilities; placement of utilities in buildings to avoid large surface-mounted facilities on site; utility enclosures (intended to reduce clutter of utility boxes in pedestrian areas); streetscaping and upgraded lighting to Fifth Avenue Pleasant Street design criteria and other applicable standards; development of stormwater at off-site locations if possible or on-site if necessary; curb and gutter, sidewalks; parking dumpster enclosures; trunk main improvements or extensions.

Projects seeking incentives must address issues identified in the Fifth Avenue Pleasant Street Redevelopment Plan. Requests for incentives will be evaluated on the following criteria. A project must meet five of the following criteria: provide opportunities for different housing to accommodate different demographic groups; replace older or underutilized utility lines where needed; increase mobility through transit service and pedestrian improvements; develop local-serving neighborhood commercial centers; contribute to the overall district's status as a regional commercial destination center; augment existing street grid system; address district stormwater improvements; provide neighborhood improvements- safety, identity, and facilities; provide opportunities for consumers to shop within the district; implement streetscape improvements including ,curbs, gutters and lighting; provide public art; accommodate parking in a manner that does not disrupt the pedestrian scale of the district (such as underground parking, shared decked parking located above ground level retail, or decked parking located in the interior of the development); provide Green Building inventory that achieves LEED certification, or equivalent (this item will take effect if language regarding Green Buildings is incorporated into the Fifth Avenue Pleasant Street Redevelopment Plan); and target specific uses beneficial to the Fifth Avenue Pleasant Street Redevelopment District.

**Fiscal Note:** None at this time. Any awards made in the future would be paid from the tax increment generated by the project and would not affect the district-wide budget.

**RECOMMENDATION**

*Executive Director to the CRA: Approve the recommended revisions to the Fifth Avenue Pleasant Street Redevelopment Incentive Program, in substantially the form as attached.*

*Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: Approve the recommended revisions to the Fifth Avenue Pleasant Street Redevelopment Incentive program, as presented.*

070147\_20070618\_ FAPS Redevelopment Incentive Program Changes.pdf

**070148. Removal of Board Members from Fifth Avenue Pleasant Street Advisory Board (B)**

*Explanation:* The CRA Rules of Procedure state that board members shall serve at the pleasure of the CRA and may be removed upon the recommendation of the Executive Director, or by other action of the CRA. Orian Ellis has attended two out of eleven meetings and none in the past six months. Kenneth Johnson has attended one meeting over the last eleven meetings and that was in the past six months. The Fifth Avenue Pleasant Street Redevelopment Advisory Board struggles with quorum issues, and this attendance pattern is a hindrance to the Board. Staff recommends that Mr. Ellis and Mr. Johnson be removed from the Board and that the positions be advertised.

*Fiscal Note:* None at this time

**RECOMMENDATION**

*Executive Director to the CRA:* 1) recommend approval of staff's recommendation to remove Orian Ellis and Kenneth Johnson from the Fifth Avenue Pleasant Street Redevelopment Advisory Board; and 2) advertise the positions.

070148\_20070618\_ FAPS Member Removal.pdf

**061156. Gainesville Greens Development Agreement (NB)**

**This is a request that the developer's agreement for the proposed Gainesville Greens development be updated to reflect the recently approved 12 month extension to the option on City Lot 10.**

*Explanation:* On March 15, 2006 Equity Venture, the developer of the Gainesville Greens project requested an extension of the option on City Lot 10. On April 23, 2007, the City Commission approved the extension of the option on Lot 10 for a period not to exceed 12 months, ending June 17, 2008. Due to this, the development agreement signed with the CRA will no longer be current. The current development agreement requires construction to be completed prior to the new option extension approved by the City Commission. Staff recommends that the development agreement be extended by one year.

*As background on the development and RFP process to date, Section 163.380(2) of Florida Statutes provides that interests in real property acquired by a Community Redevelopment Agency (CRA) may be disposed of in accordance with reasonable disposal procedures. Section 163.380(3), Florida Statutes, provides that prior to disposing of interests in real property, notice shall be published soliciting proposals from developers, which are to be submitted within 30 days after publication. Thereafter the CRA shall consider any such submitted proposals and accept such proposals as it deems to be in the public interest.*

*The City has optioned Lot 10 to the CRA, which, pursuant to the authority provided by that statute, issued a Request for Proposal on June 17, 2005. On September 19, 2005, the CRA considered four proposals that had been submitted in accordance with the above procedures and ranked as highest the proposal submitted by Gainesville Greens, a mixed-use residential development proposal. Gainesville Greens has taken a number of steps toward development. During this process, Alachua County Environmental Protection identified a source of underground pollution on the development site; this contamination is a remnant of previous dry-cleaning activity on the site. Based on this information, County staff and neighboring property owners expressed concern regarding the spread of this contamination caused by onsite drilling related to the Gainesville Greens development. Gainesville Greens responded to the situation and stated that the development would not utilize a deep pile foundation system. Rather, a mat foundation was agreed upon. On May 31, 2007, staff received notice from the developer that Gainesville Greens now intends to pursue a deep pile foundation as engineering work has determined that a mat foundation will not adequately support the proposed building. Such a deviation will necessitate that the development attain a new preliminary site plan approval. Additionally, the issue again raises concerns with Alachua County EPD that deep pile borings may contribute to the spread of existing contamination. The applicant has met with CRA, City, and County EPD staff regarding the issue. At this time, engineering studies indicate that the spread of pollution as a result of the pile foundation is unlikely. However the developer will pursue additional engineering studies and will formulate a revised action plan that explores all options for contaminant management in greater detail.*

*Fiscal Note: None*

**RECOMMENDATION**

*Executive Director to the CRA: Authorize the Executive Director to execute all appropriate documents prepared by the CRA Attorney that will allow for the extension of the development agreement by one year.*

**Legislative History**

4/16/07      Community      Discussed  
                   Redevelopment  
                   Agency

061156CRA\_20070416\_ Gainesville Greens Update.pdf

**070149.**

**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.*

*Organization Updates:*

*Staff has started the process of seeking services for a new website. Staff is*

currently finalizing a contract with Buster O'Connor from eye4 design. The initial scope of their work will be inclusive of graphic styling for the new CRA website. The second phase of the web project will include finding a web firm that will apply that web styling work to a new website.

*Development Agreements:*

*Camden Court - The development agreement has been signed.*

*Gainesville Greens - The development agreement is on the CRA agenda for a proposed extension.*

*University House on 13th Street - The development agreement is being negotiated.*

*University Corners - The agreement is actively being worked on by Staff.*

*Hampton Inn/Lot 9 - This item will be on the July 16, 2007 CRA agenda to discuss outstanding items such as staging and the revised incentive request.*

*Project Updates:*

*Banners - Staff is beginning to work to replace misplaced banners and ones that are out of order on University Avenue. New banners will be ordered that are identical to the current design on University Avenue. The same specifications will also be followed. The University of Florida will begin the process of replacing the 100 year anniversary banners with existing banners taken down for that purpose shortly.*

*Depot Park Area Master Plan - The contract is being worked on by the purchasing department along with staff.*

*Lot 13 Solid Waste Project - Waste Management will be continuing to provide service to the dumpsters on Lot 10 until the compactor at Lot 13 is constructed when Gainesville Greens begins development.*

*Model Block House Site D - Currently under construction.*

*Model Block Art Zone Pilot Project - The artwork has been completed and installed.*

*Northwest 5th Avenue Streetscape - Public Works opened the bids and is reviewing them at this time. The bids were not accepted. The technical specifications will be updated and the new plans will be re-bid.*

*Northwest 5th Avenue Tot Lot - The Parks Division has taken down the chain link fence and ordered the equipment. Construction is expected in July.*

*Porters Neighborhood - Staff is leading a multi-department effort to institute improvements in the Porters Neighborhood. Staff is currently drafting the*

*scope for engineering feasibility studies which will examine SW 3rd Street and SW 5th Street, two major corridors in the neighborhood. Potential improvements to be examined under this study include lighting, street repair and resurfacing, installation of curb/gutter, sidewalks, drainage and utility improvements. Staff anticipates the feasibility studies will cost roughly \$15,000 each and will be completed within about four months. The end result will produce a multiphase plan describing how a variety of improvements could be implemented along each corridor. In addition to this large-scale effort, Staff is also exploring more immediate solutions to neighborhood issues such as roadway and crosswalk striping, fence repair, increased code enforcement and police presence, and reopening of walled off streets.*

*Southwest 5th Avenue Triangle - The bidding for construction of this project is complete. Public Works and Purchasing reviewed the bids the City Commission approved at the June 11, 2007 City Commission meeting. Construction is expected to occur during this summer.*

*Southwest 7th Avenue Improvements - JMJ engineering is in the process of conducting a feasibility study for the CRA and Public Works in utilizing the SW 7th Avenue Corridor for the treatment of stormwater. Potentially, the stormwater would be treated through an exfiltration system placed beneath the roadway and on-street parking.*

*Southwest 8th Avenue Streetscape Improvements - Public works will obtain estimates for design services through the Consultants Competitive Negotiations Act for projects over \$1,000,000, by this spring.*

*Small and Minority Businesses - The CRA Manager met with the City's Small & Minority Business Development and Procurement Coordinator to discuss how the Local Small Business Procurement Program could be tied in to the CRA's procurement. Staff will continue to discuss methods of increasing local small & minority business participation in CRA projects.*

*Tumblin Creek Watershed Management Plan - A "final" copy of the plan was sent to the CRA on May 7, 2007 to review and provide comment. A joint meeting of the Public Works, City Attorney, and CRA will occur this month to discuss the plan and potential options.*

*University Avenue Improvements - Staff researched and received quotes on new bus shelters in coordination with RTS. Public Works is working on obtaining easements along the right of way. Consulting engineer is completing construction plans in preparation for meeting with FDOT. Staff obtained two proposals for roadway median designs along University Avenue in the Eastside and College Park/University Heights Districts and plans to review with the respective boards. Staff submitted a contract for Bellomo-Herbert streetscape standards revision for approvals.*

*Waldo Road Signs - The CRA referred this item concerning the signage issue raised by the EDUCC (Economic Development University Community Committee) to the ERAB in April 2007. Erik Bredfeldt, Economic Development*

*Director for the City of Gainesville, gave a presentation to the Eastside Redevelopment Advisory Board at its May meeting. The advisory board requested additional information regarding signage regulations to be brought back for discussion at a future date.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

*Executive Director to the CRA: Receive update from staff.*

**REPORTS FROM ADVISORY BOARDS/COMMITTEES CONSENT**

**END OF THE CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA****SECRETARY****EXECUTIVE DIRECTOR****070150. Eastside Gateway Project (B)**

*Explanation: The Eastside Gateway Project is proposed for the former Tacklebox site, 1490 Southeast Hawthorne Road, in the Eastside Redevelopment District. The site is a triangular parcel totaling approximately 0.29 acres and is bounded on the south by SE Hawthorne Road, on the north by East University Avenue, and on the east by SE 15th Street. The CRA purchased the site from the former owner in June 2005 for the purpose of redevelopment as a gateway feature.*

*In 2006, the CRA contracted with Zamia Design Landscape Architecture to develop design concepts for the gateway. Zamia developed a concept with the Eastside Redevelopment Advisory Board (ERAB) and presented it to the CRA on June 19, 2006. The design included a history walk, ribbon sculpture that covered the site, and associated landscaping. The CRA expressed concerns for pedestrian safety issues that could have arisen from people attempting to cross traffic in order to access the features installed on the site. Other concerns included the expense of sculptural and paving elements, the need for more lighting, and preventing graffiti on the structures. Direction was given to staff to redesign the concept, eliminate the history walk and focus more on the hardscape and landscape elements.*

*Staff returned to the ERAB with Zamia to redesign the concept in early 2007. In April, Zamia presented revised park concepts, with the ribbon sculpture and history walk removed, that touched on natural and historical themes tied to the district. The ERAB asked to see elements of two of these concepts merged into a single design. In May 2007, Zamia returned to the ERAB with this design, which emphasizes hardscape forms and native plant materials that while being aesthetically attractive to passing motorists, does not create the impression that the site is intended for pedestrian use. The design (included in backup) incorporates raised circular concrete planters designed to resemble moving water and are a reference to Newnan's Lake. The planters contain low maintenance native trees, shrubs, and ground covers. The planter walls will be designed with a angled surface to discourage use as seating and no crosswalks or sidewalks will enter the site. The outer surfaces of some of the planter walls will receive a sculptural treatment to symbolically refer to attributes of the neighborhood. GRU is planning to install roadway lighting adjacent to the site, which will provide lighting along its perimeter. The ERAB recommended that staff present this concept to the CRA for approval. The cost estimate to construct the project is approximately \$214,533.*

*The CRA commissioned a special study recently by Water and Air Research to*

provide information about whether or not the site improvements would hamper remediation efforts of petroleum impacts present in soil and groundwater near the southeast corner of the site. The study included soil and groundwater sampling and analysis near a decommissioned underground petroleum storage tank. Water and Air advised that the remediation can be addressed by either excavation of contaminated soils in conjunction with dewatering or with a contaminant extraction system set up on site and operated until such time as the cleanup target levels are achieved. The proposed gateway improvements are designed to remain clear of the impacted southeast corner to facilitate either remediation option when cleanup is scheduled by the Florida Department of Environmental Protection, which is paying for this work through the petroleum cleanup program.

Zamia's scope of work in its current contract with the CRA does not include preparing construction documents. At staff's request, Zamia submitted a proposal to develop construction and bid documents including fees and expenses totaling \$17,200.00. Under this proposal, work will proceed to develop the final design and bid specifications needed in order to construct the project. Staff plans to refer the Zamia proposal to the ERAB at its June meeting.

*Fiscal Note:* \$260,292 is currently budget in the Gateway account # 621-790-W918-5520.

**RECOMMENDATION**

*Executive Director to the CRA: Approve the gateway concept as referred to the CRA by the Eastside Redevelopment Advisory Board.*

070150\_20070618\_ERAB Gateway Design pics.pdf

**070151.**

**Depot Rail Trail Design (B)**

*Explanation:* At the March 20, 2006 College Park/University Heights Redevelopment Advisory Board meeting, it was recommended that the CRA hire a consultant to develop design guidelines and a conceptual design and cost estimates for improvements to the Depot Avenue Rail Trail from Southwest 11th Street to the South 13th Street overpass, including concepts for the overpass itself. Previously, part of this work was to be completed with the Public Works Department as part of the Depot Avenue reconstruction project. However, timing, funding issues and the addition of design guidelines and conceptual plans for the 13th Street overpass are beyond the scope of that project. A contract for \$25,000 from Glatting Jackson Kerchner Anglin of Orlando, Florida was reviewed and approved at the March 20, 2006 College Park/University Heights Advisory Board meeting.

At the December 6, 2006 College Park/University Heights Redevelopment Advisory Board meeting, funding not to exceed \$95,000 was approved for the civil infrastructure to remove the overhead power line on the Depot Rail Trail, from SW 11th Street to the 13th Street overpass, in conjunction with work that GRU is doing in that area. The Board also approved funding not to exceed \$65,000 for Domus light fixtures from SW 11th Street to the eastside of the SW 13th Street overpass. GRU has already begun this project.

*The College Park University Heights Advisory Board approved the conceptual master plan design/study prepared by Glatting Jackson Kerchner Anglin of the 1/4 mile section trail improvement that begins west of the SW 13th Street Trail Overpass and continuing east to the western pavement edge of SW 11th Street. The master planned improvements will consist of trail resurfacing, site furnishings (including benches and trash receptacles), landscaping, signage (including gateway, warning, interpretive and directional signs). At the same meeting the College Park University Heights Board approved moving forward with a second contract for the implementation of the construction drawing for the approved master plan.*

*Fiscal Note: \$325,000 is currently budgeted in the Depot Avenue Rail Trail and Overpass account (618-790-W735-5520).*

**RECOMMENDATION**

*Executive Director to the CRA: 1) recommend approval of the contract not to exceed \$26,850 for planning, design, and permitting for the Depot Avenue Rail Trail from 11th and 13th Streets; and 2) authorize the Executive Director to execute all necessary contract documents.*

070151\_20070618\_CPUH Depot Ave Rail Trail.pdf

## **CRA ATTORNEY**

## **REPORTS FROM ADVISORY BOARDS/COMMITTEES**

### **College Park/University Heights Redevelopment Advisory Board**

#### **070152. Request for Incentives for Stadium Club Project (B)**

*Explanation: Stadium Club is a proposed eight story, twenty four residential unit project with nearly three thousand square feet of commercial space. The project site, located at 1802 West University Avenue, is a total of 0.25 acre and the former location of Papa Johns Pizza, Sloppy Gator, and Smoothie King. The developers Sharon Stock and Phillip Stock of Stock Real Estate Developers, Inc. have submitted an incentive request to the College Park University Heights (CPUH) Redevelopment Board under the College Park University Heights Redevelopment Incentive Program Board. The developer is requesting 100% of the increment generated by the project for the first five years, the full value of the property, or approximately \$1,129, 969 in incentives for this project.*

*In November 2006 the developer addressed the College Park University Heights Redevelopment Advisory Board to provide initial background information and schematic design for general feedback. After the board meeting a formal application was submitted to staff, November 14, which was subsequently sent to a third party reviewer, Mr. Michael Warren of AMJ, Inc. Mr. Warren sent a letter to staff after his review and indicated that the application "provided by the developer, although consisting of nearly forty pages, is essentially devoid of*

*relevant financial detail necessary to make an informed decision about an incentive grant." The letter was shared with the applicant.*

*On February 13, 2007, Stock Real Estate Developers provided additional documentation, which again was sent to Mr. Warren for his review. The consultant in a letter dated February 24, 2007 stated that the new material provided does "nothing to rectify that situation, and unfortunately muddies that waters by identifying a significant construction cost increase which vastly increases risk to the development. There is no reason to change the initial recommendation that the request should be denied." Staff agrees with the review from Mr. Warren and did not state any opposing view to this.*

*The College Park/ University Heights Redevelopment Advisory Board formally discussed and reviewed the project at their May 2, 2007 meeting. After presentations by staff, the developers and the third party reviewer, the Advisory Board recommended denial to the CRA based on the application and program standards. It was determined that it could not meet the "but for" test. All report, letters, memos and exchanges including the reports from the independent consultant and follow-up letters is included as back-up.*

**RECOMMENDATION**                      *College Park University Heights Redevelopment Advisory Board to the CRA: Recommend denial of the incentive request for the Stadium Club development based on the application and associated materials provided by the developer.*

070152\_20070618\_ CPUH Stadium Club.pdf

## **Downtown Redevelopment Advisory Board**

## **Eastside Redevelopment Advisory Board**

## **Fifth Avenue/Pleasant Street Redevelopment Advisory Board**

## **MEMBER COMMENT**

## **CITIZEN COMMENT**

**NEXT MEETING DATE July 16, 2007**

## **ADJOURNMENT**