

Community Redevelopment Agency

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



Meeting Agenda

September 19, 2011

3:00 PM

City Hall Auditorium

*Randy Wells (Chair)
Susan Bottcher (Vice-Chair)
Todd Chase (Member)
Thomas Hawkins (Member)
Scherwin Henry (Member)
Craig Lowe (Member)
Jeanna Mastrodicasa (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**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****110316. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of August 15, 2011, as circulated.*

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110322. Appointment of Sophia Y. Carter to the Eastside Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA appoint Sophia Y. Carter to the Eastside Redevelopment Advisory Board for a term to expire June 17, 2014.*

EXECUTIVE DIRECTOR CONSENT**110321. CRA Project Summary (NB)**

Explanation: As a regular informational item on CRA agendas, Staff provides a brief update on selected referrals, redevelopment projects and development agreements under review. This monthly update is typically a limited sampling of the CRA's many on-going projects, as opposed to a complete list.

CRA Wide

Seward Johnson Sculpture Installation - You may have noticed the police officer writing a ticket at City Hall, or the girl hula-hooping in front of the Police Administration Building on NW 8th Avenue. The art exhibition is titled "Crossing Paths" and is the result of a unique collaboration between the City of Gainesville and the University of Florida. On July 8th, 10 life-like sculptures were delivered to the CRA and installed throughout Gainesville's downtown area and another 15 placed on the University of Florida campus. A location map and information about the cell phone tour can be accessed at the following link: <http://www.crossingpathsgainesville.com/>. The sculptures are scheduled for removal in mid-October.

Wayfinding Signage – The Downtown area project is complete.

CRA Maintenance Policy – The purpose of the maintenance policy is to enact a predictable and consistent process for managing current maintenance responsibilities and transferring certain activities and costs to the City of Gainesville. The policy is currently being streamlined, where maintenance procedures are grouped into their appropriate categories; specialized, typical and janitorial maintenance practices. CRA staff has received additional input from Public Works and Parks, Recreation and Cultural Affairs and will make revisions prior to submitting for legal review.

Economic Development Finance - Staff continues to market the Grow Gainesville Fund to business owners and financial institutions. Board Appointments for the CAP Program were made in April. Staff is finalizing the loan service agreement for this program and is in the research and development phase of additional economic development programs.

GTEC Assessment – The assessment has been completed and CRA staff has begun the planning phases of building renovations, and programming improvements at GTEC.

Power District Redevelopment – CRA staff continues to examine a variety of issues at play in the Power District. The CRA is working with the City Manager, City Attorney, and GRU General Manager in order to navigate the issues at play in the Power District and coordinate a successful transition from utility support uses into redevelopment.

Eastside

1717 SE 8th Avenue Redevelopment – In November 2010 the CRA contracted with Perkins & Will a firm specializing in Architecture, Urban Design, Planning and Strategy to complete a three phase analysis of the redevelopment site. This work includes a strategic analysis which will aid in identifying the appropriate project team, and strategic framework which will help staff create the guidelines for moving forward with the vision of the project. Staff is developing an RFQ for design and development of the site.

Exterior Paint Program- Staff is currently accepting paint program applications; this includes marketing and distributing applications to interested parties. Special focus will be placed on 8th Avenue & Waldo Road corridor.

Hawthorne Road Café - Staff has executed a lease agreement with an option to purchase with Southern Charm and Pie Factory to operate the café as a contemporary southern influenced restaurant. The next step is for the tenant to complete their interior build-out of the café and construction is proposed to take 6-8 weeks.

Downtown

SW 3rd Street Improvements – Utility, roadway, and sidewalk construction is largely complete, and the corridor is reopened to normal traffic patterns.

Installation of the new light fixtures, conversion to the underground power system, and removal of the old utility poles/wires is being coordinated with GRU and the project is scheduled for full completion by October of this year.

Art Line – CRA staff presented the concept and proposed routes for the Art Line project to the CRA Board. Staff received good feedback on the project concept and possible routes from the boards. The CRA is currently conducting an in-depth analysis of the most favored route options and beginning to develop the project scope.

Depot Building Phase I Rehabilitation – The Depot Building contractor (West Construction, Inc.) is prepared to mobilize to the site to begin construction, pending the issuance of the City's Building permit. A ground breaking ceremony was held on September 8, 2011.

CPUH

13th Street Overpass – The project is currently undergoing the permit review process through the Florida Department of Transportation (FDOT). Construction is anticipated to commence in fall 2011.

SW 12th Street Lighting – The Domus light fixtures have been received and are in storage. Scherer construction is gathering subcontractors and it is anticipated that construction will begin in early October. The first phase of this project extends from SW 8th Avenue to SW 4th Avenue.

SW 13th Street Streetscape – Oelrich Construction is working on the west side of the roadway south of the Archer Road intersection. Contractors are currently installing erosion controls and electrical infrastructure in addition to brick sidewalks. Work will begin on the east side of the roadway in September. Construction is expected to be complete in mid-December.

NW 1st Avenue – This project consists of reconstructing the roadway from NW 16th Street to the UF Foundation. Parking, solid waste, utilities and streetscaping are being assessed for improvement. Staff is in the process of developing an engineering scope and procuring engineering services through the RFQ process. Coordination work has been initiated with Stadium Club and Campus Christian House. It is anticipated that an engineer will be on-board in early 2012.

6th Street Improvements – Phase I of the visioning for the 6th Street corridor was completed by Dix.Lathrop and presented to the CRA board during the July 2010 meeting. The PWD has included a portion of SW 6th Street on the City's Capital Improvement Project plan for initiation in 2015. The CRA has reached out to the PWD to inquire about coordinating on this project, thereby expediting the design and construction in order to address infrastructure needed for this area. The CRA is working to identify infrastructure needs in the area that can be coordinated within the project scope. A Request for Qualifications for Engineering Services will be released this fall.

Innovation Square District Infrastructure Analysis – On this agenda

Façade Program – The Façade Grant Program is currently open and staff is accepting applications. In September 2010, the CPUH Advisory Board approved a grant for Chao, LLC to build an outdoor café at the building on 1620 W. University Avenue.

FAPS

Legacy Project – The capital campaign is in progress and staff continues to reach out to community members. The land use change and rezoning petition is anticipated to go before the City Commission in October. The website is completed and is now live (<http://aqjmuseum.org/>). Looking ahead, the next phase of design work is expected to begin once project funds become available.

Model Block 5th Avenue – Design is complete on 3 new 5th Avenue neighborhood homes a 3 bedroom 2 bath home at 321 NW 7th Terrace approximately 1254 Sq/Ft H/C, a 3 bedroom 2 bath home at 403 NW 8th Street approximately 1320 Sq/Ft H/C, and another 3 bedroom 2 bath home design for 725 NW 4th Avenue 1320 Sq/Ft H/C. An invitation to bid has been issued for the construction of 3 new model block homes within in the 5th Avenue neighborhood with bids due to City Purchasing on October 12, 2011 at 3pm.

Façade Program – The Façade Grant Program is currently open and staff is accepting applications.

Model Block J 419 NW 4th Avenue – The sale of 419 NW 4th Avenue was approved by the CRA board at the July 2011 meeting and the CRA closed on the sale of the home to Kurt Strauss and Renee Pinault on September 13, 2011.

NW 5th Ave Commercial Building – The first floor office/retail space is available for lease. Interested parties should contact Shaad Rehman at 334-2298.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to CRA: Receive project update from Staff.

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

SECRETARY

EXECUTIVE DIRECTOR

110318. **FY2012 Budget Resolution (B)**

Explanation: Every September, the CRA Board adopts a budget for the next Fiscal Year. In preparation for budget adoption, each Advisory Board reviews a proposed budget and provides a recommendation to the CRA Executive Director that is then recommended to the CRA Board. The Fifth Avenue/Pleasant Street, Downtown and College Park/University Heights Advisory Boards have approved their respective budgets. The Eastside Advisory Board did not have quorum and was unable to approve their budget; however, appropriations to projects were made according to their approved strategic plan.

The budget is divided into five (5) general sections: 1) Revenues 2) Personal Services 3) Operating Expenses 4) Non-Operating Expenses and 5) Project Funding. Below are highlights from each section of the proposed FY2012 Budget for each Redevelopment Area:

1) Revenues

For FY2012, Tax Increment funding for the CRA (four combined Redevelopment Areas) is estimated to be \$5,476,178, a decrease of 3.60% from FY2011.

2) Personal Services Expenses

Ten full-time employees and one temporary employee are included in FY2012. Most CRA staff provides shared-support across all CRA redevelopment areas in the functional areas of planning, project management, engineering, development finance, and budgeting. A portion of each staff person's salary and benefits (i.e. Personal Services) is allocated to each redevelopment area, with the exception of the CPUH Project Manager, which is allocated 100% to the CPUH redevelopment area. Personal Services expense for CRA staff is \$825,828.

Additionally, the CRA is supported by a City of Gainesville attorney and the City Clerk. Both spend a portion of their time directly supporting the CRA.

The total Personal Services expense for CRA is \$909,138.

3) Operating Expenses

The total proposed FY2012 operating expense is \$316,033. Operating expenses cover general overhead expenses that are required to operate the CRA, including but not limited to travel, training, telephone, office supplies, and an overhead allocation from City for shared support (HR, Payroll, Accounting, etc.).

The total Payroll and Operating Expenses to Tax Increment ratio is 22.37%, which is a measure of how much Tax Increment funding is used for overhead, is below the self-imposed 25% threshold. Additionally, each redevelopment area meets threshold requirements individually: Eastside 24.67%, FAPS 21.86%, CPUH 24.41%, and Downtown 18.23%.

4) Non-Operating Expenses (Debt Service, Obligations to City of Gainesville and Tax Increment Reimbursements)

Obligations to the City for payments on loans include West University Avenue Lofts (\$32,338) and SW 2nd Ave (\$58,118), Eastside District Note - Tacklebox Bond (\$21,794), Arlington Square Note (\$6,100), FAPS Model Block Note (\$52,161), Courthouse Parking Garage Note (\$111,852), the 5th Ave Commercial Building Retail Note (\$26,015) and the Commerce Building Note (\$72,679).

Transfers to the General Government fund in the amounts of \$22,027 and \$11,939 for the Other Post Employment Benefit Bond (OPEB) and Pension Obligation Bond (POB) respectively is also included.

The total for non-operating expenses is \$415,024.

2010 TIF incentive payments were paid out in fiscal year 2011 for the following Development Agreements: Campus View (\$66,636), Stratford Court (\$15,567), Camden Court (\$13,371), Union Street (\$177,007), Jefferson on 2nd (\$169,770), The Palms (\$78,479) and University House (\$134,190). These amounts are carried over in the FY2012 budget as placeholders until the CRA receives updated "TIF District Liability Calculations" from the County in December. These totals will be adjusted during the FY2012 Amending Budget process.

The total for CRA TIF Development Agreements is \$655,019.

5) Project Funding

After payroll, operating expenses, debt service and incentive payments there is \$3,180,964 available to appropriate for projects. See presentation back-up for funding by project and a description of each project.

Fiscal Note: A Budget Transaction Form will be prepared to be executed by the City's Budget and Finance Department.

RECOMMENDATION

CRA Executive Director to the CRA: 1) Hear presentation by CRA staff and 2) Adopt Resolution #110318 approving the budget for FY2012.

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110319.

Innovation District Infrastructure Assessment (B)

Explanation: Innovation Square and the surrounding area holds tremendous opportunity for the City of Gainesville to realize its full innovation economy potential. Across

the community, a number of sectors have come together to assist with translating the potential of Innovation Square into reality. The CRA has played a major role in this process: establishing an open forum for collaboration and communication between the major stakeholders, leading the initiative to rewrite the area's zoning regulations, and spearheading a multi-agency effort to ensure that current/future infrastructure is in place and/or planned to accommodate the build out of the area.

The CRA has engaged engineers and urban design experts and has worked for a number of months on a detailed analysis of the infrastructure and utilities for the area surrounding Innovation Square. This project has required extensive coordination with GRU (Energy Delivery, GRUComm, Water/Wastewater, Gas, Reclaimed Water, Chilled Water), the University of Florida, Shands, the City of Gainesville Public Works Department, Cox Communications, At&T, major property owners, and other key stakeholders. This intensive collaboration has laid the foundation for unprecedented collaboration between all parties, an essential first step in bringing Gainesville's innovation economy to reality. The goal of the infrastructure initiative is to create a comprehensive catalogue of current infrastructure conditions, anticipated development buildout, and anticipated infrastructure upgrades needed within the Innovation Square area. This information can then be used to help plan, budget, and implement capital improvements in a coordinated and comprehensive fashion. By utilizing a proactive, comprehensive approach, all organizations can streamline resources, reduce costs, and improve efficiencies in serving the area. Equally important, these initiatives can contribute to large-scale economic development impacts that will bring investment, development, and jobs to the community redevelopment area.

The infrastructure study is currently at 90% completion, and the CRA is working with Brown & Cullen, Inc. (BCI) engineers and all of the stakeholder groups to finalize this document. At the CRA meeting, CRA staff and BCI will provide an overview of the study and the findings to the board.

Fiscal Note: Brown and Cullen Inc. are under contract to provide professional civil engineering services at a cost not to exceed \$32,500.

RECOMMENDATION *Hear presentation and provide input as necessary.*

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110320.

Cade Museum Project Update (B)

Additional Back-up forthcoming, Monday, September 19, 2011.

Explanation: In partnership with the City of Gainesville, the Cade Museum for Creativity and Invention will be a cornerstone of the newly revitalized Depot Park - one of the most important environmental reclamation and urban renewal projects in the city's history. The actual Museum was conceived as a building that will flow naturally into the landscape and master plan for the reclamation and renovation of Depot Park. In addition to state of the art exhibit galleries, the 45,000 square foot facility will include science labs, workshops and studios for

use by visitors, school groups and others, and a dedicated space for hosting top traveling exhibits. The building is also designed to serve as a venue for meetings and community events. The Cade Museum will be much more than a building. It will be an extraordinary community resource that will be an important part of Gainesville's future economic development.

Dorrie Hipschman, Executive Director of the Cade Museum Foundation, will provide an update on the next steps for the project and share the critical dates and timeline for moving forward.

Fiscal Note: None at this time

RECOMMENDATION

Hear presentation from the Cade Museum Executive Director.

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CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

College Park/University Heights Redevelopment Advisory Board

Downtown Redevelopment Advisory Board

110317. Downtown Redevelopment Plan (B)

Explanation: Community Redevelopment Areas are governed by a comprehensive visioning document known as the Redevelopment Plan. The Redevelopment Plan is a powerful visioning tool which, if structured properly, can provide great support for redevelopment initiatives. Redevelopment Plans serve as a sort of comprehensive plan for CRA's; they are intended to identify the high level goals and objectives needed to bring about redevelopment, reinvestment, and meaningful change. Redevelopment Plans also serve an important legal function, as all CRA activities must be supported by concepts identified within the Redevelopment Plan. As such, it is important that Plans are maintained and updated on a regular basis and that they are structured to be practical, comprehensive, and flexible, in order to maintain maximum utility for the CRA and the community.

The Downtown Community Redevelopment Area currently operates under a Redevelopment Plan adopted in 2001. As this plan approaches the 10-year mark, it is time to evaluate and update this document in order to align the plan with current issues/opportunities and to support a robust, proactive redevelopment framework. Since December 2010, CRA staff has worked with the Downtown Redevelopment Advisory Board (DRAB) to update the Redevelopment Plan for the Downtown Community Redevelopment Area. Plan revisions have been handled in-house by CRA staff, facilitated through a multi-step process with the DRAB and stakeholders. In updating the Downtown Redevelopment Plan, CRA staff utilized a framework developed and refined during recent updates to both the Eastside and the Fifth Avenue/Pleasant Street

Redevelopment Areas. The CRA's work developing redevelopment plans, in conjunction with the CRA's Strategic Planning system, has been honored by Florida Chapter of the American Planning Association.

The new Redevelopment Plan is structured to provide strong redevelopment guidance while also remaining flexible enough to meet both the known and unforeseen needs the Downtown Redevelopment Area will face moving forward. The plan identifies a Guiding Principle for Downtown, and provides a framework identifying a series of redevelopment objectives describing broad goals for the Redevelopment Area. Each objective is further supported and clarified through a series of initiatives that provide a more focused strategic framework for implementing CRA goals.

Fiscal Note: None at this time; plan updates are being completed in-house by CRA staff

RECOMMENDATION

Downtown Redevelopment Advisory Board to the CRA: 1) Approve the amended Downtown Redevelopment Plan (which has been amended in its entirety), subject to approval as to form and legality by the CRA/City attorney; and 2) recommend the City Commission hold a public hearing and adopt the amended Redevelopment Plan.

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Eastside Redevelopment Advisory Board

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

MEMBER COMMENT

110340.

Member Scherwin Henry - Member Comment (NB)

RECOMMENDATION

The CRA discuss the Hotel/Conference Center.

CITIZEN COMMENT

NEXT MEETING DATE

October 17, 2011

ADJOURNMENT