

RESOLUTION NO. _____

PASSED _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA; ESTABLISHING THE AIRPORT INDUSTRIAL PARK – SIDEWALK INSTALLATION POLICY; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the City of Gainesville is the developer of the Airport Industrial Park; and

WHEREAS, The City Commission, in its regular meeting of January 26, 2004, recognized that City assistance with the provision of required sidewalks in the Airport Industrial Park is an infrastructure benefit the City should offer to existing businesses located in the Airport Industrial Park; and

WHEREAS, the Airport Industrial Park Sidewalk Installation Policy is in furtherance of the goals of §166.021(9)(a), Florida Statutes, by attracting and retaining existing businesses in the Airport Industrial Park, thereby furthering the City's Economic Development Goal of retaining and expanding its existing economic base while simultaneously providing for additional development incentives in the City's Enterprise Zone and East Gainesville; and

WHEREAS, the Airport Industrial Park Sidewalk Installation Policy would only be available to applicants for a Development Order should they not be able to secure an exemption based upon the existing sidewalk modification criteria as provided in the City of Gainesville Land Development Code.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA:

Section 1. The City Commission adopts the following criteria for application of the Airport Industrial Park – Sidewalk Installation Policy:

- (1) This policy only applies to existing businesses as of January 26, 2004 located in the City's Airport Industrial Park;
- (2) This policy applies to the retrofit portion of the Land Development Code's sidewalk provisions only;
- (3) Financial participation by the City shall in no case be more than 50% of total retrofit project cost;
- (4) The City shall require a pre-project sidewalk installation cost estimate from the contractor to assure reasonableness of estimate;
- (5) Proceeds shall be subject to availability and the lawful appropriation of funds by the City Commission, will be made on a reimbursement basis, and will not be expended to the applicant until the complete sidewalk installation is inspected and approved by the City Manager or designee.

Section 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED, this _____ day of _____, 2004

Thomas Bussing, Mayor

ATTEST:

Approved as to form and legality:

Kurt M. Lannon
City Clerk

Marion J. Radson
City Attorney

The Airport Industrial Park – Sidewalk Installation Policy

The Airport Industrial Park – Sidewalk Installation Policy represents an acknowledgement that by assisting Performance Food Group in this instance, a precedent is created. Therefore, the Policy applies to all existing businesses within the Airport Industrial Park. This is because the City is in essence the developer of the Airport Industrial Park and is in a slightly different position relative to other areas of the City. Assistance in the provision of required sidewalk in the Airport Industrial Park is similar to the City's current provision of required stormwater facilities in the Airport Industrial Park. Both provide a development enhancement to business located in the City's Airport Industrial Park as an acknowledgment of furthering the City's Economic Development goal of retaining and expanding on its existing economic base.

The Airport Industrial Park Sidewalk Installation Policy balances the businesses responsibility to comply with the current pertinent provisions of the Land Development Code for the expansion portion of their project while simultaneously reflecting the reasonableness of not unduly burdening the business financially for the retrofit portion of the required sidewalk. The Policy would be available to applicants for a Development Order should they not be able to secure an exemption based upon the existing modification criteria indicated in the City of Gainesville Land Development Code Section pursuant to Section 30-338(6)(h).

The criteria for application of the Airport Industrial Park – Sidewalk Installation Policy are as follows:

- (1) Applies to existing businesses as of January 26, 2004 in the City's Airport Industrial Park only;
- (2) Applies to the retrofit portion of the Land Development Code's sidewalk provisions only;
- (3) Financial participation by the City would be no more than 50% of total retrofit project cost;
- (4) Participation by the City would require a pre-project estimate from contractor to assure reasonableness of estimate;
- (5) Proceeds would be subject to availability and appropriation of funds and would be made on a reimbursement basis from City Commission Contingency and would not be forthcoming until sidewalk is inspected and passed by appropriate City staff.

Economic Development staff did work with Public Works staff to provide an estimated unit cost for **the Performance Food Group** sidewalk retrofit provision of **1,190' linear feet**. This total cost including labor, equipment and materials totals **\$27,013 or \$22.70** per linear foot and thus, under the Airport Industrial Park Sidewalk Installation Policy, would result in a City commitment of **\$ 13,506**.

In order to fully apprise the City Commission of potential costs associated with the adoption of this Policy, the following table reports on Airport Industrial Park existing businesses and potential associated costs assuming business expansion. Total estimated costs represent total business property linear frontage (except for Performance Food Group) multiplied by the Public Works estimated unit cost and therefore may be somewhat conservative. The retrofit portion of the sidewalk installation would need to be established on a case-by-case basis.

Business Name	Estimated Affected Perimeter Linear Feet	Unit Cost	Total Estimated Cost of Perimeter Sidewalk Installation	50% Total Estimated Cost of Perimeter Sidewalk Installation
Fabco	600'	\$22.70	\$13,620	\$6,810
Maris Distributors	1050'	\$22.70	\$23,835	\$11,917
*Performance Food Group	1200'	\$22.70	\$27,240	\$13,620
Clariant	400'	\$22.70	\$9,080	\$4,540
Florida Food Service	600'	\$22.70	\$13,620	\$6,810
Heat Pipe	600'	\$22.70	\$13,620	\$6,810
**Kraft Foods	N/A	N/A	N/A	N/A
American PolySteel	300'	\$22.70	\$6,810	\$3,405
Nordstrom	1800'	\$22.70	\$40,860	\$20,430
Ryder	450'	\$22.70	\$10,215	\$5,108
Total	7,000'	\$22.70	\$158,900	\$79,450

* Total cost for Performance Food Group is slightly higher in the table due to rounding.

** Required sidewalk has been installed by this business per Land Development Code provisions.

Performance Food Group is the only project that is currently imminent. Other project discussions that have occurred between the Economic Development Director and existing

businesses include those with Heat Pipe Technologies, Florida Food Service and Nordstrom's. However, as of this time, these projects do not appear to be time certain.

Conclusion

The Performance Food Group building expansion is a welcome development for the community. It will result in a significant impact for the community particularly with respect to job creation and related multiplier effects. Furthermore, the generation of additional property tax revenue associated with building expansion, though not enormous in absolute terms, will mitigate costs associated with the proposed Airport Industrial Park Sidewalk Installation Policy.

Importantly, this policy will adhere to the benefit of existing business entities in the Airport Industrial Park, thereby furthering the City's Economic Development goal of retaining and expanding its existing economic base while concurrently providing for additional development incentives in the City's Enterprise Zone and East Gainesville.* Finally, the Airport Industrial Park Sidewalk Installation Policy provides for a solid compromise between the laudable objectives of providing pedestrian access for employees and customers at the Airport Industrial Park while simultaneously pro-actively participating in the infrastructure provision needs of these East Gainesville employers.

* See City of Gainesville "Economic Development 2003 Goals" adopted by City Commission and located on City web-site