

Community Redevelopment Agency

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

Meeting Agenda

May 15, 2006

3:00 PM

City Hall Auditorium

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

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

CALL TO ORDER - 3:04 PM**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****060026 Community Redevelopment Agency (CRA) Minutes (B)****RECOMMENDATION**

The CRA approve the minutes of April 17, 2006 (Regular Meeting); and May 1, 2006 (Special Meeting); as circulated.

EXECUTIVE DIRECTOR CONSENT**060029 Contract with Lanier Parking Management for Consulting Services (B)**

Explanation: The Downtown Parking Garage is experiencing a number of challenges. In order to address the challenges, both the Public Works and CRA staffs believe that we need professional parking management consulting services. Lanier is one of the largest parking management companies in the country with contracts in Atlanta, Georgia; Myrtle Beach, South Carolina; and Charlotte, North Carolina.

The services provided would include analysis of existing facility equipment effectiveness, analysis of existing and potential facility utilization and related matters, a marketing plan for City Garage to downtown businesses and visitors, and development of a management plan for the facility. The scope of service for this contract includes analysis of existing facility equipment effectiveness, analysis of existing facility utilization, creation of a marketing plan for City Garage to downtown businesses and visitors and development of a marketing plan.

The base cost for this contract will be \$22,681.

Fiscal Note: The CRA has \$1.4 million invested in the garage with an annual debt service payment of \$112,035 annually. There is \$38,000 remaining in the CRA account for the parking garage project.

RECOMMENDATION

Executive Director to the CRA: Recommend the CRA contract with Lanier Parking for consulting service at the not to exceed amount of \$22,681, absent additional authorization.

060030

JMJ Consulting Engineering Proposal for University Avenue Interim Improvements (B)

Explanation: The CRA is planning to implement interim improvements to the University Avenue corridor between Waldo Road and NW 20th Terrace. About half of the corridor lies in the CPUH district and half lies in the Downtown district. The improvements will replace old features such as benches, bus shelters, and waste receptacles with newer designs; close unused curb cuts; and add new landscaping in the median islands. An inventory needs to be made of all the existing features to create a base map for planning the project and estimating costs. JMJ Consulting Engineering provided CRA staff with a cost estimate of \$10,650 to develop an inventory map from field reviews and provide permitting assistance for the FDOT. JMJ's services would be billed on a time and materials basis and it may take more or less time to complete the project than indicated in their estimate. The extent of additional surveying and design services required for the project will be determined at a future date and will be covered under separate contract terms.

Fiscal Note: The estimated prorated share of JMJ's services for CPUH and DRAB is \$5,325.00 each. Funding is available in the budgets of each district.

RECOMMENDATION

Executive Director to the CRA: 1) Budget \$5,325 from DRAB and \$5,325 from CPUH for obtaining engineering services for University Avenue Interim Improvements; and 2) authorize the Executive Director to execute a contract with JMJ Consulting Engineering with a cost of \$10,650.

060031

Fifth Amendment to the West University Avenue Lofts Development Agreement (B)

Explanation: West University Avenue Lofts is nearing completion. The Development Agreement needs to be extended a final time to bring the completion date to June 1, 2006. Also, during an early revision, a specific reference to the amount contributed to the façade easement (\$265,000) was inadvertently deleted from the text of the agreement. This figure should be referenced in the event that a failure to maintain the facade becomes an issue under the terms of the façade easement.

Fiscal Note: None at this time.

RECOMMENDATION

Executive Director to the CRA: 1) approve the Amendment to the Development Agreement reflecting a completion date of June 1, 2006; 2) clarify that the Façade Easement is for \$265,000; and 3) authorize the Executive Director to execute the Amendment.

060032

Update on Redevelopment Projects (NB)

Explanation: Staff has been asked to provide an update on several redevelopment projects.

University Corners- The development agreement has been provided to the developer for review.

Hampton Hotel Development Agreement- A draft of this agreement is under review.

Model Block Project Update- The first house, Site A, in the Pleasant Street Model Block area is ready to be sold. During the CRA open house, at the site for potential buyers on the weekend of April 22 and 23, 2006, twenty five potential buyers viewed the house. Five (5) people attended the pre bid meeting on May 4, 2006. Bids on the house will be accepted on June 2, 2006. Site B is nearing the mid point of construction, and Site D construction should begin shortly.

Northwest 5th Avenue Streetscape- Construction documents are under review and should be released to purchasing shortly. Staff anticipates that the streetscape will be built this summer when fewer students would be impacted by the construction.

Master Plan for Area surrounding Depot Park- This Request for Qualifications has been released. There is a pre bid meeting on Wednesday, May 17th at 2:30 PM. Proposals are due on June 2nd. A ranking of firms will be brought to the CRA at the June meeting.

April Out to Lunch Concert a success, join us for our next concert on the Plaza May 18th: The April 20th Out to Lunch concert was a success, with nearly 100 people enjoying lunch, jazz, and conversation. Please join us as for our next lunchtime concert from 11:30 AM to 1:30 PM on Thursday, May 18th featuring the Marty Liquori Quartet. The final lunchtime concert for the spring season will be held on June 15th.

Tackle Box Property Demolished on April 28th. The CRA began its first step in the construction of a new "gateway" feature into East Gainesville, which began with the demolition of the old Tackle Box fish and bait store located on 1430 SE Hawthorne Road. Demolition of the building started at 9:00 AM on Friday, April 28, 2006. The Eastside Redevelopment Advisory Board is working on with a landscape architect on designs for the project, those design should be presented to the CRA within several months. The next major step for this project is clean up of contamination on the site.

Fiscal Note: None at this time

RECOMMENDATION

Executive Director to the CRA: Accept this update from staff.

060035

Approval of the Annual Maintenance Contract (B)

Explanation: Three years ago the CRA moved to an ongoing maintenance program within the College Park University Heights, Downtown and Fifth Avenue Pleasant Street

CRA areas. The contract includes sidewalk sweeping with a "green machine," litter pickup, landscaping maintenance, and graffiti abatement. The services are provided two days a week in College Park University Heights, two days a week in Downtown and one day a week in Fifth Avenue Pleasant Street.

The scope of work for this contract was reworked with the help of Recreation, Parks and Cultural Affairs and was recently re-bid. There was one response to the bid request, Oasis Landscaping. Oasis Landscaping is the current vendor and has done an excellent job over the past three years. The work required covers a number of services and that diversity of work may be why there was only one bid. The total bid is \$65,648. This is a reasonable increase in cost from the last contract based on the increased services required, and falls within the CRA's budget.

Earlier this year staff was asked to explore the possibility of these services being provided in house. After several meetings with Recreation, Parks and Cultural Affairs and Public Works it was determined that it would cost \$170,000 to provide the services in house. The in-house cost reflects the purchase of equipment, the addition of staff and the required supervision for that staff.

Fiscal Note: The cost of this service is \$65,648 annually, split between the three areas with CPUH and Downtown paying \$26,259 each and FAPS paying \$13,130. Each area currently has fund budgeted for this project.

RECOMMENDATION

Executive Director to the CRA: Recommend the approval of the contract with Oasis Landscaping for ongoing maintenance services.

060033

Selection of a Consultant for the Eastside Expansion (NB)

Explanation: The City of Gainesville may expand the Eastside CRA area based upon Blight Findings, and the CRA may be providing funding for the redevelopment plan that will be required after the Blight findings are adopted.

In order to be proactive in this process, the CRA and the City of Gainesville issued a Request for Proposals (RFP) for a consultant to do the blight finds and to write the plan. There were five responses to the RFP. Staff reviewed the proposals and ranked Asset Property Disposition, Inc. (APD, Inc) first. The APD, Inc proposal was within the CRA budget for this project

Recent changes to the Florida Statute have created a need to change the original timeline for this project. The new timeline has been decreased to four months. The purchasing department contacted Asset Property Disposition to see if they could meet this more aggressive timeline. APD, Inc. agreed that they could; however, they requested an addition \$2,000 towards the cost of the redevelopment plan, bringing the total for the plan to \$22,000.

Fiscal Note: The CRA will need to increase the budget for the Redevelopment plan by \$2,000.

RECOMMENDATION

Executive Director to the CRA: 1) Select Asset Property Disposition, Inc. to write the redevelopment plan for the Eastside expansion, if the project is determined to be blighted; 2) increase the original budget by \$2,000; and 3) authorize the Executive Director to execute a contract with the selected consultant.

060046**Rehabilitation and Sale of Model Block House Located at 418 Northwest 4th Avenue (B)**

Explanation: The CRA acquired this structure as part of the Model Block project and is now ready to begin rehabilitation and prepare for the sale of the property 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 is currently dilapidated and vacant. The living area of 1,257 square feet consists of a series of small rooms, most without closets, no living room or dining room, and no functional kitchen or bathroom. After rehabilitation, the historic footprint will be maintained at 1,257 square feet and contain three bedrooms, one bathroom, a living room, dining room, and a kitchen. The property will be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation, which describes appropriate guidelines for rehabilitation projects located in historic districts. Although the interior of the building will be modernized, historically appropriate and original materials will be used, when possible, to renovate the structure to increase its value.

After several unsuccessful attempts to bid the rehab of all four CRA houses at once, the CRA approved a plan to have staff negotiate directly with appropriate contractors to rehab the properties individually. The CRA had approved a contract on this property with Hoffman Construction; however they will not be able to do the work.

Staff has negotiated a price of \$146,851 for the rehab of this property with Carter Construction. Carter Construction is a contractor who has done considerable work with the Housing Division and is experienced with this type work. Carter Construction will be completing Site B prior to beginning work on this project. The CRA will borrow from the National Trust for Historic Preservation Inner City Venture Fund line of credit for part of the construction cost and fund the balance of the project plus the 10% contingency from the bond funds it borrowed from the City for the Model Block project.

Fiscal Note: The CRA has a \$300,000 line of credit established with the National Trust for Historic Preservation Inner City Venture Fund, and \$250,000 budgeted for the Model Block project.

RECOMMENDATION

Executive Director to the CRA: 1) authorize the Executive Director to execute a construction contract with Carter Construction in an amount not to exceed \$146,851, and also budget a 10% contingency in the

amount of \$14,681 for change orders, if needed, and all necessary documents, certifications, or assurances required to rehabilitate the property; and 2) authorize the Executive Director to draw down funds for the National Trust for Historic Preservation Inner City Venture Fund line of credit for construction financing.

ADVISORY BOARDS/COMMITTEES CONSENT

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

SECRETARY

EXECUTIVE DIRECTOR

060034 Approval of the Fiscal Year 06-07 and 07-08 Budgets (B)

Explanation: The City of Gainesville follows a two-year budget cycle and the CRA Board is being asked to approve the Advisory Board recommendations for the Fiscal Year 06-07 and Fiscal Year 07-08 budget. A copy of the budget is attached for review.

It is difficult to project the increment from year to year. There has been significant growth in the tax increment over the past few years, but it is difficult to project how that growth rate will change over the coming years. As a rule of thumb, staff projects increment at a conservative 5% growth rate annually. Once the actual increment is determined in December additional funds are budgeted during the amendatory budget process. It should also be noted the project funds can be moved from one category to another if the CRA decides to shift its priorities.

Based on the current increment and personnel numbers staff recommends the CRA move to a new funding formula for the next two years. All operating expenses will be split among the areas as follows: College Park University Heights 45%; Downtown 33%; Fifth Avenue Pleasant Street 11%; Eastside 11%. This breakdown is a reflection of the percentage of the total increment generated by the area.

The budget has been reviewed by the Advisory Boards and their recommendations have been included in the budget as presented.

Payroll - At this time staff is recommending no changes to the current personnel strategy.

Operating Expenses- Operating expenses have been increased slightly across the board, based on actual expenses over the past two years.

Project Funds- Project funds are broken into two categories, CRA-wide and individual CRA areas. The CRA wide projects are those projects that cut across more than one CRA area. The Advisory Boards recommend the following project funding:

CRA-Wide Maintenance- College Park University Heights, Downtown and the Fifth Avenue Pleasant Street areas budget annually for additional litter pickup, sidewalk sweeping (pressure washing is covered in another service), landscape maintenance and graffiti abatement services. Services are provided in College Park University Heights for two days a week, the Downtown core two days a week and Fifth Avenue Pleasant Street one day a week. The cost of this service is \$65,648 annually, split between the three areas with CPUH and Downtown paying \$26,259 each and FAPS paying \$13,130. Earlier this year staff was asked to explore the possibility of these services being provided in house. After several meetings with Park, Recreation and Cultural Affairs and Public Works it was determined that it would cost \$170,000 to provide the services in house. On going costs after the first year for in house services were estimated at \$104,000 per year. The in-house cost reflects the purchase of equipment, the addition of staff and the required supervision for that staff. Parks, Recreation and Cultural Affairs have recommended changes to the Scope of Work for this contract and CRA staff has included them in the most recent bid. This expense appears in both the budgets under consideration.

CRA Wide Marketing/Web - The Boards are recommending the CRA budget \$15,000 CRA-wide for this project. These funds will be used for printing additional Visual Master Plans and website maintenance. It is anticipated that the website for this project will begin shortly. The CPUH portion of the project is \$6,750, the Downtown portion of the project will be \$4,950; the Eastside portion of this project is \$1,650 and the FAPS portion of this project is \$1,650. This expense appears in both the budgets under consideration.

University Avenue Interim Improvements- Staff is working on a program of improvements that will run the length of University Avenue from NW 20th Street to NE 15th Street. Each area is being asked to budget funds for their portion of the project. In Fiscal Year 06-07 CPUH has budgeted \$25,000, Downtown has budgeted \$20,000 and the Eastside is budgeting \$129,000 for streetscaping within the area. In Fiscal Year 07-08 CPUH has budgeted \$25,000; Downtown has budgeted \$21,376 and the Eastside has budgeted \$168,608 for streetscaping within the area.

Façade Grant Program- Three of the CRA areas offer Façade Grant programs. The Boards are recommending the following funding: DRAB budgeted \$19,575 in 06-07 and \$20,000 in 07-08; CPUH budget \$50,000 annually and Eastside budget \$10,000 annually.

Parking Management Strategy- In both Downtown and College Park University Heights there is a need for a unified parking management strategy. This strategy should include structured parking placement and funding, on street parking, surface parking lots, permit parking and a range of management

system. Staff is not recommending a parking study by an engineering firm, but rather a contract with a firm that manages and builds parking. The Boards are recommending \$25,000 in Downtown and \$25,000 in CPUH for this project.

Projects by CRA area- The following projects are recommended by the respective Advisory Board.

College Park University Heights Projects

Debt Service Payment- CPUH carries a \$59,900 debt service payment on the Southwest 2nd Avenue Project.

Sidewalk Pressure Washing and Gum Removal- Staff is recommending \$37,000 be budgeted in Fiscal Year 06-07 and \$38,850 be budgeted in Fiscal Year 07-08 for this project.

Innovation Zone - During the Amendatory Budget Cycle CPUH allocated \$23,000 towards the Innovation Zone. Staff recommends an additional \$25,910 be allocated in Fiscal Year 06-07 and \$25,000 in Fiscal Year 07-08.

SW 8th Avenue Streetscape and Lighting - Staff is recommending that CPUH begin budgeting for the streetscape, undergrounding of the electrical lines and installation of new lighting fixtures for SW 8th Avenue. Staff is recommending \$100,000 be budgeted in Fiscal Year 06-07 and \$288,647 be budgeted in Fiscal Year 07-08.

SW 7th Avenue Lighting - CPUH recommends budgeting for the undergrounding of electrical lines and replacement of poles on SW 7th Avenue, from NW 9th Street to NW 12th Street, to correspond with the addition of sidewalks, curb and gutter and parking improvements. GRU estimates the project will cost \$150,000 to complete. CPUH is recommending \$150,000 be budgeted in Fiscal Year 06-07 to complete the project.

Stormwater Management - With the completion of the CPUH Stormwater Master Plan, funding is needed to implement the Plan's priorities. CPUH is recommending \$195,000 be allocated to stormwater management in Fiscal Year 06-07 and \$200,000 in Fiscal Year 07-08.

West University Avenue Lofts Debt Payment - The CRA is obliged to pay \$46,420 annually for the debt payment for the West University Avenue Lofts project. These payments show in both budgets under consideration.

Incentive Payments- There are four incentive payments within the College Park/University Heights area budget. These figures are based on last year's payment and if the value of the project increases the payment will increase also. The payments are as follows: Heritage Oaks - \$14,689, Woodbury Row - \$15,922, Campus View I - \$65,716, and Stratford Court - \$28,431. These payments show in both budgets under consideration.

Downtown Projects

Debt Service- The CRA borrowed funds for the Downtown Parking Garage and the \$112,035 debt service payment in the budget reflects the repayment of those funds. This expense appears in both the budgets under consideration.

Sidewalk Pressure Washing and Gum Removal- DRAB is recommending \$20,000 be budgeted annually for this project. The program area will expand area over the two-year cycle to include more streets.

Downtown Maintenance (Evenings and weekends) - Downtown provides for additional services in the evening after the clubs close and on weekends. These services cost \$33,000 per year.

Incentive Payments- There are three incentive payments within the Downtown area budget. These figures are based on last year's payment and if the value of the project increases the payment will increase also. The payments are as follows: Union Street -\$180,810 - Commerce Project - \$71,832 - Arlington Square - \$6,300.

Policing Innovations- This year Downtown will budget for the last of policing innovation project. The project has included a five officer team that focuses completely on the Downtown area. The budget for this project \$75,000.

East University Avenue Lighting- DRAB is recommending that the CRA begin budgeting for the replacement of the concrete light poles from NE 5th Street to Waldo Road. GRU estimates the project will cost \$350,000 to complete. DRAB is recommending \$125,000 be budgeted in Fiscal Year 08-09 to begin saving for this project.

Eastside Projects

Debt Service- The CRA borrowed funds for the Tackle Box project and the \$22,462 debt service payment in the budget reflects the repayment of those funds. This expense appears in both the budgets under consideration.

Tackle Box Project - The Board recommends \$30,000 in additional funding for this project in Fiscal Year 06-07.

Streetscaping- The Eastside Board recommend that \$129,000 in Fiscal Year 06-07 and \$168,608 in Fiscal Year 07-08 be budgeted for Streetscaping within the distri

Fiscal Note: As presented

RECOMMENDATION

College Park University Heights Redevelopment Advisory Board to the CRA: Recommend approval of the budget, as presented.

Downtown Redevelopment Advisory Board to the CRA: Recommend approval of the budget, as presented.

Eastside Redevelopment Advisory Board to the CRA:

Recommend approval of the budget, as presented

Fifth Avenue Pleasant Street to the CRA: Recommend approval of the budget, as presented

Executive Director to the CRA: Recommend the CRA adopt Resolution 060034.

051192

Capital Improvement Project Budget (B)

Explanation: The City of Gainesville is changing its budgeting cycle and will review its Capital Improvement Project budget prior to its operating budget as part of this year's budget cycle. In order for the CRA budget to fall within the standard City budget cycle the CRA will need to follow the same pattern. Staff has prepared the attached Capital Improvement Project budget for CRA review. The full CRA budget will be heard at the May CRA meeting.

During the last month the Advisory Boards have reviewed the CIP. There is only one significant change from the CIP submitted for last month's CRA meeting. After considerable discussion, the Eastside Redevelopment Advisory Board recommended the creation of a generalized Streetscaping account rather than specific funding for demolitions, the inmate crew, and saving for decorative lights along University Avenue to replace the current concrete poles. Given the cost of replacing the decorative lighting it would be necessary for the CRA to budget funds for several years before the project could be undertaken.

The CIP plan for each area is as follows:

College Park University Heights: This area has four items on the CIP list including sidewalks and lighting on Southwest 7th Avenue; funding for stormwater improvements over the next 4 years; streetscape improvements to Southwest 8th Avenue; and improvements to the Southwest 5th Avenue triangle.

Downtown: This area has two projects on the CIP list including lighting for Southeast 7th Street; and initial funding for decorative lighting on East University Avenue between Northeast 3rd Street to Waldo Road beginning in FY 08 and running through FY 10.

Eastside: This area has three projects in the CIP including additional funding for the Gateway project at the Tackle Box; the East University Avenue Median project; and streetscape funding for future projects.

Fifth Avenue Pleasant Street: This area has three projects in the CIP including funding for two Model Block houses; and continuing funding for the Northwest 5th Avenue Streetscape project.

Fiscal Note: As noted in the Capital Improvement Project worksheet.

RECOMMENDATION

Executive Director to the CRA: Approve the Capital Improvement Plan, as presented.

Legislative History

4/17/06 Community Continued
 Redevelopment
 Agency

060048**Project Update on Gainesville Greens (B)**

Explanation: The developer of the Gainesville Greens project has requested an opportunity to address the CRA Board. A copy of his request is included in the backup.

The developer has experienced a number of unexpected cost increases and has needed to make several changes to the project and request additional funding. The developers cost for the project have grown from \$39 million to \$53 million. In order to make the project feasible, the developer had to remove the LEEDS certification and the affordable housing units. The developer's letter outlines a list of "green" items that will be included in the project.

The developer has provided four options for the CRA to consider.

Option One – if the project offered a fewer number of "green" items and removed the affordable units, the increment request would be 80% of the increment for 20 years.

Option Two- If the CRA chose to add back the LEEDS certification, the increment request would be 96% of the increment generated by the project for 20 years.

Option Three- If the CRA chose to add five affordable units, the increment request would be 96% of the increment generated by the project for 20 years.

Option Four - If the CRA wanted the project with a "Certified" LEEDS green building level and three affordable units, the request would be 98% of the increment generated by the project for 20 years.

Section 163.380(2) provides that interests in real property acquired by a CRA (here the option to purchase Lot 10) may be disposed of in accordance with reasonable disposal procedures, in this case, through the CRA's issuance of a Request for Proposal on 6/17/2005.

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.

On September 19, 2005, the CRA considered 4 proposals that had been submitted in accordance with the above procedures and ranked the proposal submitted by Gainesville Greens as number 1, a mixed-use residential project proposal submitted by AMJ as number 2, a condominium/hotel project as number 3, and "City Square," a project that demanded upfront incentives, as number 4.

A question may be raised regarding the CRA's ability to now consider/approve

what some might consider a substantially different proposal than that which was submitted, considered and accepted under the above RFP process. A variety of issues and factors would need to be evaluated should this occur.

The developer has provided staff with a new proforma, and the proforma was reviewed by PMG and Associates. The report was received over the weekend. A copy will be provided to the CRA on Monday. Based on the Consultants report staff recommends the CRA approve 80% of the increment generated by the project for 20 years, but require a "Certified" LEEDS green building level and three affordable units.

Fiscal Note: All CRA incentives are paid after the project is completed and placed on the tax rolls.

RECOMMENDATION

Executive Director to the CRA: 1) Provide up to 80% of the increment generated by the project for 20 years and 2) require a "Certified" LEEDS green building level and three affordable units as part of the project.

REPORTS FROM ADVISORY BOARDS/COMMITTEES

College Park/University Heights Redevelopment Advisory Board

051177

College Park/University Heights Incentive Design Guidelines and Changes to the Redevelopment Incentive Program (B)

Explanation: As new redevelopment projects continue to be constructed, the College Park/University Heights (CP/UH) Redevelopment Advisory Board has become increasingly concerned with design quality. The CPUH Board formed a subcommittee to develop design standards for developers in the College Park University Heights area. This recommendation came out of a discussion about how it might make changes to the Redevelopment Incentive Program to insure the best quality design possible. Incentive Design Guidelines were developed by the subcommittee and would be used in conjunction with the Incentive Program to help developers understand early in the process the caliber development expected. These Incentive Design Guidelines would not limit the developer's choices by being regulatory, but would rather set the stage for better design through increased awareness.

The guidelines include a number of requirements and recommendations to improve design, such as requiring front presentation to the street, facade articulation, etc. The guidelines have been paired in a table format with the applicable regulations from the Special Area Plans, in order for developers to more easily compare the additional requirements over the Special Area Plans requirements. The proposed Incentive Design Guidelines have been recommended for adoption for the College Park/University Heights Redevelopment Advisory Board and are included in the backup for review.

In addition to the Incentive Design Guidelines that have been developed, changes to the Redevelopment Incentive Program have been proposed. The

changes proposed make adherence to the Incentive Design Guidelines mandatory for all applicants. In addition, new criteria have been added to reflect the priorities of the amended College Park/University Heights Redevelopment Plan, adopted in November 2005. A copy of the Redevelopment Incentive Program, showing the modifications, has been included for review. Also, the College Park/University Heights Redevelopment Advisory Board has recommended to allow consideration of incentive requests as small as \$30,000, instead of the current \$50,000 minimum grant required, that a \$1,000 application fee be submitted (refundable if the applicant successfully receives incentives), and applications must be submitted at least three weeks prior to the College Park/University Heights Redevelopment Advisory Board monthly meeting, in order to independently evaluate the application appropriately.

Fiscal Note: None.

RECOMMENDATION

College Park University Heights Redevelopment Advisory Board to the CRA: 1) Approve the Incentive Design Guidelines; 2) amend the Redevelopment Incentive Program in substantially the same form as requested and make adherence to the Incentive Design Guidelines mandatory for all applicants, include new criteria reflective of the amended College Park/University Heights Redevelopment Plan; 3) amend the Redevelopment Incentive Program to allow consideration of incentive requests at a minimum of \$30,000; 4) charge a \$500 application fee, refundable if approved and 5) require that all applications be submitted at least three weeks prior to the College Park/University Heights Redevelopment Advisory Board monthly meeting in order to be evaluated appropriately.

Legislative History

4/17/06	Community Redevelopment Agency	Continued
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060036

SW 5th Avenue Triangle Construction Documents (B)

Explanation: The SW 5th Avenue triangle is located at the corner of Southwest 13th Street and Southwest 5th Avenue. The University of Florida owns approximately fifty percent of the triangle and approximately fifty percent is owned by the City of Gainesville. The CRA previously approved a conceptual design and project budget for the triangle. Applicable University of Florida committees have since approved the conceptual design.

With the approval of the conceptual design, staff moved forward on developing construction documents with consultant Buford Davis and Associates. Mr. Davis has prepared the attached documents showing the final layout and landscaping/amenities plan. The main changes from the originally approved concept include the removal of the mid-block crossing, additional seating areas

and a placeholder for future public art and/or neighborhood signage. Finally, the final plans call for the removal of a live oak tree in poor condition on the University of Florida owned side of the triangle. The City Arborist and the University Arborist, as well as the University of Florida Lakes, Vegetation and Landscaping Subcommittee have approved this removal. The remaining live oak trees will be retained and will actually receive more protection in the new design.

The remaining element yet to be approved is the public art and/or signage element. The College Park/University Heights Redevelopment Advisory Board will make future recommendations regarding this element, which will be brought back to the Community Redevelopment Agency and applicable University of Florida committees for final approval.

The College Park/University Heights Redevelopment Advisory Board also recommended that the site include electric, water and sewer for the purpose of housing a small vendor. Staff and the consultant have researched this issue further and have determined that an electrical meter from a previous vendor is on site and would be accessible to a vendor, and a water line will be available. However, a sewer line is not easily accessible, accessing the line would require reconstruction of part of Southwest 5th Avenue and would be difficult to connect to the site and would likely not be necessary for any proposed vendor operation.

With the approval of this revised design, the consultant will finalize the construction documents and staff will prepare the project for bid.

Fiscal Note: \$204,225 has been previously allocated towards the SW 5th Avenue triangle project, including an additional \$10,000 for public art.

RECOMMENDATION

College Park University Heights Redevelopment Advisory Board to the CRA: 1) Approve the final construction documents and 2) provide electricity, water and sewer at the site in preparation of a future vendor.

Executive Director to the CRA: 1) Approve the final construction documents and 2) provide electricity and water at the site but do not provide a sewer, in preparation of a future vendor.

ELECTION OF OFFICERS

060027

Election of Community Redevelopment Agency (CRA) Officers (NB)

RECOMMENDATION

The CRA elect a new Chair and Vice-Chair for the 2006-2007 term.

MEMBER COMMENT

CITIZEN COMMENT

NEW BUSINESS

NEXT MEETING DATE

ADJOURNMENT - 5:56 PM