

Community Redevelopment Agency

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



Meeting Agenda

September 15, 2008

3:00 PM

City Hall Auditorium

*Jeanna Mastrodicasa (Chair)
Thomas Hawkins (Vice-Chair)
Jack Donovan (Member)
Pegeen Hanrahan (Member)
Scherwin Henry (Member)
Craig Lowe (Member)
Lauren Poe (Member)*

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

CALL TO ORDER - 3:04 PM**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****080367. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of August 18, 2008, as circulated.*

080367_min_20080915.pdf

EXECUTIVE DIRECTOR CONSENT**080381. CRA Project Summary (B)**

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

CRA Office Options - The CRA's offices are located at 300 E University Ave, Suite 240 in the Commerce Building. The Commerce Building was constructed between 1999 and 2001. The CRA borrowed \$839,000 from the City of Gainesville to provide as an incentive to AMJ, Inc., the developer of Commerce. The CRA also contributed funding to pay for streetscape along Regents Park, the residential development directly behind the Commerce Building.

The current lease at the Commerce Building has been extended for one year and will expire on February 28, 2010. Before the one-year extension was approved, the CRA Executive Director asked that staff consider alternative locations. Also, during the FY09/10 budget discussions, the City Commission asked that the CRA consider alternative locations.

There were four options that were considered:

- 1. Remain in Commerce Building*
- 2. Relocate to Thomas Center*
- 3. Relocate Depot Building (post renovation)*
- 4. Relocate to a new Office Building on one of two CRA-owned NW 5th Ave lots*
 - 4a. 414 NW 5th Ave*
 - 4b. 802 NW 5th Ave*

Staff prepared an analysis to list the pros, cons, and financial implications of each option. The analysis was then presented to each Redevelopment Area Advisory Boards. Each Advisory Board member was asked to rank the options in order of their preference. The scores were then tabulated. Relocating the offices to one of the two NW 5th Ave lots (options 4a and 4b) ranked 1 and 2 with every Advisory Board, with the exception of CPUH, which only ranked of one of the lots (option 4a) in one of the top 2 rankings.

CRA Sustainability Policy - This project is in process and has been assigned to a staff team. Initial research and policy drafting will start this fall. The target delivery date is February 2009.

CRA Maintenance Programs - CRA currently provides/manages maintenance activities such as pressure washing, landscaping, and street cleaning. The Downtown Board is currently examining the feasibility of using free labor from the Alachua County Corrections Dept. as an alternative to funding maintenance services in the area.

CRA Website - CRA will begin a marketing program to promote the website. Additional web content is being developed.

Awards Applications - Staff has submitted the CRA's FY 2007 Annual Report to the International Economic Development Council (IEDC) for consideration in the IEDC's Annual Awards. Staff has also submitted the rehabilitated 5th Avenue Tot Lot and the FY 2007 Annual report for the Florida Redevelopment Association (FRA) annual awards.

Architecture, Landscape Architecture, Historic Preservation Services - In March 2008, the CRA issued a request for statement of qualifications to obtain annual professional services for architecture, landscape architecture, and historic preservation. The selected firms are Zamia Design Landscape Architecture (Gainesville, FL), RBK Architects (Tampa, FL), and Jay Reeves and Associates, Inc Architecture and Design (Gainesville, FL). Examples of the types of projects that these firms will be selected for are the Model Block, streetscapes, and adaptive reuse projects.

University Avenue Medians - The construction documents for the 5 medians in CPUH and 3 medians in the Eastside, including irrigation systems, are complete. The bid documents have been prepared for release. The FDOT requested additional review after having given preliminary approval earlier this year. The FDOT review will delay the bid release 3-4 weeks. It is anticipated that the invitation to bid will be released before the end of September.

CPUH and Downtown Parking Studies -Staff is aiding the consultants in the collection of background data. The consultant team plans to visit Gainesville in mid-September to measure parking demand and conduct field observations.

Eastside

Southeast Gainesville Redevelopment Initiative - The City accepted the Special Area Plan from consultants at the May 12th City Commission meeting. Staff from the CRA, Community Development, and the City's Attorneys office are currently working together to finalize the document in order to begin the process of incorporation into the Land Development Code.

Kennedy Homes - Staff is finalizing the RFP for publication, and plans to issue the document within the next month, in conjunction with a targeted marketing campaign aimed at attracting top caliber respondents.

Hawthorne Road Properties - The CRA closed on the properties on June 9. A survey and site analysis has been completed, and staff has attended a First Step meeting to better understand issues associated with redevelopment of the property. The CRA has entered into a contract with DAG Architects based in Destin, Fl with offices in Atlanta, Destin, Pensacola, and Tallahassee to create a conceptual site plan, preliminary floor plan layout, and architectural renderings for a small restaurant or diner.

Renaissance Lights on University from Waldo to SE 15th Street -The Renaissance Lights are installed on E. University Avenue. The banners arms on the north side of E. University installed. The banner arms on the south side of E. University are in the process of being installed.

Cotton Club - The rehabilitation effort is still underway and is taking place in three phases; stabilizing the main building, rehabilitating the surrounding shotgun houses and grocery store and building new structures for additional classroom space. DAG Architectural firm is working on the construction drawings for the grocery store. Civil Engineering for the site is 90% complete. The City Commission will hold a second hearing for the zoning change of the Perryman Grocery store to Restaurant and café. A marketing plan is being develop for the "Cotton Market Place" which will include a farmers market, crafts and ethic foods. .

Exterior Paint Program- The contractor's application is being reviewed by legal. Implementation of the Exterior Paint Improvement Grant Program will begin September 2008.

Downtown

Lynch Park - on this agenda.

Downtown Community Plaza - Staff is currently formulating strategies for improvements to the Downtown Community Plaza. Working with DRAB, staff is examining the issues and opportunities at play, and is also examining how the Plaza compares to examples of healthy, vibrant public spaces found in other cities. Staff will provide a full presentation to the CRA at a future meeting.

Bethel Station - In conjunction with the Plaza improvements listed above, staff is also moving forward with Bethel revitalization. Within the next month, the CRA plans to issue an RFP soliciting potential businesses for this site. Staff will provide a comprehensive summary on this project at a future CRA meeting.

GRU Redevelopment - on this agenda.

Hampton Inn/Lot 9 Redevelopment - Construction is currently underway; foundation work is complete and the structure is now going vertical. It is anticipated that the project will be complete and the hotel will be operational by July 2009.

Jefferson on 2nd Avenue - Construction is complete and residents are moving in. The CRA Engineer is working with the Developer to ensure the terms of the Development Agreement are fulfilled.

Gainesville Greens/Lot 10 Redevelopment - The developer has notified the City and the CRA that they no longer intend to pursue this project.

The Palms - Construction is complete and residents are moving in. The CRA Engineer is working with the Developer to ensure the terms of the Development Agreement are fulfilled

Porters Neighborhood Improvements - The CRA has received a utility design scheme from GRU. Other utilities involved in the project are currently reviewing the proposed design plans.

Cade Museum - The Cade museum organizers announced selection of Depot Park as the museum construction site. The organizers, staff from Carol Johnson and Associates, and CRA staff met on August 5, 2008 to discuss planning strategy for the development of the museum and Depot Park as a unified project. A presentation was given to the SPROUT Task Force concerning these announcements. The Cade group is planning to meet in Gainesville with its new architect, E. Verner Johnson and Associates, during the second week of September.

Rehabilitation of the Old Historic Gainesville Depot Building - The Gainesville Depot Building, listed on the National Register of Historic Places, is a major component of the Depot Park development project. In August, CRA staff visited the State Historic Preservation Office to discuss the scope of the project and general timeline. On August 25th, GRU issued the notice to proceed for the first major milestone of the rehabilitation; relocation of the building. During the month of September, the 10,000 sq ft Depot Building will be cut into four segments and moved to the south of the Depot Park site in order to prepare for remediation activities by GRU. Hygema House Movers will be moving the building to where it will be stored at a temporary location during Phase I of the remediation and while Depot Ave is under construction. CRA staff engineer is coordinating with the City's communications department to document the move of the building. Staff is in the process of preparing a Request for Qualifications (RFQ) for professional services to program the interior space and complete the final design and construction drawings for the building rehabilitation.

Depot Park - Staff is in the process of preparing a Request for Qualifications (RFQ) for professional services to complete the final design and construction drawings for the major park and recreation elements. The procurement

process will target nationally recognized firms.

CPUH

Bus Shelters - On August 18, 2008 staff gave the CRA a presentation on the Kaleidoscope bus shelter, including the August CPUH recommendation to approve this bus shelter design and the purchase of test units. The Kaleidoscope design was approved for the SW 13th Street location, but not for the other locations proposed on West University Avenue. The CRA discussed funding bus shelter upgrades through revenue generated from advertizing on new bus shelters of a different design, which would be provided by a private company. Until the shelter design issue is resolved, the CRA will not move forward with the Kaleidoscope design.

Gainesville Responsible Hospitality Partnership - After reviewing the latest underage violation statistics from GPD, GRHP re-evaluated membership eligibility. Rue Bar and Rehab, which were previously on probation, still exceed the underage violations limit. These bars remain on probation and are now also joined by Gator City, Grog House, Jewell's, and The Swamp - which all exceeded 12 underage violations in the 1st quarter. GRHP continues to work with UF Student Government and with Greek students to formalize support for the Partnership. GRHP will also be reaching out to other student and professional groups at UF.

CRA Streetscape Design Standards- Bellomo-Herbert has finalized the revisions to the standards. Staff is reviewing changes with the advisory boards and making revisions.

University Avenue Improvements - The FDOT Maintenance Agreement has been completed and is being reviewed by FDOT. Application has also been made for the FDOT general use permit. The construction work plan is being implemented. The projected start time of late-August for installation of the first improvements (waste cans and benches) was delayed due to the FDOT review taking longer than FDOT had anticipated. It is now projected that the improvement installation will begin in late September. The improvements extend from NW 20th Terrace to Waldo Road.

Depot Rail Trail - JMJ Consulting Engineering completed the feasibility study for the portion of trail located adjacent to the SW 13th Street overpass and between SW 11th and 13th streets. The feasibility study analyzed options for widening and accessing the trail from SW 13th Street. It is recommended that the trail be widened to 10-ft and direct access be provided to the trail from SW 13th Street. Final recommendations were based on shared use path design quality and construction costs. Design concepts for accessing the path will be addressed in the RFQ/Design Competition for the SW 13th Street overpass, to be issued this fall. Widening of the trail will follow construction of the SW 13th Street overpass, anticipated 2010.

Tumblin Creek Watershed Management Plan - The Tumblin Creek Watershed Management Plan (TCWMP) was completed in late 2007. Currently, staff is

working on the implementation strategy of the plan. Projects listed within the plan have been prioritized, and staff is initiating the top priority project, SW 7th Ave exfiltration.

SW 2nd Avenue Master Plan - CPUH continues to pursue a comprehensive vision for redevelopment along the SW 2nd Avenue corridor. The goal of this initiative is to formulate a plan that is based on a thorough understanding of the market forces and infrastructure issues that will impact redevelopment. Staff is currently examining the possibility of new partners to help guide this process.

SW 7th Ave Exfiltration Basin and Improvements - The CRA engineer is working with CES and JMJ engineering to coordinate design, permitting, and construction of this project. Currently the project is in the early phases of design, with preliminary stormwater modeling and geometric layout of the roadway improvements to be completed this month.

SW 13th Street Pedestrian Overpass Enhancement Design - On this agenda

Rails-to-Trails Signage - The City Commission has adopted the CRA's design for guide signage for the City's rail trail system. CRA is currently designing the mounting system and design specifications.

FAPS

Model Block D 418 NW 4th Avenue- The CRA at their August 18, 2008 meeting, approved a Purchase price of \$162,000. The closing will take place in September by Attorney Mr. Haswell.

University House - Construction is nearing completion. The CRA engineer is working with Planning and Public Works Departments to ensure that CRA standards are well reflected in the final product and that inadequate lighting of the street is addressed.

5th Avenue Mixed-Use Project (Union Academy Building) - The rendering was approved by the CRA and the Fifth Avenue Advisory Board. Staff is currently reviewing options to be presented later this summer or early fall.

NW 6th Street Rail Trail - Public Works and CRA staff are collaborating on this project, which involves the design and construction of the 6th Street rail trail from South Main Street to approximately NW 14th Avenue. CRA will participate mainly on the design of the project. The trail project spans the Downtown, CPUH, and FAPS redevelopment districts.

A. Quinn Jones House - This house is located at 1013 NW 7th Avenue. Staff is in the preliminary process of recommending that the A. Quinn Jones House be placed on the National Register of Historic places. The Feasibility study has been completed by Architect Jay Reeves and Associates and will be reviewed by the Committee members in September. This study outlines the proposed use, structural condition, and required renovations for public access.

Fiscal Note: None at this time

RECOMMENDATION

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

080368.**SW 13th Street Bridge Design Competition (B)**

Explanation: The overpass that stretches across SW 13th Street near the intersection of Archer Rd presents itself as a unique redevelopment opportunity. It has the potential to serve as both a striking gateway feature into the College Park/University Heights Redevelopment Area and provide an important connection for multi-modal commuters traveling along the Depot Ave Rail-Trail. Unfortunately, the current aesthetics and access to the overpass do not embrace these opportunities. Instead the old railway bridge was topped with a chain-linked cage structure when it was converted into a component of the Rails-to-Trails system. This cage structure is purposeful of providing safety to users of the bridge and motorists below, but its appearance is insensitive to the urban form and context of the surrounding community. Furthermore, accessing the overpass is difficult. As a component of the Rails-to-Trails shared-use path system, it has enormous potential to serve as a vital link for users of the system. At its current configuration, users are required to travel out of their way to access the bridge, either by traveling several blocks east, or crossing major roads. For these reasons, the CRA is initiating a design competition that will address these challenges, and re-align the overpass functions with the aesthetic form and redevelopment goals of the community.

In August 2007, the CRA Board heard a presentation from CRA staff about a design competition held for the City of Pittsburgh's West End Pedestrian Bridge. The competition was structured as a hybrid design competition and RFQ process, intended to attract visionary design proposals and qualified professionals to re-design one of Pittsburgh's river front bridges. The competition received much attention, and concluded with a high-quality, unique design for the bridge, leading to a successful redevelopment project. After hearing the presentation, the CRA Board authorized staff to initiate a similar design competition with the purpose of addressing the aesthetics and access of the SW 13th Street pedestrian overpass.

The SW 13th Street pedestrian overpass design competition is structured to accomplish several redevelopment goals of the Gainesville CRA. The most immediate and obvious of these goals is to re-align the bridge's function with its form, and to create an attractive and useful overpass. This entails issuing an RFQ, intended to attract professionals with relevant design experience in their portfolios. The RFQ is also a hybrid design competition, where qualified entrants will submit design concepts for the overpass, thus competing for the opportunity to enter into contract negotiations with the CRA to build their design. Additionally, the process will aid the CRA in its marketing campaign. The competition will be web-based, with design firms across the nation being notified and encouraged to submit entries. Furthermore, interested community members and stakeholders will have access to the web-site, the goals of the competition, the progress being made, and will be able to view and comment on design proposals.

Currently the RFQ and Design Competition Brief have been drafted and are under review to ensure that CCNA regulations are adhered to. The competition is scheduled to begin this fall, with final selection of design proposals to occur in early 2009. The current schedule anticipates construction of overpass enhancements to begin early 2010.

Fiscal Note: \$507,852.00 has been budgeted in account 618-W735-W22. The CRA project number is CPUH-03-RP-2007.

RECOMMENDATION

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

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END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****080378.****Possible Rescheduling of the October 20, 2008 Community Redevelopment Agency (CRA) Meeting (NB)****RECOMMENDATION**

The CRA discuss possibly rescheduling the October 20, 2008 CRA meeting.

EXECUTIVE DIRECTOR**080369.****GRU/Kelly Plant Site Redevelopment Update (B)**

Explanation: Progress continues with the GRU master planning project. The CRA is utilizing the planning and design services of Lord-Aeck-Sargent in formulating an approach to GRU redevelopment. As the CRA will recall, Lord-Aeck-Sargent provided the planning, design, and architectural components of the Technology Square project in Midtown Atlanta, and the firm is experienced in the nature of work involved with a project of the magnitude and character of the GRU redevelopment. This experience, coupled with the firm's specialization in science facilities and mixed use development, uniquely qualifies Lord-Aeck-Sargent to provide master planning and site layout services for GRU redevelopment

Master planning at the GRU site is anticipated to take approximately eight weeks. Lord-Aeck-Sargent will consider generalized site layout, distribution of various uses and compatibility with surroundings, redevelopment phasing, and other planning/urban design issues. This schedule is comprised of roughly three weeks devoted to background work and concept planning, and five weeks for the creation of the master plan. At the July CRA meeting, Lord-Aeck-Sargent presented an outline of the general issues and opportunities related to the GRU redevelopment site, and described the firm's approach to working through the project. In early August, the firm returned to Gainesville to collaborate with and receive input from local citizens, neighborhood groups, public committees/advisory boards/taskforces, the business community, educational/institutional leaders, and all other interested stakeholders. Drawing on this information and from the firm's professional expertise, the consultants have since compiled a preliminary redevelopment plan for the GRU site. Consultants from Lord-Aeck-Sargent will attend the September CRA meeting to present and discuss this preliminary redevelopment plan.

Fiscal Note: Lord-Aeck-Sargent is contracted to provide services for \$33,800, which is funded by Downtown Redevelopment Trust Fund (account# 610-790-W736-4110-5520). Once the project is completed, GRU and General Government will be charged \$11,266.67 each via an inter-department billing to cover their portion of the project. The CRA Project number is

DRAB-25-ST-2007:GRU/Depot Area Master Plan - Downtown.

RECOMMENDATION *CRA Executive Director to the CRA: Hear a presentation from staff.*

080369_Development Plans_20080915.pdf

080369_PPT_20080915.PDF

080369_GRU Site presentation_11172008.pdf

080369_Plan Draft_2008117.pdf

080372.

FY2009 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 four Advisory Boards (FAPS, Downtown, Eastside, and CPUH) have approved their respective budgets.

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 FY2009 Budget for each Redevelopment Area:

1) Revenues

For FY2009, Tax Increment funding for the CRA (four combined Redevelopment Areas) is estimated to be \$5,133,699, an increase of 14.2% from FY2008. Additionally, there are unappropriated fund balances of \$720,348 across the four Redevelopment Trust funds that are primarily attributed to interest income on fund balance. The total FY09 revenue for the CRA is \$5,854,047.

2) Personal Services Expenses

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 CPUH. For FY09, 55% of Personal Services will be allocated to CPUH, with the exception of the two Project Coordinators. The salaries for Project Coordinator - Eastside/FAPS and Project Coordinator - Neighborhood Planning are allocated at 5% and 40% respectively because of the specific support provided by these positions.

CRA staff is currently working on more than 70 projects across the four Redevelopment areas. A Master Project List, with a high-level timeline is included as back-up (Attachment B). In order to increase productivity and focus, ten full-time employees are proposed for FY09, an increase of two positions. One of the two incremental positions (Title-TBD) would focus exclusively on CPUH projects and be funded 100% by CPUH. CPUH has experienced significant growth in Tax Increment and the complexity, size, and number of planned projects has increased as well. The other proposed position (Title-TBD) will help with the overall number of CRA projects and focus on more development, both real estate and economic.

Personal Services expense for CRA staff is \$700,288.

Additionally, the CRA is supported by two City of Gainesville attorneys that each spends 30%-35% of their time directly supporting CRA projects. The total CPUH allocation for City Attorney support is \$85,180.

The total Personal Services expense for CRA is \$785,468.

3) Operating Expenses

The total proposed FY09 operating expense is \$265,895. Operating expenses cover general overhead expenses that are required to operate the CRA, including but not limited to travel, training, rent, 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 20.48%, 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 21.79%, FAPS 24.31%, CPUH 20.45%, and Downtown 18.75%.

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

Obligations to the City for payments on loans include West Univ Ave Lofts (\$34,074) and SW 2nd Ave (\$58,196)

Eastside District Note - Tacklebox Bond (\$21,825), Arlington Square Note (\$6,100), and FAPS Model Block Note (\$50,018) and transfers to the General Government fund in the amounts of \$10,690 and \$2,651 for the Other Post Employment Benefit Bond (OPEB) and Pension Obligation Bond (POB) respectively. The total for non-operating expenses is \$183,554. The regularly scheduled loan payment to the City for the Courthouse Parking Garage Note (\$112,086) will be deferred this year as part of the funding strategy for the one-year FY08 Hampton Inn deal.

TIF incentive payments for the Campus View (\$105,547), Heritage Oaks (\$19,960), Stratford Court (\$21,111), and Woodbury Row (\$20,634) Union Street (\$220,983), Commerce Building (\$71,340) are also budgeted. Assuming that an agreement is signed, \$30,000 is budgeted for TIF incentive for University House.

The total for CRA TIF Development Agreements is \$418,235.

5) Project Funding

After payroll, operating expenses, and debt service, and incentive payments there is \$4,200,895 available to appropriate for projects. See back-up (Attachment A) for funding by project and a description of project.

Fiscal Note: CRA staff will prepare a Budget Transaction Form to be executed by the City's Budget and Finance Department.

RECOMMENDATION

CRA Executive Director to the CRA: Recommend the CRA adopt Resolution #080372 thus approving the

budget for FY2009 as described above, including the addition of two incremental full-time positions.

080372_FY 2009 Budget_20080915.pdf

080372_PPT_20080915.PDF

080372_Project List_20080915.pdf

080372_Resolution_20080915.pdf

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080370.

Lynch Park Revitalization (B)

Explanation: Staff and landscape architects from Zamia Design will present information related to the design work and redevelopment preparation underway at Lynch Park. Staff will present the proposed design concept for the park. After receiving input from the CRA, the park's design will be finalized and the project will be bid for construction and implementation, with a goal to begin construction by the end of the year. According to the vision of Staff, DRAB, the CRA, the City Commission, and the Parks & Recreation Advisory Board, the revitalized park will include an off-leash dog park as well as an attractive landscaped plaza area. The park will incorporate Crime Prevention Through Environmental Design principles, and will include new fencing, new planting/landscaping materials, park furniture, interior lighting, and signage. Additionally, work will encompass extensive pruning of under-story plants and tree limbs, in order to raise the tree canopy and visually open and brighten the park space. The finished product will be renamed "Haisley Lynch Gardens," in accordance with the wishes of Mrs. Mary H. Lynch, who donated the land to the City in 1956. The park will include high-quality design and fixtures (including new "Oval Series Atria" lights from Lumec), befitting its status as a prominent Downtown green space, a gateway to the Porters community, and an important link between the Central Business District and the emerging South Main/Depot Park center. Equally important, the space will once again function as a beautiful, inviting, utilized, and active component of the public realm.

Fiscal Note: \$73,000 is currently budgeted for Lynch Park improvements in account 9999-610-W237. An additional \$12,000 is proposed in the FY09 Budget for a total budget of \$85,000 redevelopment of park.

RECOMMENDATION

CRA Executive Director to the CRA: Hear an update and provide feedback to CRA staff.

080370_Park Design_20080915.pdf

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071219.

Rescission of Gainesville Greens' Development and Disposition Agreement (B)

Explanation: As has been previously discussed, by both the City Commission and the CRA, the Gainesville Greens project proposed to be constructed on City Lot 10 has been adversely affected by the change in market conditions since the project was initially proposed and approved three years ago. The Development and Disposition Agreement executed in 2006, initially contemplated construction commencing by September 2007. An amendment/extension to that Agreement subsequently pushed the commencement date to September 2008. When the

Agreement between the CRA and the Developer was initially executed in 2006, the Option to purchase Lot 10 from the City was simultaneously assigned to the Developer. In connection with this assignment, the Developer provided the CRA with \$25,000.00, which would have been credited against the purchase price paid the City by the Developer, had the project come to fruition.

When the Option to purchase between the City and the Developer was recently extended by six months, there were obvious concerns that the continued housing slump would prevent the project, even a somewhat re-tooled project, from being built. It has become apparent, that that is, in fact, the case. Unfortunately the time and money invested by both the CRA and the Developer will not bear fruit at this time, under current market conditions. Recession of the Development and Disposition Agreement will bring this matter to rapid closure and provide a clean background for the issuance of a new RFP for development of the Lot 10 site.

Fiscal Note: None. This is CRA Project number DRAB-23-RT-2006.

RECOMMENDATION

CRA Executive Director to the CRA: (1) Enter into an agreement with the Developer to rescind the Development and Disposition Agreement, return the \$25,000.00 which was to be credited against the purchase price, less the cost of returning Lot 10 to useable condition, and absolve both parties of any and all liabilities related to this Project and the Agreement and authorizing the Executive Director to execute any and all documents related to such rescission; (2) recommend to the City Commission that the parking garage agreement between the City and the Developer and the Option to purchase between the City and the Developer be rescinded; and (3) Discuss the proposed scope for new Lot 10 redevelopment projects, and provide feedback to CRA staff.

Legislative History

5/19/08	Community Redevelopment Agency	Approved as Amended (5 - 0 - 2 Absent)
6/9/08	City Commission	Approved as Recommended (7 - 0)
6/16/08	City Commission	Approved as Amended (6 - 0 - 1 Absent)
6/16/08	Community Redevelopment Agency	Approved, as shown above - See Motion(s) (6 - 0 - 1 Absent)
9/4/08	City Commission	Approved as Recommended (5 - 0 - 2 Absent)

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 070219A_20080609.pdf
 071219_200806161800.pdf
 PP_071219_20080616.PDF
 071219_Notice to Quit_20080915.pdf
 071219_Scope_20080915.pdf

080371.**University House One Year Development Agreement (B)**

Explanation: As has been previously discussed, by both the City Commission and the CRA, the University House project was approved for a 15 year tax increment reimbursement for a student housing project located in the Fifth Avenue Redevelopment Area on the corner of NW 13th Street and NW 7 Avenue. University House has been adversely affected by the Florida Supreme Court's decision; know as Strand, which forbid redevelopment agencies from entering into multi-year development agreements. Due to this action, CRA Staff and the CRA Attorneys' have been working with the representatives of the University House project to draft a one year development agreement while the court rehears the Strand decision

In order to bring the CRA and the developer closer to the original agreement, staff recommends authorizing the Executive Director to enter into an agreement with the Developer for one year, under which the CRA would be committed to consider entering into additional one year agreements. However the CRA would not be obligated to enter into such agreements i.e. would not have a multi-year obligation within the meaning of the current Strand decision. In the event Strand is revised to allow multi-year agreements, the CRA could then reconsider entering into a multi-year agreement with University House.

Fiscal Note: The CRA has budgeted \$30,000 from account # 613-790-W536-W65-5520 in FY 2009 FAPS Budget in anticipation of the estimated TIF Payment. This is CRA Project # FAPS-06-RT-2006.

RECOMMENDATION

CRA Executive Director to the CRA: Authorize the Executive Director to enter into an agreement with the Developer for one year, under which the CRA would be committed to consider entering into additional one year agreements.

080371_Agreement_20080915.pdf

TIME CERTAIN ITEMS 4:30 PM**080382.****Mom's Kitchen Site Redevelopment (B)**

Explanation: Mom's Kitchen located at 1008 NW 5th Avenue in the Fifth Avenue / Pleasant Street Redevelopment Area, is an established restaurant dating back to the 1940's. Recently, the owner has decided to close this centerpiece of the community and has further engaged Rodney Long of Rodney Long Real Estate of Gainesville, Florida as its agent and broker.

Mr. Long has requested time on this agenda to discuss the history of the site and his goal of future redevelopment of the property.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA: Request this

item be referred to the FAPS Advisory Board for further review.

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080382_Appraisal Info_20081215.pdf
080382_PP_20081215.PDF
080382_Exhibit A Maps_20090219.pdf
080382_Exhibit B CRA Docs_20090219.pdf
080382_Exhibit C Comparables_20090219.pdf
080382_Exhibit D MU-1 Zoning_20090219.pdf
080382_Exhibit E Offer_20090219.pdf
080382_Exhibit F Acceptance Ltr_20090219.pdf
080382_PPT Mom's Kitchen_20090219.pdf
080382_Exhibit G Appraisal Summary_20090219.pdf

080383.

East Gainesville Redevelopment (B)

Explanation: Rodney Long of Rodney Long Real Estate has been working with various property owners in the Plan East Gainesville context area and in the vicinity of the soon to be constructed Gateway.

Recently, various owners of 26 properties has decided to sell the land/buildings and has further engaged Rodney Long of Rodney Long Real Estate of Gainesville, Florida as its agent and broker.

Mr. Long has requested time on this agenda to discuss the site and his goal of future redevelopment of the property.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA: Request this item be referred to the Eastside Redevelopment Area Advisory Board for further review.

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CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

College Park/University Heights Redevelopment Advisory Board

Downtown Redevelopment Advisory Board

Eastside Redevelopment Advisory Board

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE

October 20, 2008

ADJOURNMENT - 6:13 PM