

On February 5th, 2013, a meeting was held to discuss the purchase of the two lots located between SE 5th and 6th Ave and S. Main Street and SE 1st Street by the City of Gainesville for the building of a new Fire Station 1.

The lot owned by David Mathia that fronts on S. Main Street has two buildings, one is occupied by The Repurpose Project and the other is occupied by The Church of Holy Colors. The area where the Church of Holy Colors is located also serves as a parking area for the Citizen's Co-op and the Civic Media Center which are located on the NE corner of S. Main and 5th Ave. The Wild Iris Bookstore is moving to this location soon.

Attending the meeting were:

City Of Gainesville

Paul Folkers, Asst. City Manager
 Gene Prince Fire Chief
 Tim Hayes, Deputy Fire Chief
 Sam Bridges, Land Rights Coordinator
 Sarit Sela, CRA
 Shaad Rehman, CRA
 Kathy Driggers, GFR
 Phil Mann, Public Works

Citizens

David and Christine Mathia, property owners
 Chris Fillie, Business owner and lease holder
 Lucian Kragiel, Citizen's Co-op
 Mike Myers, The Repurpose Project
 Joe Courter, Civic Media Center
 Wes Hogan, Citizen's Co-op
 Gretchen McIntire
 Sarah Goff, The Repurpose Project
 Evan Galbicka, The Church of Holy Colors

Mr. Folkers welcomed the attendees and thanked them for responding to the City's request for a meeting so quickly. He stated that the City Commission recognized the interest in getting information on the City's proposed purchase of property for the relocation and building of a new Fire Station 1 by those impacted by the proposed purchase. Now that the City has contracts on the properties, the City wanted to hold a meeting as soon as possible prior to the contracts going to the City Commission for approval which is planned for February 21, 2013.

Chief Prince explained that the City Commission approved funding a new building for Fire Station 1 in their fiscal year 2011 Capital Improvement Plan. Funding for construction will become available in October 2014. The current building has been in use 24 hours a day, 7 days a week, 365 days a year for the last 50 years as a fire station and, after several remodels, is in need of replacement. The goal is to begin construction in October 2014.

The search for a new location began in early 2011 after the funding for a new building had been approved. Funding for property acquisition was approved by the City Commission and the proposed site is actually the fourth site considered: Depot Park, the GRU property east of SE 3rd Street between SE 4th Avenue and 5th Avenue, and the current location of Station 1 had also been considered. These locations were not found to be viable for various reasons. The property size of the current Fire Station 1 is too small as we plan for the future. In addition, the relocation of firefighters and fire apparatus during demolition and construction would be problematic and a significant added expense. The proposed

property is approximately one acre and a half with storm water credits available at Depot Park and with roads on all four sides allowing excellent access and egress for fire apparatus.

Until late last week, the City did not have a contract on the Mathia property as there was an existing building lease until 2016 with Mr. Chris Fillie, where The Repurpose project is located. The 2016 lease would not allow the City to meet its goal to begin construction in October 2014. Mr. Mathia and Mr. Fillie reached an agreement to amend the lease and the City now has a contract on the property. The contract will allow Mr. Fillie to continue to operate at the current location until September of 2014 for one dollar a month.

The Church of Holy Colors has a lease on another building on Mr. Mathia's property until July 2013 and they can remain there until September 2014 if they so choose.

The current parking arrangement for the Civic Media Center and the Citizen's Co-op will remain the same until September 2014. The gap in dedicated parking will be during demolition of the current buildings and construction of the new fire station building. This will give us approximately 20 months to figure out how to address parking during the demolition and building phases. One option will be to allow parking on the NE corner of 5th Ave. and Main St. as long as construction plans allow and another is to designate some parking spaces in the current Station 1 parking lot. Once the move is made to the new station, the parking lot of the old station will be available.

The City Commission will determine what will be done with the old fire station buildings and property.

Mr. Courter asked if the building The Repurpose Project was in had to be demolished. Chief Prince stated that when considering the estimated size of the new station and parking that he believes all the buildings would need to be removed. Once the design of the new station is completed, we will have a better idea. GFR would like to avoid the situation they currently face where expansion is limited because of restricted use.

The City Commission must approve the contracts with the property owners to purchase the property, the contract with an architect, the design of the new fire station, and the contract with the construction firm that will build it.

GFR will have a station planning committee that citizens will be asked to serve on. Several people expressed interest in serving on the committee. Chief Prince said GFR will reach out to this group when the committee is formed.

Mr. Kragiel asked about the possibility of angled parking along 5th Avenue. Chief Prince stated that parking opportunities will be considered in the design phase.

Mr. Myers asked if the new building will be built to Leadership in Energy and Environmental Design (LEED) specifications. Chief Prince stated that all new city buildings are built to LEED standards. Fire Station 8, finished in 2011, is a LEED gold building. Mr. Myers recommended that, as part of the demolition plan, The Repurpose Project be allowed to deconstruct the building where they are currently

located as it fits their mission to keep materials out of the landfill. Chief Prince stated he thought that was a great idea and could be a part of the plan.

Mr. Courter asked if the construction entrance could be routed off of 6th Ave. to reduce construction traffic on 5th Ave. Chief Prince offered that 6th Ave. would be more appropriate for fire-rescue operations as well and we will make that part of the plan.

Chief Prince discussed that the next step in the timeline is to bring the property purchase to the City Commission on February 21st, 2013. If approved, the closing would occur in March. We will begin the search for interested architecture firms and the Station 1 planning committee will be formed and begin work.

Chief Prince thanked everyone for coming and suggested he put together some summary information from the meeting that the attendees could distribute to their members and associates. We will determine the need for future meetings as we move forward.