

# Community Redevelopment Agency

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



## **Meeting Agenda**

**May 19, 2008**

**3:00 PM**

**City Hall Auditorium**

*Scherwin Henry (Chair)  
Jeanna Mastrodicasa (Vice Chair)  
Ed Braddy (Member)  
Rick Bryant (Member)  
Jack Donovan (Member)  
Pegeen Hanrahan (Member)  
Craig Lowe (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 - 3:06 PM****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****071217. Community Redevelopment Agency (CRA) Minutes (B)**

**RECOMMENDATION**                      *The CRA approve the minutes of Monday, April 21, 2008, as circulated.*

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**EXECUTIVE DIRECTOR CONSENT****071218. GRU Site Redevelopment Update (B)**

*Explanation: The CRA last discussed the GRU Master Plan project at the November 2007 meeting. At that time, the Board requested Staff differentiate between the Depot site and the GRU site, focusing separately on each project in two distinct master planning processes. Since that time, the staff has formulated an action plan for Depot Park, and brought that program to both the CRA and the City Commission. Concurrently, Staff has also been pursuing initiatives related to the GRU site.*

*GRU will be constructing a new operations site on N Main Street, and as that new facility comes online, GRU components from the existing site will transfer to the new location. Concentrating on the soon-to-be-vacated GRU property is important because the final goal of the master planning initiative is to create a comprehensive development program that can immediately translate to implementation. As the GRU property is already controlled by the City, it will be the first component of the area ready for redevelopment and capable of following the "roadmap" created through the master plan process. Other sites in the greater GRU/Depot area would likely not be positioned to immediately move forward with implementing the results of the master plan.*

*Since the GRU project's inception, a number of parallels have been drawn between the Technology Square project in Midtown Atlanta and potential redevelopment at the GRU site. Technology Square provides an excellent example of how to create a vibrant urban space by combining economic development, urban design, science/technology industries, and proximity to a major research institution. For these reasons, Staff has met with the creators of Tech Square: The University Financing Foundation, Gateway Development, and Lord-Aeck-Sargent Architecture in order to better understand the financial, development, and design components that have made the project so successful.*

Based on these discussions, Staff has determined that Lord-Aeck-Sargent, which specializes in science facilities, mixed-use development, and higher education facilities, is uniquely qualified to provide master planning and site layout services for this project. As testified by Technology Square, Lord-Aeck-Sargent has a proven record of providing the type of innovative, successful, and extremely high-quality development that Gainesville is seeking for the GRU property. Lord-Aeck-Sargent provides an exceptional, highly-skilled toolset encompassing the design, economics, phasing, and community involvement components that are integral to redevelopment of this scope and magnitude. Additionally, as their previous work indicates, the firm does not provide "off-the-shelf" deliverables to its clients. Staff is confident that working with Lord-Aeck-Sargent would result in a unique, highly-specialized solution for the GRU site. The final product would not only be implementation-oriented, it would also be extremely creative, of superior quality, and tailored to the specific strengths, challenges, constraints, and opportunities found in Gainesville.

*Fiscal Note:* Planning services from Lord-Aeck-Sargent would cost approximately \$34,000. There is currently \$163,606 budgeted for Depot Area (now GRU Master Plan) as follows: CPUH \$44,222, Downtown \$22,111, Eastside \$8829, GRU \$22,111 and Community Development \$22,111.

**RECOMMENDATION**

Executive Director to CRA: 1) Approve the selection of Lord-Aeck-Sargent for GRU site Master Planning Services, with funding to be evenly split between the CRA (DRAB), GRU, and General Government.

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**END OF THE CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA**

**SECRETARY**

**EXECUTIVE DIRECTOR**

**071219.**

**Gainesville Greens (B)**

*Explanation:* On April 23, 2007, the City Commission approved an extension of the option on City Lot 10 for a period not to exceed 12 month, ending June 17, 2008. Since that time, CRA staff has been in contact with the Gainesville Greens development team. The developer has recently provided two letters to the CRA on the subject (attached as backup). The first letter refers to both Strand and to changing market conditions. The developer states that these factors have made the proposed condo project extremely difficult to achieve. As the option on Lot 10 must be executed by June 17, 2008, the developer requests consideration of an 18-month extension to the option. Staff has discussed the issue with the developers and with the CRA attorney, and has informed the developers that because the development agreement for the Gainesville Greens project was

*executed prior to Strand, the court decision would not impact the status or legitimacy of the existing development agreement. The developer has subsequently inquired about the possibility of a 6-month extension to the option.*

*Should the CRA be interested in extending the option at Lot 10, the Board would need to identify the conditions under which the option would be extended. Staff would then compile a schedule outlining the conditions of the extensions, the length of the proposed extension, as well as monthly benchmarks the project would be obligated to meet (related to permitting, financing, etc) in order to remain in compliance with the extension conditions. The developers would be required to document that each benchmark is met according to schedule and provide monthly progress reports documenting the project's development. If these tasks are not completed, the developer would be considered in violation of the terms of the option on Lot 10.*

*Fiscal Note: None at this time*

**RECOMMENDATION**

*Executive Director to the CRA: Refer the request for extension of the option with associated conditions to the City Commission, with CRA staff to provide information and analysis relative to the request.*

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**071220.**

**Kennedy Homes (B)**

*Explanation: The former Kennedy Homes site is one of the most well-known properties in Gainesville. Funded through a loan from the Federal Housing Agency, the development originally opened in 1968. However over the years, the property unfortunately came to embody many negative stereotypes associated with low-income housing. Challenged by poor maintenance, drug, and crime issues, problems at Kennedy Homes resulted in negative impacts to the surrounding community. In 2007, the City purchased and cleared the property. Simultaneously, the City and the CRA coordinated the Southeast Gainesville Renaissance Initiative (SEGRI), which produced a Master Plan consisting of a series of conceptual development visions for six key sites –including Kennedy Homes-- located throughout the southeast Gainesville community. As a follow-up to the conceptual SEGRI Master Plan, the CRA has tackled two major projects. The first has involved coordination with local stakeholders to create a draft Special Area Plan (SAP) for the SEGRI area. The SAP consists of a regulatory toolset to achieve the sense of place, amenities, and high-quality design identified through the SEGRI Master Plan. The SAP will be considered for inclusion into the City of Gainesville Land Development Code. The second follow-up project is the implementation of redevelopment activities at Kennedy Homes.*

*In keeping with the findings of the SEGRI Master Plan, the proposed*

*redevelopment scope for the Kennedy Homes site envisions that the property will be redeveloped as mixed-income residential community. The development will augment on-going revitalization efforts in southeast Gainesville. Homes will be priced in a "ladder" structure, with many different price points available in order to further develop and foster a well-rounded, diverse, and sustainable community. The project will reinforce community efforts to establish a high-quality built environment; it will be characterized by innovative and attractive design, green building concepts, and dynamic street-level activity.*

*The proposed project scope requires that redevelopment proposals must reflect a market-driven, financially feasible mixed-income development. The development should contain both single-family detached houses as well as townhouses. It may also contain a mixed-use element of neighborhood-serving commercial along the SE 8th Avenue corridor. Any such commercial element should actively engage the street level, and residential is strongly encouraged for upper floors. The development should be built in a single phase under one or more ownerships. The proposed development must include a variety of housing, including at least 10% of the units reserved for affordable, workforce housing (low to moderate income). The development should include a variety of price points ranging from low income, moderate income, and market-rate housing options. No more than 25% of the units shall be reserved for affordable housing. Homeownership is encouraged; no more than 10% of the residential units should be utilized as rental properties. Additionally, the project scope will disallow development proposals that would limit the residential component to an age-restricted senior citizen community.*

*The CRA will require that the proposed development be built to high building and construction standards, and that the development adhere to the Southeast Gainesville Renaissance Initiative (SEGRI) draft Special Area Plan. Although CRA financial assistance may be considered for this redevelopment project, development teams interested in this opportunity must demonstrate substantial experience and financial resources to build the proposed mixed-income community. The CRA will also require that interested developers provide a preliminary plan for site development (including the number and mix of units), unit price points, an architectural rendering of the proposed exterior appearance, and overall marketing plan for the project.*

*Redevelopment at the former Kennedy Homes property is a major focal point of the SEGRI program. However the scale and importance of this project will affect not only the SEGRI area, but all of Gainesville. For these reasons, the CRA will demand thoughtful, high-quality, innovative redevelopment at this site. In order to achieve these goals, the CRA will utilize a unique approach to releasing and marketing the Request for Proposals. Staff will pursue both traditional and non-traditional methods for advertising and marketing the RFP to both local and non-local development teams, and will be aggressive in efforts to ensure that the RFP is circulated to a large variety of potential respondents.*

**Fiscal Note:** *There is \$663,499.00 currently available in a General Government account for the SE Gainesville Renaissance Initiative (Account# 335-790-C331-964). These funds could be used to support the marketing efforts associated with issuing and promoting this RFP.*

**RECOMMENDATION**

*Executive Director to CRA: 1) Hear presentation from Staff; 2) direct the Executive Director to negotiate an option agreement with the City to acquire an interest in the Kennedy Homes property; 3) approve the scope for the Kennedy Homes redevelopment project and request the City Commission authorize the CRA to prepare and issue a Request for Proposals for redevelopment at the former Kennedy Homes property; 4) request the City Commission authorize the CRA to utilize funding in General Government account 335-790-C331-964 for RFP marketing purposes; and 5) authorize the Executive Director to execute any and all required documents.*

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**071221.****Waiver of the Model Block Disposition Policy for sale of Site D (B)**

*Explanation: The Model Block Program has been addressing the issue of vacant and abandoned properties in the Fifth Avenue Pleasant Street Redevelopment Area. The 1997 Fifth Avenue Redevelopment Plan established several objectives to meet. Some of those objectives included increasing home ownership, increasing affordable housing stock, and increasing infill on vacant lots. The creation of the Model Block program was one of the avenues to help achieve these objectives.*

*The CRA collaborated with the National Trust for Historic Preservation Inner City Venture Fund to secure funding through a \$300,000 revolving Line of Credit. The CRA purchased five vacant and historic homes for rehabilitation and five vacant lots for new infill construction.*

*The model block home at 418 N W 4th Avenue (Site D) is the third of the five homes for rehabilitation. It was completed in November of 2007 and has a minimum bid requirement of \$241,192. This minimum bid amount is required under the current disposal procedure that was approved on December 19, 2005, which is calculated as the building construction cost plus a \$25,000 forgivable second mortgage for the land. The actual construction cost for the Site D home was \$216,192. With the \$25,000 forgivable second mortgage, the minimum bid amount comes to \$241,192.*

*Despite the efforts to advertise and market the house on the City of Gainesville web site, in the GRU newsletter, and in the Gainesville Sun, the Site D home has not been sold. To date, there have been two bid periods. The first bid period lasted 30 days and included with two open houses. While the open houses attracted potential buyers, no bids were offered by the bid deadline. The second bid period lasted 60 days and also included open houses. However, no bids were offered by the April 30, 2008 bid deadline.*

*After two bidding rounds with no bids, an appraisal of the home was completed to determine its current market value. Based on the appraisal is can be*

*concluded that the \$241,192 far exceeds the home's market value. This difference has probably contributed to the lack of bids as well.*

*Additionally, an outstanding balance of \$129,402 on the Inner City Venture Fund Line of Credit is due on September 7, 2008.*

*Due to the difference in the home's minimum bid requirement and its market value and the pending debt service payment, staff is requesting that the current minimum bid requirement (per current disposition policy) be waived for Site D and the minimum bid be reduced to reflect the fair market value. The new minimum bid request is \$170,000, which includes a forgivable second mortgage of \$25,000.*

*All other aspects of the current disposition policy would be followed in the sale of Site D, including without limitation, notice to the public, a minimum period of 10 days in which offers to purchase will be accepted and use of the offer evaluation criteria.*

*Staff is in the process of revising the program as a whole, and will come back to the FAPS Advisory Board and CRA with the recommendations.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

*Executive Director to the CRA: Waive the minimum bid requirement contained in the model block disposition policy with respect to Site D and set a minimum bid amount for Site D of \$170,000 (inclusive of the \$25,000 second forgivable mortgage) .*

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**071222.**

**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. As a supplement to the standard project updates, for this agenda Staff has provided a comprehensive list of current CRA projects. This project summary will provide additional detail and breadth regarding current CRA initiatives.*

*CRA Annual Report – The CRA report for FY 2007 has been published and distributed to taxing authorities, Board Members, and the general public. The CRA will continue to utilize the Annual Report as a valuable marketing tool over the next year.*

*CRA Website – The CRA website is currently under construction. Staff is working closely with the site's designers and builders, and hopes to launch the site this summer.*

*City Beautification Awards – The CRA won three awards for its projects: the SW 5th Avenue Triangle Pocket Park, the NW 5th Avenue Tot Lot, and the Bartlett Building Façade. Other award-winning projects with CRA participation are SW 2nd Avenue Reconstruction, Rush Law Office, and B'nai Israel cemetery.*

*IEDC Awards – Staff is in the process of preparing applications for several CRA projects for submission to the International Economic Development Council (IEDC)'s Annual Awards.*

*Façade Grants – CRA staff and the CRA attorney are finalizing legal agreements for recent recipients of the DRAB façade grant program. The CPUH Advisory Board is currently accepting applications for their façade grant program; the application window is open until May 19th.*

*Tumblin Creek Park Decorative Fencing - Approximately 600 feet of new decorative fencing was installed with the assistance of the Department of Parks, Recreation and Cultural Affairs. CRA provided funding and design assistance.*

*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.*

*Architecture, Landscape Architecture, Historic Preservation Services – CRA staff evaluated and ranked written proposals from firms. Staff has invited the top four firms to present their qualifications on May 12th and 13th. From these presentations, a firm or pool of firms will be selected for annual service contracts. Examples of the types of projects that will fall under these contracts are the Model Block, streetscapes, and adaptive reuse projects.*

*Southeast Gainesville Redevelopment Initiative – Wilson-Miller presented the Special Area Plan document to the City at the May 12th City Commission meeting. The plan was approved. The next step is to provide the document to the City staff, who will then work with staff from the CRA, Community Development, and the City's Attorneys office to finalize the document in order to begin the process of incorporation into the Land Development Code.*

*Former-Kennedy Homes Redevelopment – On this agenda*

*Hawthorne Road Properties – The ERAB and CRA recently approved acquisition of commercial properties at 1712 and 1714 SE Hawthorne Road. The CRA will renovate/redevelop the properties in a manner consistent with the goals and objectives of the Eastside Redevelopment Area. The site may be used as a small business incubator and a catalyst for new investment in the Area. Staff will formulate a more detailed redevelopment strategy and return to the Board at a later date.*

*The Renaissance Lights on University from Waldo to SE 15th Street –The*



*Department of Transportation has approved the variance from GRU for the placement of additional lights on East University Avenue. DOT was requiring additional foot-candles for the roadway, which resulted in ordering longer arms for the Renaissance lights. The longer 6ft arms for the lights are on order. Once the arms shipment has arrived, the crews will construct the lights, arms, and poles in the yard of GRU and then install them in the field as one piece.*

*Cotton Club – A General Contractor has been hired and rehabilitation has begun on the foundation of the hall. Civil and Geotechnical studies have begun, and one of the shotgun houses is being used as the temporary construction office. The rehabilitation effort is to take place in three phases, stabilizing the main building, rehabilitate surrounding shotgun houses and grocery store. A fundraiser was held April 24, 2008 at the Florida Museum for Natural History.*

*Eastside Gateway Project – Two bids for the Gateway construction were obtained on April 10, 2008. Both bids were over the budget of \$250,000. The Anglin Construction bid was \$386,400 and the Lawson bid was \$457,773. It was later determined that the planter construction method accounted for the high cost. Staff is returning to the original design plan to determine where cost savings may be obtained.*

*Exterior Paint Program- The Eastside Advisory Board approved the Exterior Paint Program at their April Advisory Board meeting. The Legal Staff is reviewing the Program. The Exterior Paint Program will be presented to the CRA in June.*

*University Avenue Medians – The design for the 5 medians in CPUH and 3 medians in the Eastside is complete; however, the irrigation design has encountered difficulties regarding utility locates. CRA staff and Zamia Design are working to resolve the utility issues.*

*GRU Site Master Plan – An item related to this project is on this agenda.*

*Lynch Park – The Parks Advisory Board has enthusiastically approved of the dog park/garden concept for Lynch Park. CRA staff has also received approval from the City of Gainesville Parks & Recreation Director regarding an implementation strategy at Lynch Park. The City Commission and CRA have also approved the project. Staff will finalize details for the planned improvements and present these issues to the CRA at an upcoming meeting.*

*Bethel Station/Downtown Plaza – The CRA is the lead agency for revitalization of the Downtown Plaza and Bethel Station. Staff is currently formulating the scope for installing a new business at the Bethel Station. It is anticipated that this business will be food service oriented. Additionally, the CRA has contracted with Anglin Construction for demolition and removal of the old, discontinued bus shelter adjacent to Bethel by early summer. Staff is also formulating additional concepts for revitalization of the Plaza. Staff will present these concepts to the CRA at a later meeting.*

*Hampton Inn/Lot 9 Redevelopment – Construction is currently underway. It is anticipated that the project will be complete by Spring 2009.*

*Jefferson on 2nd Avenue – Construction is nearing completion. The CRA Engineer is working with developers to ensure that CRA standards are well reflected in the finished product.*

*The Palms – Construction on this condominium project is nearing completion. The CRA Engineer is working closely with the developer and the construction team to ensure that CRA standards are met and that the finished product is of high quality.*

*Porters Neighborhood Improvements – The new Porters Oaks fence has been installed along Depot Avenue. The CRA Engineer is working with DRMP and coordinating with local utilities to develop 30% plans for improvements along SW 3rd Street. Considerations for improvements include undergrounding utilities, completing connectivity of sidewalks through the neighborhood to the Porter's Community Center, and upgrading street and pedestrian lighting.*

*CPUH and Downtown Parking Studies – Staff is working with consultants from Rich & Associates to coordinate a timeline for services. It is anticipated that background work will occur over the summer. However, in order to achieve an accurate assessment of local conditions, observations of local parking demand will be scheduled after students have returned for Fall Semester.*

*Bus Shelters – The CRA approved the selection of Bentley Architects on April 21, 2008. Staff is proceeding with the professional services contract to begin this project.*

*Gainesville Responsible Hospitality Partnership – GRHP continues to work 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.*

*Cade Museum - The museum organizers addressed the City Commission on April 28th. The museum concept and history were presented as well as the themes of Inspiration, Invention, and Innovation developed at the March charrette. Refined concepts are anticipated to be presented at a later date.*

*University Avenue Improvements – The FDOT Maintenance Agreement is nearing the final stage of completion. It is anticipated that execution and installation of the first improvements (waste cans and benches) will take place in late May or early June. The improvements extend from NW 20th Terrace to Waldo Road.*

*The Renaissance Lights on University from Waldo to SE 15th Street –The Department of Transportation has approved the variance from GRU for the placement of additional lights on East University Avenue. DOT was requiring additional foot-candles for the roadway, which resulted in ordering longer arms for the Renaissance lights. The longer 6ft arms for the lights are on order. Once*

*the arms shipment has arrived, the crews will construct the lights, arms, and poles in the yard of GRU and then install them in the field as one piece.*

*SW 2nd Avenue Master Plan – BBPC has presented preliminary market and engineering analyses to the CPUH Advisory Board. A public workshop with stakeholders was held on May 7th in the Wadsworth Boardroom at the UF Foundation Building, located at 2012 W. University Avenue.*

*NW 1st Avenue Lighting – Installation of the new Domus fixtures (and associated power line undergrounding) is now complete.*

*Depot Rail Trail – JMJ Consulting Engineering is developing a feasibility study and alternative concepts for trail widening. Public Works, GRU, and CRA staff met to discuss the concepts and evaluate concerns. Refinement to the concepts and a review of permit requirements are currently taking place.*

*FAPS Redevelopment Plan – With input from the FAPS Advisory Board and from neighborhood stakeholders, the Plan update has been completed. Staff will conduct a final presentation of the Plan to neighborhood members at the FAPS Crime Watch on May 13th. Following that meeting, the Plan will be scheduled for a public hearing at the City Commission for final approval.*

*NW 5th Avenue Streetscape – The streetscape project is completed. The final inspection of the project by Public works, CRA, and Anglin Construction was completed on April 25, 2008. Anglin Construction has installed new sidewalks, brick pavers, street and pedestrian lights. CRA staff has requested that Public Works perform some cosmetic repairs on the curb faces. A ribbon cutting ceremony is anticipated for June. CRA staff will contact all City Officials once the date for the ribbon cutting has been finalized.*

*University House – Construction is underway, with the first phase of buildings nearing completion. The CRA engineer is working closely with the developer and the construction team to ensure that CRA standards are fulfilled.*

*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 7th Ave Exfiltration Basin and Improvements – CRA staff is working to issue a purchase order for CES, Inc. to develop designs for the underground exfiltration basin and above ground roadway and streetscape improvements along the SW 7th Ave corridor. This contract will be piggybacked off of the Public Works continuing services contract with CES.*

*SW 13th Street Pedestrian Overpass Enhancement Design – Staff is planning to develop a Request for Proposals (RFP) for this project before the end of the 2nd quarter of this year. The project involves redesigning the pedestrian structure atop the FDOT bridge at SW 13th Street and Archer Road.*

*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.*

*Model Block – on this agenda.*

*5th Avenue Mixed-Use Project (Union Academy Building) – The rendering was approved by the CRA and the Fifth Avenue Advisory Board. The next step is to move forward on implementation. The CRA currently owns the property for this project.*

*SE 7th Street Lights – The traditional pedestrian lights have been installed from SE 4th Avenue to SE 2nd Avenue. The overhead utilities have been placed underground the old light poles removed.*

*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 also in the preliminary process of recommending that the A. Quinn Jones House be placed on the National Register of Historic places. The text for the State marker has been written and will be submitted. Staff is requesting that the home be designated for a "special Significance Tier 1 Category. Staff from CRA and Gainesville Parks, Recreation and Cultural Affairs will continue to meet to explore options for the property. The CRA has appropriated \$10,482.62 during the FY 2008 Second Amendatory Budget Cycle for restoration and stabilization of the home.*

*Depot Park – On April 28th, the Cade Museum leadership addressed the City Commission with a status report and concept description of the museum. CRA staff provided a status report on the progress of project planning concluding with eight recommendations from the March 17, 2008 CRA meeting. The City Commission approved all eight recommendations as presented. CRA staff is planning to convene a meeting of the Depot Park Team by mid-May. Project plans are progressing on schedule. A summary of the upcoming 3 months is presented below.*

*Project Objectives: May through July (Dates provided by respective department)*

*Final Phase 1 remediation construction plans approved (GRU) 5/2/08  
Submittal of Phase 2 remediation construction plans and approval (GRU)  
6/15/08*

*Begin temporary move of Depot Building (GRU) 7/1/08  
Hold public workshop for Design and Technical Standards (CRA) 6/12/08  
Complete park design and technical standards (CRA) 7/15/08  
Complete design and bid documents for Depot Avenue (Public Works)*

5/15/08

*Begin installation of Phase 1a landscaping and irrigation installation (CRA)*

7/1/08

*Begin 100% Depot Building rehabilitation plans (CRA) 7/1/08*

*Fiscal Note: None at this time*

**RECOMMENDATION**

*Executive Director to CRA: 1) Hear presentation from Staff.*

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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**

**NEW BUSINESS**

**NEXT MEETING DATE**

**ADJOURNMENT - 5:28 PM**