

# **Community Redevelopment Agency**

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

## **Meeting Agenda**

**November 20, 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 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****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****060723. Community Redevelopment Agency (CRA) Minutes (B)****RECOMMENDATION**

*The CRA approve the minutes of October 16, 2006, as circulated.*

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**060724. Resignation of Diana Moss from the College Park/University Heights Redevelopment Advisory Board (NB)****RECOMMENDATION**

*The CRA accept the resignation of Diana Moss from the College Park/University Heights Redevelopment Advisory Board effective immediately.*

**EXECUTIVE DIRECTOR CONSENT****060603. Update on Redevelopment Projects and Development Agreements (NB)**

*Explanation: Staff has been asked to provide an update on several redevelopment projects and development agreements under review. This update is a sampling of the many projects underway by the CRA, and is not a complete list.*

*Development Agreements*

*University Corners- The developer has submitted an application for an amendment to the University Corners PUD and PD, requesting 490 units (up from 400) including up to 243 condo-tel units, increasing the height from 8 to 9 stories, eliminating the underground garage, adding parking on the roof deck behind a parapet wall, and making a few other adjustments to the PD layout plan. The façade would remain unchanged. An application and pro forma proposal will be submitted to the CRA for review and approval of these changes.*

*Hampton Inn/Lot 9 - The development agreement is being negotiated. The developer is expected to return to the CRA in December regarding number of*

*stories, precise increment calculation, non-compete clause, and stage location.*

*Jefferson on Second - The development agreement is being negotiated.*

*Gainesville Greens -The development agreement has been executed.*

*University House on 13th Street - The development agreement is being negotiated.*

*Camden Court - The development agreement is being negotiated.*

*The Estates at Sorority Row - The development agreement is being negotiated.*

#### *Project Updates*

*Beautification Grant Program - The Downtown Redevelopment Advisory Board recommended that staff develop a Beautification Grant Program for their consideration. The College Park/University Height Redevelopment Advisory Board and Eastside Redevelopment Advisory Boards recommended not pursuing this grant program for their areas. The Fifth Avenue/Pleasant Street Advisory Board will be discussing the proposal at their November meeting due to not having a quorum in October.*

*Depot Park Area Master Plan - The RFP has been reissued. Staff anticipates having a consultant under contract in early 2007.*

*Downtown Competitive Façade Grant Program - The Downtown Redevelopment Advisory Board has awarded two grants under their new competitive façade grant program launched recently to aid Downtown commercial storefronts. Two \$10,000 grants were awarded, one to the Chestnut Building located on University Avenue and the other to the Law Offices of Rush & Glassman building currently under construction on Southeast 2nd Avenue. The successful grant applicants will be recognized at a future public meeting of the City Commission upon successful completion of their projects.*

*Pilot Donation Meter Project - Community Development Block Grant staff are working on a pilot "donation meter" project and sought the input of the Downtown Redevelopment Advisory Board, as this project is proposed for the downtown area. The Downtown Redevelopment Advisory Board advised that the project not be initiated, but if initiated that the project be made city-wide and as a least obtrusive and aesthetically pleasing as possible.*

*Eastside Gateway - A site assessment by Water and Air Research is underway to determine options for the overall scope of the cleanup needed, the potential remedial actions, and the likelihood of disruption if the CRA proceeds with developing the entry feature in advance of taking remedial action. Following clarification from the site assessment, the Eastside Redevelopment Advisory Board will discuss the gateway feature and staff will bring back a revised design reflecting the comments of the CRA and Eastside Redevelopment Advisory Board.*

*East University Avenue Medians - FDOT Beautification funds may be available to fund these improvements, but they will not be available this year. Public Works staff is working on obtaining an interlocal agreement to secure repayment of these funds if the CRA proceeds to fund the improvements earlier.*

*Façade Grant Program - Both the College Park/University Heights and Eastside Redevelopment Advisory Boards have requested staff to develop a proposal to convert their façade grant programs into new competitive programs similar to Downtown's new program. Staff will bring a proposal to change the respective façade grant programs to the December College Park/University Heights and Eastside Redevelopment Advisory Board meetings. The B'nai Israel Cemetery façade grant application has been approved and staff is working with the applicant.*

*The Bartlett Building Façade Grant project is now complete. Staff is also working on a proposal for a proposed competitive façade grant program for the College Park/University Heights Redevelopment Area.*

*Lot 13 Solid Waste Project - Waste Management will be continuing to provide service to the dumpsters on Lot 10 until the compactor at Lot 13 is constructed when Gainesville Greens begins development. CRA staff is working with Public Works as they begin designing the new compactor for Lot 13.*

*Model Block Project Update- A winning bid of \$169,100 (the minimum bid was \$158,000) was received for the second Model Block House, Site B, located at 408 NW 4th Avenue. A closing for the sale of the house will be scheduled within the next 30 days. The contract with Carter Construction for Site D is in the process of being finalized and following execution of the contract and construction will begin shortly thereafter.*

*Northwest 5th Avenue Streetscape- Bid documents are being processed by the Public Works Department.*

*Northwest 5th Avenue Tot Lot - The property previously owned by the Gainesville Housing Authority has now been reverted to the City so improvements can be made. CRA and Parks and Recreation staff met with the Fifth Avenue/Pleasant Street Advisory Board on September 26 to discuss a plan to improve the tot lot, and Parks staff is working on a proposal based on those discussions for further review by the FAPS Advisory Board and the CRA.*

*Responsible Hospitality Partnership - CRA staff is continuing to offer assistance with this initiative.*

*RFP for Real Estate Services - The RFP for Real Estate Services has been re-released due to not receiving sufficient responses following the initial release.*

*Seminary Lane - Staff is in the process of scheduling a meeting with the Gainesville Housing Authority to discuss Seminary Lane, per the CRA's request. This meeting will be scheduled following the arrival of the incoming CRA*

*Manager Anthony Lyons.*

*SFCC Houses - On September 5, 2006 the Historic Preservation Board approved the CRA's request, acting as agent for Santa Fe Community College, to move the houses located at 502 and 508 NW 4th Avenue to their new location at 414 Northwest 5th Avenue. The houses will be later rehabilitated and sold for homeownership through the CRA's Model Block Program.*

*Sorority Woods Feasibility Study - Staff is currently reviewing the response from the University of Florida regarding the proposals of this study and easement request. The response then will be reviewed by the College Park/University Heights Stormwater Subcommittee, the College Park/University Heights Redevelopment Advisory Board and the CRA.*

*St. Augustine's Church Parking Lot - The CRA has requested that staff assist in the redevelopment of the St. Augustine parking lot. Staff has submitted a letter offering assistance to prepare an RFP for the redevelopment of the St. Augustine parking lot. Staff recently received a response back from a representative of St. Augustine reporting that St. Augustine is moving forward with an RFP for a mixed use project, 4-8 stories, north side strictly residential and Hurley Hall remaining. The RFP will be released shortly, they are pre-qualifying a number of interested parties and it will be an invitation only bid. St. Augustine's has stated they do not need CRA assistance but they know CRA assistance is available should they need it.*

*SW 5th Avenue Triangle - The bid documents are being processed through the Public Work's department. A Call to Artists was issued through the Art in Public Places Trust but the APPT determined the responses were not appropriate for the site. The APPT will be reworking the process and inviting specific artists to apply.*

*SW 7th Avenue Improvements - design is underway by consultant and once drafted will be reviewed by the CPUH Advisory Board.*

*SW 8th Avenue Streetscape - CRA staff is working with Public Works on obtaining estimates for design services to complete the plans for SW 8th Avenue, and will bring the request to the CRA.*

*Transformational Incentive Program Changes - The College Park/University Heights Redevelopment Advisory Board made recommendations on potential changes to the program at their October 4, 2006 meeting but requested to discuss the points system and other items related to the program at their November and December meetings before finalizing their recommendation to the CRA. The Eastside Redevelopment Advisory Board completed their recommendations at their November meeting. The Downtown Redevelopment Advisory Board began discussing their changes and will likely conclude their discussion at their December meeting. The Fifth Avenue/Pleasant Street Redevelopment Advisory Board will have their initial discussion at their November meeting due to the October meeting cancellation as a result of a lack of quorum. Staff will bring back the Advisory Board's recommendations for*

*final consideration by the CRA.*

*Tumblin Creek Watershed Management Plan -- At the July 5 and October 4 College Park/University Heights Redevelopment Advisory Board meetings the Board reviewed the draft Tumblin Creek Watershed Management Plan report. This important planning document outlines the stormwater issues and opportunities in the area and provides the Advisory Board with options to consider funding to address stormwater issues in the area. Stormwater is among the biggest infrastructure concerns in the College Park/University Heights Redevelopment Area, and affects further redevelopment of the area. The CRA created a subcommittee to continue their review of the Master Plan at their October meeting. The Subcommittee will prepare recommendations shortly and submit those recommendations to the College Park/University Heights Redevelopment Advisory Board, who will submit recommendations to the Community Redevelopment Agency.*

*University Avenue Interim Improvements - Development of a baseline inventory from Waldo Road to Northwest 20th Street has been completed and staff is coordinating with FDOT in order to implement the planned improvements. The 100 block of University Avenue has been selected as a pilot project area for planters and baskets to improve aesthetics on the corridor. Sidewalk power washing and street sweeping work continues in all areas.*

*Fiscal Note: None at this time*

**RECOMMENDATION**

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

**Legislative History**

10/16/06	Community Redevelopment Agency	Approved as Recommended (4 - 0 - 3 Absent)
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**060720.**

**Proposed Revisions to Streetscape Design and Technical Standards (NB)**

*Explanation: The Community Redevelopment Agency (CRA) has in the past approved the streetscape design and technical standards prepared by Bellomo-Herbert and Company for the four redevelopment areas. The design and technical standards were created to unify the design approaches to multiple streetscape projects in these areas by specifying paver patterns and street furniture from a common palette of materials. While the paver materials are similar district to district, the patterns vary according to the scale of the roadway on which they will be constructed. The pattern variation gives each roadway classification a unique identity.*

*The first Primary Corridor streetscape built from the new standards was the University Avenue Lofts project at the southwest corner of West University Avenue and SW 6th Street. Staff has reviewed the streetscape and recommends that the pattern for Primary Corridors be changed for future construction. Staff*

*recommends that the pattern be revised by Bellomo-Herbert to enhance the color and pattern selection. Once the CRA authorizes staff to modify the streetscape standards, staff will review the proposed changes with each of the advisory boards, and then return to the CRA with recommendations.*

*In addition to the study item above, staff recommends two immediate changes to the design and technical standards. The first is that developers who are required to construct streetscape enhancements have the option of installing a "full-brick" treatment on Primary Corridors in the area between the back of curb and the property line.*

*The second concerns the lighting selections for one particular segment of the Primary Corridors. Staff recommends that in the Downtown Redevelopment Area, the "Black Round Full Cutoff" luminaire (also known as "Hockey Pucks") and, where appropriate, the "Traditional Cutoff Pedestrian Light" (also known as the "Washington Globe") be designated as the fixtures for South Second Avenue from West 3rd Street east to East 7th Street, through the core of the historic downtown area. This revision will ensure coordination between existing and future light standards in this corridor where many Washington Globes and Hockey Pucks are in place.*

*Fiscal Note: Bellomo-Herbert has proposed a fee of \$1,000 for initial consultation to assist with revising the streetscape design and technical standards as to paver pattern for Primary Corridors. Subsequent work to revise the standards will fall within staff spending limits.*

**RECOMMENDATION**

*The CRA: 1) Authorize the expenditure of \$1,000 for Bellomo-Herbert to assist with initial consultation in revising the streetscape design and technical standards as to brick pattern on the primary corridors and refer the proposed revision to the advisory boards; and 2) approve effective immediately the hockey puck and globe lighting choice for South Second Avenue from West 3rd Street to East 7th Street and the flexibility to allow full brick treatment on primary corridors at appropriate locations.*

## **REPORTS FROM ADVISORY BOARDS/COMMITTEES CONSENT**

### **College Park/University Heights Consent**

#### **060719. New Lighting at Jackson Square (B)**

*Explanation: Jackson Square, a new mixed-use development located at 1320 NW 3rd Avenue in College Park, is currently under construction. Construction of this redevelopment project has been identified as an opportunity to further eradicate blight by targeting new pedestrian lighting and sidewalks to areas experiencing private redevelopment to help leverage the funds used. College Parks*

*University Heights (CPUH) has used this strategy successfully on Northwest 12th Terrace, further west on Northwest 3rd Avenue and Southwest 5th Avenue.*

*The developer has requested assistance with sidewalks and pedestrian scale lighting. GRU has provided a preliminary estimate of \$23,640 for installing six Domus light fixtures and representatives from Jackson Square have obtained an estimate of \$35,267 from O'Steen Bros., Inc. to install a sidewalk. The total amount requested for these improvements is \$59,267. Upon review of the request the College Park/University Heights Redevelopment Advisory Board recommended approval of the funding request for the pedestrian scale lighting at an amount not to exceed \$23,640 plus a 10% contingency. The request for sidewalk funding was not approved as this request was for funding for sidewalks that would have to be provided by the developer anyway.*

*Fiscal Note: GRU has estimated \$23,640 for the installation of the pedestrian scale lighting and O'Steen Bros., Inc. has provided an estimate of \$35,267 to install a sidewalk, for a total of \$58,907. The College Park/University Heights Redevelopment Advisory Board recommended funding the lighting request of \$23,640 plus a ten percent contingency. There is currently \$132,390.22 remaining uncommitted in the Streetscape/Park Matching Funds account that could be used for this project.*

**RECOMMENDATION**

*College Park/University Heights Redevelopment Advisory Board to the CRA: Recommend approval of the funding request for pedestrian scale lighting at an amount not to exceed \$23,640 plus a ten percent contingency, totaling \$26,004.*

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**END OF THE CONSENT AGENDA**



**ADOPTION OF THE REGULAR AGENDA****SECRETARY****EXECUTIVE DIRECTOR****060727. Florida Redevelopment Association Annual Awards to the Gainesville Community Redevelopment Agency (NB)**

*Explanation:* At the annual conference of the Florida Redevelopment Association, the Gainesville Community Redevelopment Agency won two awards. One was the statewide award for Best Creative Organizational Development/Funding, for the Transformational Projects Incentive Program. The other was for the award for Best Outstanding Rehabilitation, Renovation or Reuse Project, for the Model Block project.

*Fiscal Note:* None

**RECOMMENDATION**

Hear a brief presentation from staff regarding the two awards.

**060721. The Palms Transformational Projects Program Incentive Request (B)**

*Explanation:* The CRA has received an application for Transformational Incentives for a project entitled The Palms on Southwest 2nd Avenue from Southwest 2nd Ave, L.L.C. based out of Gainesville, Florida.

*The proposed project is located on the northeast corner of Southwest 2nd Avenue and Southwest 3rd Street. The project includes one four-story building. The project is an upscale multi-family condominium residential project with 48 two bedroom/two bath units. Parking will not be provided onsite; instead the developers may obtain parking spaces, if available, from the Southwest Downtown Parking Garage, located on the building's northern border. The developer will be purchasing offsite stormwater retention from the City of Gainesville.*

*The Transformational Incentive Program allows for projects that receive 25 points to request 80% of the increment generated by the project for 15 years. The program was amended to allow those projects that receive 50+ points to request 90% of the increment. In this application the developer has requested 80% of the increment generated by the project for 15 years. The incentive would be capped at the "but for" gap claimed by the applicant at the Net Present Value of \$1,158,640. The remaining increment would be allocated to the Downtown Redevelopment Area in the projected amount of \$479,150 over fifteen years. After fifteen years the full increment generated by the project*

would be allocated to the Downtown Redevelopment Area Trust Fund until the end of the redevelopment area's life.

Staff retained PMG Associates to complete an independent fiscal evaluation of the application including verification that a gap does exist and a review of the points claimed by the applicant. PMG Associates, Inc. found that the gap of \$1,158,640 does exist, but that the project does not meet the requirements for an 80% incentive as it does not meet the 26 points as proposed. The developer has claimed 26 points under the Downtown points system for the Incentive Program. Staff and PMG Associates disagree with this assessment, and PMG instead has recommended the applicant reaches a total of 24 points, which qualifies the applicant for the 60% incentive. Staff agrees that the applicant qualifies for the 60% incentive but with a points total of 21 with no allocation for merit points. A copy of the report by PMG Associates, Inc. has been provided in the backup along with the application from Southwest 2nd Ave, L.L.C.

PMG's report states that they believe that there may not be spin-off from this project, but that the development will "enhance activity at the existing establishments." PMG also has found that the City will generate revenue from a variety of sources related to The Palm projects, totaling a minimum of \$28,640 annually for utility taxes, stormwater fees, etc.

PMG bases the cause of the gap on sale prices that are below average for the area, but states that the current market does not support estimates for higher price points than those listed in the application. PMG also has determined that the higher project costs per unit influence the gap.

The Downtown Redevelopment Advisory Board reviewed this application at their November 8, 2006 meeting and unanimously recommended approval of the incentive request, but recommended 60% of the increment generated by the project for 15 years. The Downtown Redevelopment Advisory Board also recommended that the developer fully outline and explain all merit points claimed on their application for the possible consideration of 80% of the increment generated by the project for 15 years by the CRA. The Downtown Redevelopment Advisory Board further requested clarification on the consultant's report. Staff has requested the consultant provide more information in the report and the CRA has received an extended report.

Staff recommends that The Palms application for incentives under the Transformational Incentive Program be approved with the following terms: The "but for" gap for the project be determined to be \$1,158,640 and the payments be capped at the net present value of that amount calculated as of the incentives application date. The project be provided 60% of the actual increment generated annually until the cap is met or 15 years. No change be permitted to the building materials without approval of the CRA; if the materials change the CRA could reopen the incentive agreement. No change of ownership (other than sale of the residential units) is permitted without approval of the CRA. The CRA reserves the right to bond the increment at a point in the future and pay the developer the net present value of gap early.

*This could save the CRA considerable money since the CRA borrowing rate would likely be less than the developers. The development agreement allows that if those items the CRA has provided incentives for fall into disrepair the CRA can use annual increment payments to make repairs as needed.*

*Staff and the developer will make a presentation to the CRA on the application and project. A representative from PMG Associates will also be available to respond to questions regarding their evaluation.*

*Fiscal Note: Projects that receive less than 25 points under the Transformational Incentive Program are eligible for up to 60% of increment generated by the project for 15 years. Any incentives paid under this program are paid from the tax increment generated by the project so there is no immediate impact on the annual budget for the Downtown Community Redevelopment Area. The cost of the analysis by PMG Associates is \$9,500. Currently no funds are available in the Professional Services account for the cost of the analysis and staff recommends transferring \$9,500 from the Downtown Residential Projects account.*

**RECOMMENDATION**

*Downtown Redevelopment Advisory Board to the CRA: 1) Recommend approval of the Transformational Incentive Program Application for The Palms on Southwest 2nd Avenue as described above and the 60% of the increment for 15 years; 2) allow the developer an opportunity to demonstrate to the CRA that they are entitled to receive merit points and 3) receive clarification on the consultant's report.*

*Executive Director to the CRA:*

*Approve The Palms Transformational Incentives Program application with terms as follows: 1) the "but for" gap for the project be determined to be \$1,158,640 and the payments be capped at the net present value of that amount calculated from the developer's incentives application date; 2) that the project be provided 60% of the actual increment generated annually until the cap is met or over 15 years; 3) construction begin within two years from the date of the CRA approval; 4) no change be permitted to the building materials without approval of the CRA; 5) no change in form of ownership (other than sale of the residential units) is permitted without approval of the CRA; 6) the CRA reserves the right to bond the increment at a point in the future and pay the developer the net present value of the gap early; 7) that the development agreement allow that if those items the CRA has provided incentives for fall into disrepair the CRA can use annual increment payments to make repairs as needed; 8) authorize the Executive Director and the CRA attorney to prepare and execute any and all documents necessary and 9) approve the transfer of funds from the Downtown Residential Projects account to fund the analysis by PMG*

*Associates.*

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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**

**DISCUSSION OF PENDING REFERRALS**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**NEW BUSINESS**

**NEXT MEETING DATE**

*December 18, 2006*

**ADJOURNMENT**