

# **Community Redevelopment Agency**

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

## **Meeting Agenda**

**July 16, 2007**

**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*

**CALL TO ORDER****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****070216. Community Redevelopment Agency (CRA) Minutes (B)****RECOMMENDATION**

*The CRA approve the minutes of June 18, 2007, as circulated.*

070216\_20070716.pdf

**EXECUTIVE DIRECTOR CONSENT****070217. 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.*

*Organization Updates:*

*Staff has started the process of redesigning a new website. Buster O'Connor of eye4 design has been hired to give the CRA three concepts for web styling. Those have been forwarded to staff. One concept will be selected and given to a web designing to implement on the new CRA website. All three designs include new ways to write CRA.*

*Development Agreements:*

*Gainesville Greens - Located at 104 Southwest 2nd Avenue. The City Commission approved an extension to the option of this site; a companion extension to the development agreement was approved by the CRA Board in June.*

*University House on 13th Street - Located at the northeast corner of Northwest 13th Street and Northwest 7th Avenue. The development agreement is being negotiated. A draft had been sent to the developer.*

*University Corners - Located on the west side of Northwest 13th Street between University Avenue and Northwest 3rd Avenue. The agreement is actively being worked on by Staff.*

*Project Updates:*

*Banners - The specialty banners for the celebration of the University of Florida 100 year anniversary in Gainesville were replaced with 28 original University Avenue and College Park area banners on June 16, 2007. A Purchase Order has been issued to a local printer (Sign by Tomorrow) for providing the remainder of missing banners along the University Avenue corridor. The banners will be installed by the end of July 2007.*

*Cotton Club - Located at 837 Southeast 7th Avenue. The Cotton Club fundraiser and announcement of architectural design services was held at the Harm Museum on May 24, 2007. Jay Reeves & Associates Inc. was the architectural firm chosen for the restoration of the Cotton Club. Two in kind donations were presented at the Fundraiser: Bearded Brothers donated twenty thousand bricks valued at \$10,000 and Perry Roofing donated all labor for the roofing of the Cotton Club. Charles Chestnut also donated a parcel of property. On June 8, 2007, a groundbreaking ceremony was held at the Cotton Club site. Two additional fundraisers were held in June: the First Annual Juneteenth Festival & Juried Art show at Lincoln Park June 16-17, 2007 and the Juneteenth Ball held June 19, 2007 at the University of Florida President's House.*

*Depot Park Area Master Plan -The kickoff for this project is contemplated to be August 22.*

*Depot Avenue Rail Trail - Glatting Jackson Design Inc. has completed the conceptual design for the Depot Avenue Rail Trail improvements. A quote was submitted from (G&J) to the CRA for the sum of \$24,200 with \$2,650.00 reimbursable expenses for construction documents, planning, design, and permitting services. After reviewing the proposal by the City Attorney and Purchasing Department, it was brought to CRA attention that the proposal needs further clarifications from (G&J). CRA is currently in the process of negotiating terms and conditions with Glatting Jackson Design Inc. noted by the City Attorney.*

*Fifth Avenue Historic Survey - Staff received a historic preservation grant for \$10,000 to do a survey study on the Northwest 5th Avenue corridor. Staff is currently in the process of securing a historic preservation planner to oversee the project.*

*Fifth Avenue/Pleasant Street Underground Initiatives - The Fifth Avenue/Pleasant Street Underground Initiatives is a Community Redevelopment Agency partnership with GRU for underground conversion projects in the FAPS district. It was approved April 24, 2006. Brown & Cullen has completed preliminary engineering work for the CRA for the entire NW 5th Avenue Streetscape project. These preliminary design data will help facilitate the proposed phase 4 streetscape project which is from NW 6th St to NW 10th St. \$160,966.00 was budgeted in the FY 2008 Fifth Avenue/Pleasant Street Amendatory Budget for streetscape improvements (W508).*

*Model Block House Site D - Located at 418 Northwest 4th Avenue. Carter Construction is in the remodeling process. Construction has begun, and there is a tentative completion date of October 2007.*

*Model Block Art Zone Pilot Project - Located at 412 Northwest 4th Avenue. The artwork has been completed and installed.*

*Northwest 1st Avenue Sidewalk Construction - City of Gainesville Public Works Department is currently constructing a 6 foot wide sidewalk along NW 1st Avenue from the 1700 to the 1900 block with an estimated cost of \$65,000. The construction is almost 50% complete.*

*Northwest 5th Avenue Streetscape - Due to bidding irregularities and high bids, Public Works is going to re-bid this Project. The Request for Proposal is being prepared for release.*

*Northwest 5th Avenue Tot Lot - Located at 1007 Northwest 5th Avenue. The Parks Division has taken down the chain link fence and ordered the equipment. Construction is expected in August.*

*Porters Neighborhood - Staff is leading a multi-department effort to institute improvements in the Porters Neighborhood. Staff is currently drafting the scope for engineering feasibility studies which will examine SW 3rd Street and SW 5th Street, two major corridors in the neighborhood. Potential improvements to be examined under this study include lighting, street repair and resurfacing, installation of curb/gutter, sidewalks, drainage and utility improvements. Staff anticipates the feasibility studies will cost roughly \$15,000 each and will be completed within about four months. The end result will produce a multiphase plan describing how a variety of improvements could be implemented along each corridor. In addition to this large-scale effort, Staff is also exploring more immediate solutions to neighborhood issues such as roadway and crosswalk striping, fence repair, increased code enforcement and police presence, and reopening of walled off streets.*

*Renaissance Lights on University from Waldo to SE 15th Street - SR 20 and SR 26 are state roads, the Department of Transportation required a permit application from the city, which is in process. The Renaissance lights have been ordered by GRU. Once DOT has finalized the permit, the removal of the concrete light poles will be scheduled and the construction will be underway.*

*Southeast 7th Street Lighting - This project is underway, and is scheduled to be complete within one month.*

*Southwest 5th Avenue Triangle - Located at the junction of Southwest 5th Avenue and Southwest 13th Street. Bid opening took place on May 3, 2007. Anglin Construction was the lowest bidder with a value of \$169,500. On June 12, 2007, a change order for the sum of \$4,950 was issued through the Gainesville Public Works Department to Anglin Construction Company for using clay brick pavers in lieu of concrete brick pavers as per contract*

specifications; this change order was approved at City Commission Meeting on June 11, 2007. The material change and subsequent change order was a result of a detailed survey which was carried out by CRA staff through the City's recently landscaped areas, where both concrete and clay brick pavers were used. Clay brick pavers are by far superior in quality and permanent color fastness compared to concrete pavers. The Notice to Proceed was issued to the contractor on July 5, 2007. The project is scheduled to start on September 7, 2007 and be completed within 90 days.

*Southwest 7th Avenue Improvements - The geotechnical report is now complete and JMJ is in the process of conducting a feasibility study for the CRA and Public Works in utilizing the SW 7th Avenue Corridor for the treatment of stormwater. The feasibility study will be completed within next 6 weeks. The stormwater potentially would be treated through an exfiltration system placed beneath the roadway and on street parking. Public Works is covering the cost of the professional services. Upon completion of the analysis, a decision will be made concerning the design component of the proposed roadway and parking improvements to SW 7th Avenue between 10th and 12th Streets.*

*Southwest 8th Avenue Streetscape Improvements - Public works will obtain an RFQ for design services through the Consultants Competitive Negotiations Act for projects over \$1,000,000 by mid July 2007 and anticipate design to start by October 2007. The project is to allow for new sidewalks and parking spaces between 10th, and 12th Street, providing curb, gutter, sidewalk and parking spaces between 9th and 10th Street and allowing for cross walks halfway between 10th -12th and 12th-13th Street.*

*Southwest 13th Street Overpass - Location near the junction of Southwest 13th Street and Archer Road. Staff is preparing a design competition to release to the general public. This item will be on the August agenda.*

*Tumblin Creek Watershed Management Plan - A "final" copy of the recommendations and plans was sent to the CRA on May 7, 2007 for review and comments. CRA and Public Works Department staff met on Wednesday, June 27, 2007 to discuss consultant recommendations. It was agreed that the consultant should complete the study at this stage according to CRA and Public Works Department comments. CRA has requested the complete study be provided on CD for the College Park/University Heights Board Members.*

*University Avenue Improvements - CRA staff is planning to request design services for creating new bus shelters in the redevelopment districts. Public Works is completing limited survey work and obtaining easements for bus shelters and benches along the right of way. The consulting engineer is awaiting easement information from Public Works before completing construction plans in preparation for meeting with FDOT to obtain permits. Staff is obtaining quotes for replacing amenities. Staff re-bid the roadway median design services (due to large price discrepancies in the proposals received last month) and received a proposal from Zamia Design to design eight medians in CPUH and the Eastside District. Bellomo-Herbert has started work on streetscape standards revisions.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

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

**070218.**

**Redevelopment Plan Amendment for the Inclusion of Green Building Concepts in the Downtown Expansion Redevelopment Area (B)**

*Explanation: On February 19th, 2007, the CRA requested that each district board consider incorporating language related to green buildings and energy efficiency into each district's Redevelopment Plan. The Downtown Redevelopment Plan currently does not address this issue and therefore requires amendments to ensure that including green building and LEED (or equivalent) certification is well supported. This action is necessary to include incentive programs and building projects, and to include green building and energy efficiency requirements for all Downtown CRA projects, whether through investment or tax increment recapture. At the March 28, 2007 meeting, DRAB approved this concept and asked staff to incorporate language in the district's Redevelopment Plan such that green building concepts, energy efficiency, and LEED (or equivalent) certification are well supported in that document. Staff subsequently drafted proposed language supporting green buildings to be included in the Downtown Redevelopment Plan. This language is based on that found in the Eastside Redevelopment Plan, which already contains support for green building principles. The amendments to the Downtown Plan are located in the "Redevelopment Plan & Implementation" section of the document. This section describes the overall goals for Downtown and includes lists of specific objectives for the various subsections of the Redevelopment Area (which are identified as the Central Business District, Transitional Industrial Areas, Commercial Corridors, and Downtown Neighborhoods.) Language supporting green building practices and energy efficiency has been incorporated into both the district-wide general goals, and the more specific subsection objectives described above. A copy of the revised "Redevelopment Plan & Implementation" chapter of the Downtown Redevelopment Plan is included as backup; additions to the text related to green building concepts are highlighted.*

*Fiscal Note: None*

**RECOMMENDATION**

*Executive Director to the CRA: Authorize the amendment of the Redevelopment Plan for the Downtown Expansion District to include the "green building" standards requirements as shown in the draft copy of the amended plan (included as backup.)*

070218\_20070716\_DRAB\_Green Building in Redevelopment Plan.pdf

**070219.**

**Redevelopment Plan Amendment for the Inclusion of Green Building Concepts in the College Park/University Heights Area (B)**

*Explanation: On February 19, 2007, the CRA requested each district board to consider incorporating language related to green building and energy efficiency into each district's Redevelopment Plan. Environmentally friendly construction, or "green building" as it is often called, aims to achieve sustainability by incorporating principles, techniques and materials that conserve natural resources and improve environmental quality throughout a building's entire life-cycle. The College Park/University Heights Redevelopment Plan currently does not address this issue and therefore requires amendments to ensure that green building and the Leadership in Energy and Environmental Design (LEED) Green Building Rating System (or equivalent) certification is well supported. This action is necessary to include incentive programs and building projects, and to include green building and energy efficiency requirements for all College Park/University Heights CRA projects, whether through investment or tax increment recapture. At the March 7, 2007 meeting, the College Park/University Heights Advisory Board approved this concept and asked staff to incorporate language in the district's Redevelopment Plan such that green building concepts, energy efficiency, and LEED (or equivalent) certification are well supported in that document. Staff subsequently drafted proposed language supporting green buildings to be included in the College Park/University Heights Redevelopment Plan. These amendments are located in the "Redevelopment Objectives and Initiative" section of the document. Language supporting green building practices and energy efficiency has been incorporated into district-wide general goals. A copy of the revised "Redevelopment Plan & Implementation" chapter of the College Park/University Heights Redevelopment Plan is included as backup; additions to the text related to green building concepts are highlighted.*

*Fiscal Note: None*

**RECOMMENDATION**

*Executive Director to the CRA: 1) Authorize the amendment of the Redevelopment Plan for the College Park/University Heights Expansion District to include the "green building" standards requirements as shown in the draft copy of the amended plan (attached as backup.)*

070219\_20070716\_CPUH\_Green Building in Redevelopment Plan.pdf

**070220.**

**Scope for Parking Studies for Downtown and College Park/University Heights (NB)**

*Explanation: As Downtown and College Park/University Heights continue to redevelop, the demand for parking in these areas is expected to increase. In order to accommodate a high demand for parking while maintaining the urban charm and pedestrian scale of these districts, special consideration and analysis is needed to develop a framework in which to manage parking and redevelopment in each area. The proposed parking study will be comprised of two separate analyses, examining both the Downtown and the College Park/University Heights districts. This study will not be conceptual in nature. It will result in individualized strategies for each district to implement regarding existing*

*parking, the need/potential for future parking, and best management policies which will allow parking resources to function as efficiently as possible. The goal of the study is primarily to identify strategies that will enable the utilization of existing parking to its fullest extent. Additionally, the study will provide insight regarding the placement, type, design, and management for any new facilities, if needed.*

*Specific items to be addressed in the Downtown Redevelopment Area include: an inventory and assessment of existing parking demand (including both weekday and evening/weekend demand); examination of how to best manage on-street surface parking, including location, design, price, time limits, alternative meter/payment options, and enforcement; identification of improved administration strategies which will increase the effectiveness and efficiency of parking spaces; determination of the need for new parking infrastructure; analysis of institutional/governmental parking to determine how these space might be utilized during non-office hours; identification of potential sites to accommodate structured parking, if needed; identification of goals/purpose for on-street and structured parking and recommendations for administrative techniques which will accomplish these goals; development of design standards which will guide new development to provide parking in innovative ways that will compliment the urban fabric of Downtown (possibilities include public/private partnerships, design guidelines requiring parking to be located on the interior of a development, thus invisible from the street, and special design or mixed-use requirements for stand-alone parking structures which makes these structures blend seamlessly with the surrounding pedestrian-friendly environment.)*

*Items to be addressed in College Park/University Heights include: identification of current and projected parking demand, including the number of additional spaces necessary to meet parking demand, if any; suggestions for new pricing techniques; exploring the use of decal zones, and increasing the number of these zones to create smaller parking areas that will discourage the "shuffling" of cars throughout a neighborhood; determination of potential areas where on street parallel or angled parking could be installed; identification of potential parcels large enough to accommodate structured parking; development of design standards which will guide new development to provide parking in innovative ways that will compliment the urban fabric of CPUH; proposed administrative techniques that will encourage developers to provide more on-street parking; recommendations for management strategies to structure and enforce a parking framework in order to maximize efficiency of existing parking; and the identification of goals/purpose for on-street and structured parking and recommendations for administrative techniques which will accomplish these goals.*

**Fiscal Note:** \$25,000 is currently budgeted in DRAB account #610-790-W229-5520 (Project Related Professional Services - Parking Study), and \$50,000 in CPUH account #618-790-W741-5520 (Parking Management).

**RECOMMENDATION**

*Executive Director to the CRA: 1) Authorize staff to issue a Request For Proposals for parking services.*



**070221. Zamia Design Proposal for Design of University Avenue Medians (B)**

*Explanation:* Last month, CRA staff requested proposals from landscape architecture firms for designing two sets of roadway medians. The first set consists of three medians in the Eastside District on East University Avenue and SE Hawthorne Road, and the second consists of five medians on West University Avenue in the College Park/University Heights District. The scope of work consisted of meetings with FDOT, design, construction documents, irrigation system feasibility, and construction observation. Buford Davis and Associates and Zamia Design submitted proposals. Upon review of the proposals, there were discrepancies in the amount of work proposed by the firms, which made it difficult to compare the proposals. The costs varied greatly as a result of the different scopes with Zamia at \$4,400 and Buford Davis at \$23,280. In June, staff presented these proposals to the CPUH advisory board. With the Zamia proposal, the portion of these costs allocated to CPUH would have been \$2,700 inclusive of fees and reimbursable expenses, and \$12,890 with Buford Davis. CPUH asked staff to go back to the firms and request they fine tune their estimates and provide new proposals.

Staff requested new proposals on June 12th from the original firms as well as a third, JOLA, Inc., with added clarification to the scope of work and a more transparent breakdown of costs. The scope consisted of the work tasks described in the above paragraph and an optional site survey task. The firms were given the opportunity to bid on each set of medians either as individual projects or combined into one project.

The firms were asked to specify the number of hours and costs for each of the work tasks and the firm's hourly rate for additional services.

One proposal was received on the submittal deadline, June 19, 2007. Zamia Design proposed a combined project cost of \$8,820 plus up to \$300 in reimbursable expenses for a total of \$9,120. On June 21st, the ERAB approved its portion of the costs for its medians not to exceed \$3,765. The CPUH portion of the proposal increased \$2,655 due to the addition of optional site surveying (\$1,500) and according to Zamia Design, revised fee estimates resulting from a more thorough assessment of the level of effort needed to complete the design. On July 11th, the CPUH Board approved its costs for the project not to exceed \$5,355.

*Fiscal Note:* The Eastside currently has budgeted \$154,817 in the East University Avenue Median account (621-790-W914-5520), and College Park University Heights has \$100,000 budgeted in the Primary Corridors-University Avenue Medians account (618-790-W724-5520).

**RECOMMENDATION**

*Executive Director to the CRA:* 1) Approve in concept the Zamia Design proposal for roadway median design not to exceed \$9,120 with costs to be divided between CPUH and ERAB in the amounts of \$5,355 and \$3,765 respectively; and 2) authorize the Executive Director or his designee to negotiate and execute a contract with Zamia Design.

070221\_20070716\_Medians RFP and Zamia Proposal.pdf

**070150. Zamia Design Proposal for Development of Gateway Construction and Bid Documents (B)**

*Explanation: Zamia Design Landscape Architecture is under contract with the CRA to develop the conceptual design for the Eastside Gateway. The design was approved at the June 18, 2007 CRA meeting. The scope of work in the current contract does not include preparing construction documents for the Gateway project. At staff's request, Zamia submitted a proposal to develop construction and bid documents including fees and expenses totaling \$17,200. Under this proposal, work will proceed to develop the final design and bid specifications needed in order to construct the project. On June 21, 2007, staff presented the proposal to the Eastside Redevelopment Advisory Board, which approved it by unanimous vote.*

*Fiscal Note: \$128,350 is currently available in the Gateway account # 621-790-W918-5520, and \$77,942.29 is available in account \$332-790-M690-5520.*

**RECOMMENDATION**

*Executive Director to the CRA: 1) Approve in concept Zamia Design's proposal for the development of construction and bid documents for the Eastside Gateway not to exceed \$17,200; and 2) Authorize the CRA Executive Director or designee to negotiate and execute all necessary contract documents.*

**Legislative History**

6/18/07 Community Redevelopment Agency Approved as Recommended (6 - 0 - 1 Absent)

070150\_20070618\_ERAB Gateway Design pics.pdf

070150\_20070716\_ERAB\_Zamia Proposal Eastside Gateway.pdf

**REPORTS FROM ADVISORY BOARDS/COMMITTEES CONSENT**

**END OF THE CONSENT AGENDA**

**ADOPTION OF OF THE REGULAR AGENDA****SECRETARY****EXECUTIVE DIRECTOR****070222. FY 2008 Operating Budget Update (B)**

*Explanation:* Each year when the annual increment comes in, the CRA adopts an amendatory budget to appropriate unanticipated funds and any fund balance from the operating budget remaining from the previous fiscal year. This is an opportunity for adjustments to the approved budget and the potential addition of special projects that were not anticipated when the budget was prepared.

The CRA districts currently have an approved FY 2008 Budget and in response to proposed legislation changes, the CRA approved in May a FY2008 Budget for CIP (included in backup) based on a 2006 rollback model provided by the General Government Finance Department. As more information has become available, the General Government Finance Department has provided an update as to the projected rollback and has provided two models (included in backup). When the final millage rate is known, a final operating budget for FY2008 will be presented.

*Fiscal Note:* FY2008 Operating Budget based on the approved FY 2008 Amended CIP Budget. Total TIF expectations: ERAB \$418,812; FAPS \$359,492; DRAB \$1,049,602 and CPUH \$2,347,755 for a total of \$4,175,661.

**RECOMMENDATION**

*Executive Director to the CRA: Recommend adoption of the FY2008 Operating Budget at the FY2007 Amended Budget values with the understanding that this is not final and staff will come back in February with an amendatory budget when the taxable values are established.*

070022\_20070716\_FY2008 Amendatory Budget.pdf

**070211. Design and Technical Standards for Depot Park (NB)**

*Explanation:* Implementation of the Depot Park concept, adopted by the City Commission in 2002, has begun and will continue for several years. In April 2006, the Phase I storm water ponds, landscaping, and walking paths were completed. Construction plans for additional landscaping, walking paths, and an irrigation system were completed in June 2007. Staff anticipates that the construction of these improvements will commence this fall. The following phase will be to install park amenities around the Phase I improvements.

*The park concept contains amenities such as lighting, seating areas, picnic*

*pavilions, bridges and other items that have yet to be specified. These amenities can be specified early in the park development in order to unify the palette of materials over time, streamline the design process, and save time and money in engineering. These specifications can be formally incorporated into a document of design and technical standards that can be used as a template for the phased development of the park. As each phase of the park enters into the design stage, the designer will incorporate the standards into the design documents and bid specifications, thus avoiding having to make decisions regarding amenities at every phase.*

*Since Depot Park falls within the Downtown Expansion Redevelopment District and the CRA could potentially fund some of the park improvements, staff recommends that the CRA take the lead on the effort to develop the design and technical standards. The adopted downtown redevelopment plan supports this type of park planning activity under the proposed strategies for enhancing the central business district. The Parks, Recreation, and Cultural Affairs Department support allowing the CRA to manage this project. The CRA will continue to work in partnership with the Public Works Department and the Recreation, Parks, and Cultural Affairs Department to ensure that concerns regarding park development are addressed.*

*Staff discussed the idea of developing design and technical standards at the August 2006 meeting of the East Gainesville SPROUT Project Task Force. The committee supported the idea and expressed a desire to participate in the creation of the standards.*

*Staff is seeking authorization to create a scope of work and prepare a Request for Proposals for a consultant.*

***Fiscal Note:** Funding for this project is available in the Depot Park Recreation Project account 335-850-C350-965-5720, which is within the Parks, Recreation, and Cultural Affairs Department. The CRA will contribute in-kind staff resources toward this project; however, no CRA funding will be required for professional consulting services. Staff will impose a not-to-exceed amount of \$50,000 on the contract to provide professional services for this scope of work.*

**RECOMMENDATION**

*Executive Director to the CRA: 1) Recommend the CRA request that the City Commission allow the CRA to be the lead organization in the development of design and technical standards for Depot Park; 2) request that the City provide funding from the Depot Park Recreation Project account not to exceed \$50,000; and 3) authorize staff to develop a scope of work and submit a Request for Proposals for this project.*

**070223.**

**Revised proposal for Lot 9/Hampton Inn Redevelopment (B)**

***Explanation:** On September 19, 2005, the CRA authorized Staff to prepare a Request for*

*Proposals to solicit developers interested in building a hotel or a hotel with other uses on Lot 9 in Downtown. A response by Windsor Aughtry was subsequently selected for this project. Windsor Aughtry's original submission proposed a seven-story, 122-room Hampton Inn and Suites Hotel, and included requests for upfront incentives as well as a request that CRA return 75% of the increment generated by the project for three years, reducing to 60% for an additional 10 years. The application included requests for connection to the community stormwater bank at no cost to the developer, CRA-funded relocation of the existing utility transformers off site, and the free use of the sidewalk and existing parking on Southeast 1st Avenue as a drop off and loading zone for hotel guests. The developer also requested that the CRA cover half of the cost for the balconies on SE 2nd Avenue. The total amount of incentives requested was approximately \$317,500 in upfront incentives and TIF reimbursements at 75% for three years and then dropping to 60% TIF reimbursement for the following 10 years. The net present value of this request totaled to approximately \$800,000.*

*At the time when Windsor-Aughtry's initial proposal was considered, the CRA approved of the general nature of the project and of the incentive request. However, the applicant was advised that the CRA cannot offer front-end incentives and was encouraged to return at a future date with a revised incentive request tailored to back-end TIF revenue sharing, which is allowed by the CRA.*

*Since that time, the applicant has revised and adjusted certain details of this development, including the construction staging plan, number of stories, and reconfiguration of a back-end only incentive request. Additionally, the developer has separately negotiated a parking agreement with the private parking garage located adjacent to Lot 9.*

*On May 29, 2007, Windsor Aughtry submitted a revised development proposal. The revised hotel project will include 124 units (97 rooms and 27 studio suites), as well as 7,750 ft<sup>2</sup> of retail space. Additionally, the project will be one story smaller than in the original proposal. These details are consistent with the original RFP for redevelopment on Lot 9. As in the initial application, the development will still be oriented and designed to reflect the existing Downtown pattern. However, the proposed SE 2nd Avenue balconies have been deleted due to budget constraints. Additionally, the request for \$317,500 in front-end incentives has been removed. The revised application includes an incentive request and project proforma which, according to the applicant, accounts for current market conditions (including increased construction costs) and back-end only reimbursements. Based on these conditions and costs, the application requested a 90% TIF reimbursement for twenty years.*

*The revised application also includes a construction timetable and staging plan. This plan shows a smaller staging area than originally envisioned. Additionally, staging will not occur on the Plaza, as was once discussed. The revised staging plan has been approved by CRA staff and by Public Works; it is also based on input received from Alachua County staff and the owner and tenants of the Star Garage, which is adjacent to the building site. In order to*

*minimize the impact to Downtown, the developer has aimed to produce a staging area with the smallest footprint possible. The construction plan will result in the closure of the on-street parking on the east side of SE 1st Street, between SE 1st and SE 2nd Avenues. Additionally, the southern lane of SE 1st Avenue will be closed from a location just west of the Star Garage to the intersection with SE 1st Street. These areas will all be enclosed within the construction fencing and will not be accessible by the general public. During construction, SE 1st Street will be open to one-way, westbound traffic. On street parking will still be available on SE 1st Street, including reserved parking and loading space for the Star Garage. Access to the Star Garage will not be impeded due to construction on Lot 9; all entrances to the Star Garage will remain open and functional. Windsor Aughtry will provide a covered, ADA compliant walkway from the west Star Garage entrance to the north end of the building. This walkway will be lighted and will have secure access for safety purposes. Additionally, the developer has agreed to utilize a more costly foundation system which will result in less vibrations and noise felt by the Star Garage occupants and other neighbors. The developer has also agreed to make a special effort to coordinate construction activities on special election days with the neighboring Office of Elections, in order to minimize any adverse impacts.*

*In addition to CRA Staff review, this application has also been reviewed by Real Estate Research Consultants (RERC), of Orlando, Florida. RERC's evaluation included verification of certain expenses claimed by the applicant in addition to a financial review and modeling of the applicant's incentive request as well as other potential reimbursement options. Initially, the revised application from Windsor-Aughtry requested TIF reimbursement for capital expenses as well as some operating expenses. Staff reviewed the material associated with this project and concluded that incentives are warranted to alleviate capital (though not operating costs. Staff requested that the applicant provide information regarding reimbursable hard costs only. (For this project, staff used the same criteria as is applied in the Transformational Projects Incentive Program as a baseline in considering what costs are eligible for reimbursement.) The applicant complied with this request and Staff and RERC were able to identify a "but for" gap of approximately \$800,000 associated with this project. This gap is comprised of hard costs associated with construction such as: foundation technology, facade upgrades, utilities improvements and relocation, streetscape upgrades, covered walkway to the Star Garage, etc.*

*In determining an appropriate technique to provide incentives for this project, Staff aimed to use a framework based on the 70% TIF increment and 15-year timeframe benchmarks set in the Transformational Projects Incentive Program. Based on Staff review, input from RERC, and negotiations with Windsor-Aughtry, Staff was able to develop the following reimbursement plan for this development: a 13-year payment period in which there is 90% TIF reimbursement for the first 5 years, and 60% reimbursement for the final 8 years. The blended average of these reimbursements is equal to an overall 59% level of increment sharing during the 13-year time span. As stated above, Staff aims to achieve a blended average that is less than or equal to 70% of the increment, which is in line with the CRA's Transformational Program. In total,*

*the net present value of the TIF rebate to the developer will be approximately \$802,000. Through this financing plan, the CRA is able to support the development and meet the gap requirements of this project while also maintaining overall incentive levels similar to other programs and projects currently supported by the CRA.*

*Staff believes this funding plan is appropriate for the project and thus recommends a 90% TIF reimbursement for the first 5 years and 60% reimbursement for the final 8 years. Assuming an 11% rate of return, the net present value of this plan is approximately \$802,000. This amount is approximately equal to the sum originally requested when the CRA approved the initial Windsor-Aughtry project proposal in 2005. Additionally, the payback period is identical to that proposed by the applicant in 2005.*

*Fiscal Note: Any incentives paid to this project are limited by the tax increment generated by the project and no other increment from the Downtown Expansion Redevelopment Area.*

**RECOMMENDATION**

*Executive Director to the CRA: (1) Approve the general project concept as described in the initial application as approved September 19, 2005; (2) That the "but for" gap of \$802,000 present value, \$3,015,200 gross payments cap and an 11% discount rate apply to this approval, construction must commence within 6 months of the date of the approval; (3) That the CRA and Developer will be the only parties to this Development Agreement; (4) That the increment reimbursed be clearly limited to that generated by the project and that the funding or bonding power of the CRA not be significantly negatively affected; and (5) Authorize Executive Director and CRA attorney to prepare and execute any and all documents necessary and consistent with the foregoing.*

070223\_20070716\_DRAB\_Hampton Inn.pdf

070223B\_20070716\_Hampton Development Schedule.pdf

070223C\_20070716\_Hampton Fence Plan v2 (2).pdf

**060249.**

**University House Update and Development Agreement Amendment (B)**

*Explanation: On July 17, 2006, the CRA approved a request by University Partners for incentives under the Transformational Projects Incentive Program. The proposed project is located on the northeast corner of Northwest 13th Street and Northwest 7th Avenue. It is bordered on the west by Northwest 13th Street and on the east by Northwest 12th Street; the northern boundary is Rattlesnake Creek.*

*As part of the application and original submittal approved by the CRA, University Partners proposed improvements to the neighborhood, including those at the A. Quinn Jones School. The motion was amended to ask staff to*

*work with the School Board and the Developer to work on an interlocal agreement for the park maintenance. Staff, at this time, is requesting that the development agreement be allowed to move forward with out this condition, as the City of Gainesville Parks Department and the School Board have been unable to finalize an agreement for this property. The parties are working on an agreement that would memorialize all outstanding and informal agreements.*

*Secondly, the site is traversed by a portion of Rattlesnake Branch, a regulated waterway, and associated wetland. The Developer proposed that as part of the redevelopment site, that portion of the property would be preserved via a conservation easement to the City of Gainesville. Staff feels that although this easement is still needed, it should not be part of the CRA development agreement. In addition, the Developer will maintain this area as natural and undisturbed from development.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

*Executive Director to the CRA: 1) Approve amending the development agreement to; a) release the developer from condition number 5, the interlocal agreement, for the purpose of park maintenance and in lieu thereof, require the developer to contribute a lump sum of \$120,000 to the City, prior to the developer receiving its first tax increment recapture payment, to be used for improvements to the A. Quinn Jones School Facility at such time as the City and School Board finalize an interlocal agreement for same; and b) release the developer from condition number 4, the conversation easement and in lieu thereof, require a use restriction that prohibits development or development activity in the regulated waterway and associated wetlands, and require the developer to preserve and maintain same in a natural and undisturbed state.*

**Legislative History**

7/17/06      Community      Approved as Amended (4 - 2 - 1 Absent)  
 Redevelopment  
 Agency  
 060249\_20060717CRA.pdf  
 060249A\_20060717CRA.pdf  
 060249B\_20060717CRA.pdf  
 060249C\_20060717CRA.pdf  
 060249\_20070716\_University House Application 5.18.06.pdf

**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****MEMBERS OF THE COMMUNITY REDEVELOPMENT AGENCY****070224. Waldo Road Corridor Preliminary Blight Findings Report (B)**

*Explanation: In June 2007, Asset Property Disposition, Inc. was commissioned by Mr. Robert Simensky, developer of the proposed Hatchet Creek Planned Unit Development next to the Gainesville Regional Airport, to conduct a Preliminary Blight Findings Report for the Waldo Road Corridor, inclusive of the project site, as part of the developer's request to expand the Eastside Community Redevelopment District. Staff provided information requested by APD, Inc. for the study, but has yet to review the information contained in the report. No other staff support or consultation occurred. Jessie Wiles of Asset Property Disposition Inc will present the Preliminary Blight Report.*

**RECOMMENDATION**

*The CRA hear a presentation.*

070224\_20070716\_Waldo Road Draft Blight Findings 7.02.07.pdf

**MEMBER COMMENT****CITIZEN COMMENT****NEW BUSINESS****NEXT MEETING DATE****ADJOURNMENT**