
Community Redevelopment Agency Meeting

FY2009 Budget
September 15, 2008



Proposed FY09 Budget by Redevelopment Area

	Amount
Projected Tax Increment Revenue	\$ 5,133,699
Prior Year Unappropriated Fund Balance	\$ 720,348
Minus: Payroll	(\$ 785,468)
Minus: Operating Expenses	(\$ 265,895)
Minus: Non-Operating Expenses (from Operating Fund)	(\$ 183,554)
Minus: TIF Development Agreement Payments	(\$ 489,575)
Available for Projects	\$ 4,129,555

	Eastside	FAPS	Downtown	CPUH	Total
Total Revenue	\$ 594,886	\$ 425,687	\$ 1,342,088	\$ 2,771,038	\$ 5,133,699
Prior Year Unappropriated Balance	\$ 156,380	\$ 85,073	\$ 50,557	\$ 428,338	\$ 720,348
Minus: Payroll	(\$ 100,371)	(\$ 82,225)	(\$ 182,503)	(\$ 420,370)	(\$ 785,468)
Minus: Operating Expenses	(\$ 29,248)	(\$ 21,272)	(\$ 69,133)	(\$ 146,242)	(\$ 265,895)
Minus: Non-Operating Expenses	(\$ 23,293)	(\$ 51,085)	(\$ 9,569)	(\$ 99,608)	(\$ 183,554)
Minus: TIF Development Agreements	\$ -	(\$ 30,000)	(\$292,323)	(\$ 167,252)	(\$ 489,575)
Available for Projects	\$ 598,355	\$ 326,178	\$ 839,117	\$ 2,365,905	\$ 4,129,555
Operating and Payroll = % of TIF (Threshold = 25%)	21.79%	24.31%	18.75%	20.45%	20.48%



FY2009 Budget Highlights

• Tax Increment Revenues

- Overall Increase of 14.2% from FY2008

• Unappropriated Fund Balances

- Additional funding of \$720,348 available due primarily to interest earned that past few years that was not appropriated

• Payroll & Operating Expenses

- Increase of two staff positions proposed
- Proposed position (title-TBD) will focus on CPUH area and projects and be funded by CPUH.
- Proposed position (title-TBD) would focus on real estate and economic development across all redevelopment areas and help with the increased number of CRA projects. All areas would cover proportional share of the Personal Services expense for this position.
- The Operating/Payroll to Tax Increment % is **20.48%**, below the self-imposed **25%**



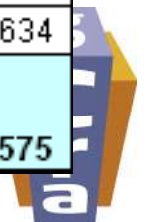
FY2009 Budget Highlights cont'd

• Non-Operating Expenses

Non-Operating Expenses					
9897 - Transfer to OPEB Debt Svc (Pay)	\$ 1,176	\$ 855	\$ 2,779	\$ 5,880	\$ 10,690
9911 - Transfer to POB Debt Service (Pay)	\$ 292	\$ 212	\$ 689	\$ 1,458	\$ 2,651
Loan Repayments (From Operating Fund 111)					
West Univ. Ave. Lofts Note	\$ -	\$ -	\$ -	\$ 34,074	\$ 34,074
SW 2nd Avenue Note	\$ -	\$ -	\$ -	\$ 58,196	\$ 58,196
Eastside District Note (Tacklebox Bond)	\$ 21,825	\$ -	\$ -	\$ -	\$ 21,825
Arlington Square Note	\$ -	\$ -	\$ 6,100	\$ -	\$ 6,100
Courthouse Parking Garage Note	\$ -	\$ -	\$ -	\$ -	\$ -
FAPS Model Block Note	\$ -	\$ 50,018	\$ -	\$ -	\$ 50,018
Total Loan Repayments (From Operating Fund 111)	\$ 21,825	\$ 50,018	\$ 6,100	\$ 92,270	\$ 170,213
Total Non-Operating Expenses	\$ 23,293	\$ 51,085	\$ 9,569	\$ 99,608	\$ 183,554

• Development Agreements

	Eastside	FAPS	Downtown	CPUH	Total CRA
CRA Development Agreements					
Union Street TIF Payment	\$ -	\$ -	\$ 220,983	\$ -	\$ 220,983
Commerce Buidling Note			\$ 71,340		\$ 71,340
Campus View I TIF Payment	\$ -	\$ -	\$ -	\$ 105,547	\$ 105,547
Heritage Oaks TIF Payment	\$ -	\$ -	\$ -	\$ 19,960	\$ 19,960
Stratford Court TIF Payment	\$ -	\$ -	\$ -	\$ 21,111	\$ 21,111
University House TIF Payment	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000
Woodbury Row TIF Payment	\$ -	\$ -	\$ -	\$ 20,634	\$ 20,634
Total CRA Development Agreements	\$ -	\$ 30,000	\$ 292,323	\$ 167,252	\$ 489,575



FAPS FY09 Proposed Project Funding

Project Name	Amount	Project Description
Model Block Program – Sites C, E, F, G, H, and I	\$24,000 (\$4k/site)	To prepare conceptual site plans and preliminary design services for the remaining Model Block houses.
A. Quinn Jones	\$25,000	To begin restoration of house in preparation to turn the historic home into an African-American museum. This is additional funding to bring balance to \$44,000. The funding is a 50% match with the City of Gainesville's Parks Department.
NW 5th Ave Streetscape	\$150,000	To continue the 5th Ave streetscape from NW 6th St to NW 10th St (or NW 13th St). Involves installing brick pavers, new lights, and undergrounding utilities.
Bus Shelters	\$30,000	This is an estimate for bus shelters that will potentially be installed in FAPS area after CPUH pilot. The bus shelters would be installed on NW 6th St and NW 13th St.
Acquisitions/Options	\$39,361	Funding to purchase additional properties for redevelopment. \$11,395 is required to fund an existing account deficit. The net available for acquisitions/options is \$27,966.
FAPS Maintenance	\$11,817	This is the Oasis Landscape contract that expires May 2009, until options to renew through 2011.
CRA Office Building	\$ 46,000	Should CRA decide to build CRA office space in FY09, this amount would be set aside as an estimated investment. If not, this funding would be appropriated for other projects during the Amendatory budgeting process.
Total	\$ 326,178	



ERAB FY09 Proposed Project Funding

Project Name	Amount	Project Description
Eastside - University Ave Medians	\$20,000	There were a few medians that were not included in the scope of the 2008 median replacement project for University Ave. This project would cover those medians as well as a few on Williston Road.
Eastside - University Ave Hardscape Improvements	\$35,000	Hawthorne Road is a primary corridor that has significant potential for redevelopment. This project would replace the fencing around the Alachua County School Bus Depot.
1712 and 1714 SE Hawthorne Road Redevelopment	\$228,355	Estimated cost for site planning, site preparation, and construction to redevelop the property located at 1712 and 1714 SE Hawthorne Road.
Façade/Paint Program	\$30,000	Provide additional funding for façade and exterior paint program. It is anticipated that several small developments may request funding and the façade program is a viable mechanism to help with those projects.
Cotton Club / Perryman's Grocery Store	\$75,000	To help with the cost of site planning, site preparation, and construction to develop the Perryman Grocery store and new building
Gateway	\$25,000	To bring total budget to \$335,000, the estimate for construction of project.
Hawthorne Rd Bus Shelters	\$25,000	New Bus Shelters are being designed and will be implemented as a pilot in the CPUH redevelopment area. If the pilot is successful, the new bus shelters will be installed along primary corridors in the Eastside area.
Waldo Road Bus Shelters	\$25,000	
15th Street Bus Shelters	\$25,000	
Eastside Primary Corridors - 15th Street Hardscape Improvements	\$40,000	In preparation for the redevelopment of the former Kennedy Homes site, we propose making some investment in improving the aesthetics of the main roads that lead to the site. This project is specifically to replace fencing along East, North, and South perimeters around Williams Elementary and Lincoln Middle School (along SE 15th St, SE 7th Ave, and SE 11th Ave).
Acquisitions/Options	\$20,000	Funding to purchase additional properties for redevelopment.
CRA Office Building	\$45,000	Should CRA decide to build CRA office space in FY09, this amount would be set aside as an estimated investment. If not, this funding would be appropriated for other projects during the Amendatory budgeting process.
Total	\$ 598,355	

Downtown FY09 Proposed Project Funding

Project Name	Amount	Project Description
University Ave Bus Shelters	\$30,000	This is an estimate for bus shelters that will potentially be installed in Downtown area after CPUH pilot.
6th Street Rail-to-Trail - Downtown	\$25,000	Signs and improvements along Downtown portion of 6th Street Rail Trail
Depot Rails to Trail	\$25,000	Signs and improvements along Downtown portion of Depot Ave Rail Trail
Sidewalk Pressure Washing	\$22,000	Estimate for power washing maint contract
Porters' SW 3rd Street Improvements	\$316,000	Funding for road improvements along SW 3rd Street. Total funding will be \$625,000 and project should begin in mid-to-late 2009. Additional funding may be required in FY10.
Lynch Park	\$12,000	Additional funding to bring total to \$85,000
Depot Building Rehabilitation	\$167,000	Committed to fund \$500,000 over 3 years in City Capital Improvement Plan (CIP) to partially pay for restoration of Depot Building.
Depot Ave Lighting	\$105,000	Estimate for incremental costs for brick crosswalks, medians, roadway, round-a-bout along Depot Ave corridor (Main St to SE 4th St)
GRU Ops Site Master Plan	\$40,201	Funding to continue planning and development activity on GRU Operations site
Maintenance - Landscape	\$26,916	Oasis Contract
Maintenance - After Hours	\$20,000	EC Contract
Acquisitions/Options	\$30,000	Funding to purchase additional properties for redevelopment.
Marketing	\$10,000	Marketing for activities such as GRU development and Downtown campaign
Professional Services - Consulting	\$10,000	
Total	\$ 839,117	



CPUH FY09 Proposed Project Funding

Project Name	Amount	Project Description
University Ave Medians	\$25,000	Additional funding for medians
6th Street Rail-to-Trail	\$50,000	Landscape Architectural Services Only
13th Street Pedestrian Overpass Enhancement	\$500,000	Construction is estimated at \$1.5M. This appropriation will bring total funding to \$1 Million. The remaining budget can be appropriated in FY10.
SW 13th Street Streetscape	\$510,000	Upgrades to medians, lighting, curbs, etc. to coincide with Overpass project and SW 16th Ave project (UF/Public Works/ project)
South Main Street Improvements	\$150,000	Additional funding for a creative median design to better utilize the width of S. Main and create additional parking for Cade Museum
Maintenance - Landscape	\$26,916	Oasis Landscape contract
Marketing	\$55,147	Additional marketing dollars for attraction of private developers
Professional Services - Consulting	\$50,000	Funding for general consulting services that will lead to specific projects
Acquisitions & Options - CPUH	\$998,842	For acquisition and/or options on property for public/private partnership development
Total	\$ 2,365,905	



Recommendation

CRA Executive Director to CRA Board:

- Recommend the CRA adopt Resolution# _080372_, thus approving the budget for FY2009.

