

Community Redevelopment Agency

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

Meeting Agenda

August 20, 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

070324. Community Redevelopment Agency (CRA) Minutes (B)

RECOMMENDATION *The CRA approve the minutes of July 16, 2007, as circulated.*

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070325. Appointment of Kinnon Thomas to the Downtown Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA appoint Kinnon Thomas to the Downtown Redevelopment Advisory Board for a term to expire June 17, 2010.*

*Member Braddy: Thomas
Member Bryant: Thomas
Member Donovan: Thomas
Member Hanrahan: Thomas
Member Lowe: Thomas
Member Mastrodicasa: Thomas
Chair Henry: Thomas*

070326. Appointment of Vivian Filer to the Eastside Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA appoint Vivian Filer to the Eastside Redevelopment Advisory Board for a term to expire June 17, 2010.*

*Member Braddy: Filer
Member Bryant: Filer
Member Donovan: Filer
Member Hanrahan: Filer
Member Lowe: Filer
Member Mastrodicasa: Filer*

Chair Henry: Filer

070327. Appointment of W. Thomas Hawkins and Russel D. Ingram to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (NB)

RECOMMENDATION

The CRA appoint W. Thomas Hawkins and Russel D. Ingram to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board for terms to expire June 17, 2010.

Member Braddy: Hawkins & Ingram

Member Bryant: Hawkins & Ingram

Member Donovan: Hawkins & Ingram

Member Hanrahan: Hawkins & Ingram

Member Lowe: Hawkins & Ingram

Member Mastrodicasa: Hawkins & Ingram

Chair Henry: Hawkins & Ingram

EXECUTIVE DIRECTOR CONSENT

070315. Third Contract Extension for Janitorial Services in the Downtown Redevelopment Area (NB)

Explanation: The CRA has a contract with EC's Cleaning Service to provide exterior janitorial services in the downtown redevelopment area, after the clubs close and before the daytime businesses open, several evenings a week. The services include trash pick up, cleaning up waste from sidewalks and cleaning the Plaza bathrooms over the weekend. The contract expires on September 30, 2007, and allows for the CRA to renegotiate the contract for an additional period of one year. EC's Cleaning Service has agreed to renew the contract with a 3% increase in the cost, increasing the contract from \$34,917 to \$35,964.51 per year.

Fiscal Note: \$39,000 has been budgeted in account 610-790-W207-5520-4120 - Downtown Maintenance for FY2008.

RECOMMENDATION

Executive Director to the CRA: Recommend approval of the third extension of the contract with EC's Cleaning Service for one year to provide downtown maintenance at a not to exceed price of \$35,964.51.

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070316. Eastside Redevelopment Incentive Program (B)

Explanation: The Eastside Redevelopment Incentive Program was adopted December 19, 2005, and amended on June 18, 2007. On September 18, 2006, the CRA Board directed the district boards to reexamine the incentive programs, including the Redevelopment Incentive Programs that targeted smaller scale developments the CRA adopted the Eastside Redevelopment Incentive Program, in an effort to encourage development projects within the redevelopment area by offering assistance to those projects that would not happen, but for funds provided by the program. The program offers the developer a variety of incentives to choose from that best fits the need of the project: 100% of the tax increment revenues generated by the project for up to 5 years, or 50% of the tax increment revenues generated by the project for up to 10 years, or 25% of the tax increment revenues generated by the project for up to 20 years. Staff has revised the Eastside Redevelopment Advisory Board (ERAB) Incentive program that aims to reduce the cost of development area by offering infrastructure improvements associated with new small -scale development. Added increment reimbursements are permitted for a maximum of five additional years, up to the "but for" gap, for projects such as truck line upgrades, which constitute substantial public wastewater infrastructure improvements, as defined by GRU. These additional payments will be equal to 50% of the original payment percentage. The reimbursement is derived solely from the increase in taxes generated by the completed project. A draft of the proposed changes is included in the backup for review.

The menu would include items such as: Water and wastewater meter costs and connection fees; tap charges (required when a project must tap into the line-not meter or connections costs); meter fees (gas or electric); undergrounding utilities; placement of utilities in buildings to avoid large surface-mounted facilities on site; utility enclosures (intended to reduce clutter of utility boxes in pedestrian areas); streetscaping and upgraded lighting to Eastside Street design criteria and other applicable standards; development of stormwater at off-site locations, if possible, or on-site, if necessary; curb and gutter, sidewalks; parking dumpster enclosures; and trunk main improvements, or extensions.

Projects seeking incentives must address issues identified in the Eastside Redevelopment Plan. Requests for incentives will be evaluated on the following criteria. A project must meet five of the following criteria: Provide opportunities for different housing to accommodate different demographic groups; replace older or underutilized utility lines, where needed; increase mobility through transit service and pedestrian improvements; develop local-serving neighborhood commercial centers; contribute to the overall district's status as a regional commercial destination center; augment existing street grid system; address district stormwater improvements; provide neighborhood improvements- safety, identity, and facilities; provide opportunities for consumers to shop within the district; implement streetscape improvements including ,curbs, gutters and lighting; provide public art; accommodate parking in a manner that does not disrupt the pedestrian scale of the district (such as underground parking, shared decked parking located above ground level retail, or decked parking located in the interior of the development); provide Green building inventory that achieves LEED

certification, or equivalent; and target specific uses beneficial to the Eastside Redevelopment District

Fiscal Note: None at this time. Any awards made in the future would be paid from the tax increment generated by the project and would not affect the district-wide budget.

RECOMMENDATION

Executive Director to the CRA: 1) Approve the recommended revisions to the Eastside Redevelopment Incentive Program.

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070317.

Update on Redevelopment Projects and Development Agreements (B)

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 recently approved a 12-month extension to the option of this site, and the CRA approved a companion extension to the development agreement. Work continues on this project. As requested by the City, the developer has completed underground work prior to the repaving of SW 2nd Avenue. Additionally, the developer is currently working towards obtaining final site plan approval and towards submittals for building permits. The most significant outstanding site plan issue relates to the building's foundation system. Gainesville Greens had proposed using a pad foundation system for the building in order to avoid environmental concerns related to the installation of deep pilings onsite; however, structural engineering analysis has subsequently ruled out the potential for a pad foundation system, indicating that a piling system is necessary for the proposed development. Through the development review process, the developer is currently working with the City of Gainesville Planning Department, CRA staff, and Alachua County Environmental Protection in order to obtain approval for a foundation system that is both structurally safe and environmentally sound. The developer has stated that he anticipates construction will commence on the project within the next year. Included in the backup is a letter from the developer to the CRA Manager and CRA Board Members.

University House on 13th Street - Located at the northeast corner of Northwest

13th Street and Northwest 7th Avenue. Staff is working on an interlocal agreement between the City Parks and Recreation Department, the School Board of Alachua County, and the developer for improvements to the A. Quinn Jones School as part of their development agreement. Progress has been made on this issue. Staff will again meet with the developer, Parks Division, and School Board to discuss the final steps.

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:

Cotton Club - Located at 837 Southeast 7th Avenue. The Cotton Club Museum and Cultural Center Inc. has applied for a \$350,000 grant from the Historic Preservation Board of Florida for stabilization of the Cotton Club.

Depot Park Area Master Plan -The kickoff for this project is going to be on August 22, 2007 at 10:30 am in the GRU Multipurpose Room.

Depot Avenue Rail Trail - Glatting Jackson Design Inc. has completed the conceptual design for the Depot Avenue Rail Trail improvements. Staff has finalized the terms and conditions noted by the CRA Attorney with Glatting Jackson Design Inc.

Eastside Gateway (old Tacklebox) - Located at the intersection of West University Avenue and Hawthorne Road. Zamia Design is preparing construction and bid documents. Work will proceed to develop the final design and bid specifications needed in order to construct the Gateway design.

Fifth Avenue Historic Survey - Staff received a historic preservation grant for \$10,000 to do a survey study on the Northwest 5th Avenue corridor. The consultant hired to complete this work is 90% finished.

Fifth Avenue/Pleasant Street Underground Initiatives - A streetscape project, from the 300 block to the 600 block has undergone final design changes. Bidding for the project will take place within 30 days.

Hampton Inn/Lot 9 - Located at the intersection of SE 1st Street and SE 1st Avenue. At the July 16th meeting, the CRA approved a revised proposal for the development of a Hampton Inn in the Downtown. The net present value of incentives approved by the CRA is approximately \$802,000. These incentives are very similar to those initially requested by the developer in 2005. The development agreement is being finalized.

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.

NW 1st Ave. Sidewalk construction - City of Gainesville Public Works

Department is currently constructing a 6 foot wide sidewalk along NW 1st Ave from the 1700 to the 1900 blocks with an estimated cost of \$65,000.00. The construction is 80% complete.

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 September.

NW 17th Street Sidewalk Repair - A sidewalk condition survey of this street was carried out by CRA staff. It was noted that in a number of areas the concrete brick pavers were sunken excessively and were in dangerous condition for the public safety. The City of Gainesville Public Works Department was informed and repairs have now been carried out.

Professional Design Services - The complexity of CRA construction projects requires supplemental technical assistance on an ongoing basis. Staff is working to pre-qualify individuals or firms with expertise in architecture, landscape architecture, and historic preservation for ongoing service contracts with the CRA. The list of desired expertise includes historic preservation review, evaluation of structures for redevelopment, feasibility studies, new construction plans, consulting on plant material, and streetscape design. Staff is preparing a Request for Qualifications (RFQ) to seek qualified firms with a minimum 10 years of professional experience, professional staff located within a 2 hour drive of Gainesville, experience with other municipalities of similar size as Gainesville and/or larger cities, and extensive experience working with communities and neighborhoods. The anticipated RFQ release timeframe is August.

Renaissance Lights on University from Waldo to SE 15th Street - Since SR 20 and SR 26 are state roads, the Florida Department of Transportation (FDOT) requires a permit application from the city, which is in process. The Renaissance lights have been ordered by GRU and will arrive in September 2007. Once the FDOT has finalized the permit, the removal of the concrete light poles will be scheduled, and construction will begin.

Southeast 7th Street Lighting - This project is underway, and is scheduled to be complete within a few weeks.

Southwest 5th Avenue Triangle Streetscape - The construction work is progressing well. Site demolition is now complete and GRU has moved two existing light poles to their new proposed locations. Brick masons on site constructing dwarf walls in the island. Pavers installation will proceed after completion of the walls. The project began on July 7, 2007 and is due for completion within 90 days of the start date.

Southwest 7th Avenue Improvements - The geotechnical report is now complete and the consultant "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. A progress meeting was held on July 19, 2007 between the consultant, Public Works, and CRA staff. The stormwater

potentially would be treated through an exfiltration system placed beneath the roadway on the north side of the street next to the curb and gutter. The system will cover a large area and will provide a solution to the lack of treatment basin in the area. Public Works is covering the cost of 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. The feasibility study will be completed by mid August 2007.

Southwest 8th Avenue Streetscape Improvements - Public works will obtain RFQ for design services through the Consultants Competitive Negotiations Act for projects over \$1,000,000 by mid August, 2007 and anticipate design to start by November, 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.

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. The 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. The CRA has requested that the complete study be provided on CD for the College Park/University Heights Board Members.

University Avenue Improvements - CRA staff has submitted the improvements plans to the FDOT for a Special Use Permit to install permanent streetscape equipment. Quotes for streetscape equipment have been obtained. Public Works is obtaining easements for bus shelters and benches along the right of way. Zamia Design Landscape Architecture has started the design of the roadway medians in the College Park/University Heights (CPUH) and the Eastside District. Bellomo-Herbert has started work on streetscape standards revisions. Work is progressing on bus shelter re-designs.

Fiscal Note: None at this time.

RECOMMENDATION

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

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REPORTS FROM ADVISORY BOARDS/COMMITTEES CONSENT

Downtown Revelopment Advisory Board Consent

070318. Revisions to the Downtown Expansion Redevelopment District Façade Grant Program (B)

Explanation: In mid-2006, the CRA modified the Downtown façade grant program and introduced a competitive ranking system to encourage projects to apply that

promise greater transformation than had been seen under the old program. The Downtown Redevelopment Advisory Board (DRAB) awarded grants to the Rush Law Offices and the Chestnut Building; the former has been completed and the latter is still in progress.

On July 25, 2007, staff proposed, and the DRAB approved, additional revisions to the façade grant program. The proposed changes were intended to mirror recently approved revisions to the College Park/University Heights (CPUH) and Eastside façade programs. The changes are summarized as follows: 1) Past award recipients can reapply for an additional 25% of the original grant award subject to the cash match and grant maximum (For DRAB, the grant maximum is \$10,000.00); 2) Exclusion of maintenance work such as power washing and painting unless these tasks are part of major restoration work; 3) Exclusion of work to the façade that is not visible 24 hours per day; 4) Addition of a 12 month timeframe for completing the approved façade work and a provision for returning unused grant proceeds to the general grant funds if the rate of progress is not satisfactory to the CRA; 5) Requirement that grant recipients and CRA execute a grant agreement that spells out terms for maintaining façade elements paid for by the grant program; 6) Prohibition on projects that have already received the grant maximum from applying for supplemental grants; and 7) Language that allows the DRAB to increase or decrease the amount of the grant at its discretion.

Staff recommends that the Downtown façade grant program be revised to reflect the changes summarized above. These changes would make the downtown program consistent with the programs in the Eastside and CPUH.

Staff is planning to open the 2007 funding cycle as soon as the program documents can be finalized. It is projected that \$23,575.00 will be available for grant-making in the new fiscal year beginning October 1, 2007.

Fiscal Note: The CRA has budgeted \$20,000.00 for façade grants in fiscal year 2008, which begins October 1, 2007. There is currently \$3,575.00 in un-obligated funds in the Downtown façade grant account. These funds are located in account #610-790-W221-5520.

RECOMMENDATION

*Downtown Redevelopment Advisory Board to the
CRA: Approve the façade grant program as amended.*

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END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR****070319. Bus Shelter (B)**

Explanation: At the CRA Board Meeting on October 18, 2004, the CRA approved a recommendation to use and adopt the "Lancor Heritage" bus shelter design as the standard for Primary Corridors in the College Park University Heights District. CRA and RTS staff recently evaluated the shelter built as a test model in front of the Presbyterian Student Center at 1402 West University Avenue. The construction of the roof and guttering system appears to encourage clogging of the gutters by tree leaves, and a lack of adequate thickness of finishing coats on the support structures is contributing to unsightly rust spots.

Recently, CRA and RTS staff re-evaluated the needs of the bus shelter requirements in the district and developed new design criteria. The criteria consists of gutter-less construction, improved rust-inhibitive finishes, aesthetically modern design, potential for illumination, signage, ability to be constructed on very confined areas, scalability, easy connections to the ground and others. CRA staff is recommending changing the design in order to improve the shelter's service life and maintenance requirements and at the same time enhance bus travel. The intent is to design and construct visually exciting, sturdy, and functional shelter designs requiring little maintenance. RTS staff expressed its approval of the new design criteria.

The staff recommends seeking proposals from architects or other design firms for a new bus shelter design. The process will involve a Request for Qualification (RFQ) for bus shelter design that will meet the new design criteria. The CRA will establish a selection committee that will review the proposals, rank the finalists, and then make recommendations for selection. The selected designer will contract with the CRA to produce construction and bid documents in order to solicit bids from qualified shelter fabricators. The bus shelters are very visible parts of the streetscape and they should be positive piece of street furniture that provides people with a place to wait for the bus and to enhance the community. The new shelters will be installed in new pilot locations at 1245, 1402 and 1826 West University Avenue and later at other locations in the CRA. Eventually, the shelter will be installed city-wide.

On August 1, 2007, the College Park University Heights Advisory board approved moving forward on redesign.

RECOMMENDATION

Executive Director to the CRA: Authorize the CRA Executive Director or his designee to develop a scope of work and issue a Request for Qualification for this project pursuant to the CCNA process.

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070320. 13th Street Overpass Bridge (B)

Explanation: The pedestrian bridge, situated at the junction of Highway 441 and SW Archer Road in Gainesville, has a unique role. It welcomes visitors to the City, particularly to the University of the Florida and Shands Hospital. The overpass is also the main connecting point between two sections of existing trail known as the Depot Ave Rail Trail. The overpass is an old railway bridge that was converted into a pedestrian walkway after the Cross Florida Railroad network disbanded through Gainesville.

Glating Jackson, a landscape architect consulting firm from Orlando Florida, was hired to conduct a feasibility study for the Depot Park Rail Trail and to create concept drawings for the overpass, both of which were completed in April 2007.

CRA staff now wishes to seek a design for the enhancement of the 13th Street Overpass Bridge through a competitive process. This competition will explore exciting ways to improve the aesthetics of this existing linkage, and hopefully provide a vibrant point of entrance to the City of Gainesville, University of Florida, and Shands Hospital. The 13th Street Pedestrian Bridge Enhancement Competition will be open to engineers, architects, landscape architects, designers, planners, artists, industrial designers, and others to create visionary proposals for this important landmark. The character of the designs submitted from this competition is critically important

Staff aims to use a process similar to that used by the City of Pittsburgh in the design of the West End Pedestrian Bridge. The backup includes information on Pittsburgh's competition. To that end, CRA staff met with the Florida Department of Transportation (FDOT) engineers at their district office in Lake City on July 18, 2007. Staff informed the FDOT that the CRA wishes to seek a design for the enhancement of the 13th Street Overpass through a competitive process. The FDOT engineers suggested that the CRA officially request, in writing, their intention and provide assurance that the intended enhancement will not interfere with the integrity of the bridge's structural elements. In addition, the College Park University Heights Advisory Board approved this concept on Wednesday, July 11, 2007.

Fiscal Note: The CRA has budgeted \$165,000 in account 618-790-W7355520- Depot Rail Trail (Over pass Improvements) for FY2007 and \$479,638 budgeted in the same account for FY2008.

RECOMMENDATION

Executive Director to the CRA: Authorize the CRA Executive Director or his designee to develop a scope of work and issue a Request for Qualification for this project pursuant to the CCNA process.

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070321. Bethel Garage (B)

Explanation: The Bethel Garage is an historic building located at the intersection of SE 1st Street and SE 1st Avenue, directly adjacent to the Downtown Plaza. The building currently houses ticketing operations related to the RTS transfer station that is also located at the Plaza. However, as RTS is scheduled to move into its new facility this fall, all RTS activities housed in the Bethel Station will vacate the Plaza area. The CRA is therefore examining the redevelopment potential of the Bethel Station. Staff does not envision altering the external appearance of this historic building, but is exploring the potential for new activities (for example, a small café and eating area) that could be housed at this site. With thoughtful redevelopment, the Bethel Station provides a great opportunity to enhance and benefit from other Downtown amenities, such as the Plaza and the soon-to-be-built Downtown Hampton Inn.

Fiscal Note: None at this time

RECOMMENDATION

Executive Director to the CRA: 1) Hear a presentation from staff; and 2) recommend the CRA request the City Commission allow the CRA to be the lead organization in the development of future uses for the Bethel Station.

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070322. Porters Neighborhood (B)

Explanation: The CRA is leading a multi-department effort to institute improvements in the Porters Neighborhood. Staff aims to implement an array of improvements, enhancements, and upgrades to the area and is currently undertaking activities that will provide both long term and immediate benefit to the community. Along with team members from Public Works, GRU, Codes Enforcement, Housing, Planning, and GPD, staff has identified three main corridors through the neighborhood where improvement efforts will be focused. The chosen corridors, SW 5th Street, SW 3rd Street, SW 4th Avenue, and SW 5th Avenue are physically and functionally major backbones that define the neighborhood. By targeting these important corridors, staff hopes to achieve maximum impact within the neighborhood.

One major goal is to provide large-scale infrastructure improvements within the neighborhood. In order to achieve this purpose, staff is coordinating with Public Works and GRU to conduct surveys along the main corridors in the community. The Porters area is an older neighborhood, and as such, available information regarding infrastructure and utilities is largely inadequate to support the level of improvements needed. Therefore, the first step in providing enhancements to the neighborhood is the execution of detailed surveys. Surveys along SW 5th Street and SW 3rd Street are being funded by Public Works through CDBG grants. Building on this activity, GRU has agreed to fund surveying along SW 5th Avenue, as the utility company has designated this corridor for future utility undergrounding. The Purchase Order for these

surveys is being finalized and work is anticipated to commence as soon as possible.

The surveys will serve as building blocks for large-scale infrastructure improvements in the community. Working with our interdepartmental team, staff has drafted a scope for engineering feasibility studies which will build on the information provided in the surveys. These feasibility studies will examine SW 3rd Street and SW 5th Street, two major corridors in the neighborhood. These studies will analyze the potential for improvements such as lighting, street repair/resurfacing installation of curb/gutter, sidewalks, drainage upgrades, and utility improvements. Staff anticipates the feasibility studies will cost roughly \$15,000 each and will take approximately four months to complete. The end result will produce a catalog of information regarding potential Porters improvements. This information will include details regarding cost, timeline, and technical issues, associated with each of the proposed neighborhood improvements. This data will allow staff to prioritize, phase, coordinate, and budget for large-scale, long term projects in the most effective manner possible.

In addition to this large-scale effort, staff is also exploring more immediate solutions to neighborhood issues. Although the results of the surveys and engineering feasibility studies will allow for large scale improvement projects to commence, smaller improvements can occur in the interim. Examples of issues that can be addressed within a more immediate time frame include: neighborhood beautification, traffic signage repair, roadway and crosswalk striping, fence repair, increased code enforcement and police presence, and the reopening of walled off streets. Staff is currently working with Public Works to address routine roadway maintenance such as the repair/replacement of damaged traffic signs, and the painting of speed bumps, stop lines, crosswalks, and center lines along neighborhood streets. A work order has been issued regarding signage maintenance, and that work should be completed by the end of the month. Street painting and striping has been scheduled for October, at the beginning of the new fiscal year. In addition to these efforts, staff is also taking steps to re-open SW 2nd Street, which is currently walled off between Depot and SW 6th Avenue. Reopening this roadway would alleviate dumping activities currently taking place near the boundary wall. It will also remove a potentially dangerous, isolated location and return it to public use. Finally, staff is also considering strategies to remove the dilapidated fencing around Porters Oaks and replacing that fence with a more attractive and safe fencing structure. This improvement would provide for a more welcoming entryway and perimeter to the neighborhood.

Fiscal Note: Porters Neighborhood improvements were approved in the 2007 budget in the amount of \$80,000 in account # 610-790-W231-5520.

RECOMMENDATION

Executive Director to the CRA: 1) Hear a presentation from staff.

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070323.

Cotton Club/ Perryman Grocery Store (B)

Explanation: Cotton Club Grocery Store and Cultural Market (W917) - The Cotton Club is an important historical asset for both the Eastside district and the entire Gainesville community. In its heyday, this once-popular venue was host to such performers as James Brown, Brook Benton, and BB King. CRA is a proud partner working to restore this historic building, which will serve as a neighborhood center for recreational, social, educational, and retail opportunities.

Complimentary to the restoration of the Cotton Club, the CRA has budgeted \$50,000 in FY2007 for rehabilitation of the adjacent Perryman's grocery storefront. Building off of the unique social and cultural offerings of the Cotton Club, the revitalization of this historic grocery will enhance the vitality of the site and the surrounding neighborhood. Therefore, staff also proposed in the 2008 budget funding \$50,232 for interior rehabilitation of the Perryman's building. Interior improvements will include installation of a commercial kitchen, as well as refrigeration units to both store and display prepared and unprepared food that may be cooked and sold onsite.

In conjunction with the above mentioned physical improvements, staff proposed budgeting \$22,000 for programming at the Cotton Club/Perryman's site in order to establish, advertise, and recruit vendors for an outdoor cultural market, a recurring event unlike anything else in Gainesville. The market will emphasize the City's diverse ethnic and multicultural offerings and feature an eclectic array of prepared food, grown food, and other one-of-a-kind handmade items. Staff envisions the market will develop into destination event, drawing visitors from around the City to visit and shop in the Eastside. The Perryman's market will also increase opportunities for local entrepreneurship; vendors can prepare food in the on-site kitchen and sell their wares at the market or in the grocery itself. Additionally, merchants at the market will have the possibility of selling their goods inside the store, as allowed through a juried process. Staff anticipates that the investment in locally-oriented retail activities at the Cotton Club/Perryman's site will create a spin-off effect that fosters opportunities for the establishment of locally owned restaurant and catering businesses in the community.

The Cotton Club Museum and Cultural Center, Inc. is interested in moving forward with the design of the grocery store but do to a lack of available funds for this work have requested that the CRA release a portion of the \$122,000 budgeted to the project. On June 30th, 2007, this non-profit organization submitted a second Special Category Grant application to the State of Florida. This grant will cover the build out of the Cotton Club Hall and cover the local cost share to complete the Perryman's Grocery Store. However, if successful, funds would not be paid out until June 2008. In the meanwhile, if architectural drawings for the building were available now they could begin to submit additional grant applications as most grant applications require submission of architectural drawings. Therefore they are requesting that \$25,000 be allowed to be allocated for that purpose and only the remaining \$25,000 of the FY 2007 funding be required to meet the 1.5 to 1 match required currently by the CRA.

Please note that this request for the grocery store is separate from the

stabilization of the Cotton Club Museum and Cultural Center, Inc. which we have currently engaged an architect, Jay Reeves, and are in the pre-construction phase. The funds for Phase 1 include \$350,000 State Historic Preservation Grant. \$70,710 Local Cost Share incl. \$10,000 CRA and \$20,000 City of Gainesville previously donated. The funds total \$420,710 and are committed to the stabilization of the hall as outlined in the scope of work contracted with the State. Specifically the Scope of Work is defined as follows: Restoration of exterior and rehabilitation of interior of the structure for use as a community center, museum and meeting hall.

Fiscal Note: \$50,000 has been budgeted for FY2007 in account #621-790-W917-5520 and an additional \$72,232 has been budgeted for FY2008.

RECOMMENDATION

Executive Director to the CRA: 1) Approve release of \$25,000 of FY 2007 grant funding, without requirement of a local match, for architectural drawings and civil engineering site plans for the rehabilitation of Perryman's Grocery Store; and 2) authorize the Executive Director to execute an agreement with The Cotton Club Museum and Cultural Center, Inc., a Florida non-profit corporation, for expenditure of the grant funds.

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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

NEXT MEETING DATE

September 17, 2007

ADJOURNMENT