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Florida Communities Trust

February 17, 2000

Mr. Matt Dube, Brownfields Coordinator
Community Redevelopment Agency
City of Gainesville
P. O. Box 490, Station 48
Gainesville, Florida 32602-0490

Re: Proposed uses for Depot building
FCT Project # 99-039-P9A
Depot Junction Acquisition/City of Gainesville

Dear Mr. Dube:

This letter is in response to your request for feedback on potential uses of the historic Depot building, which is located within the approved boundary of the Depot Junction project. When evaluating the compatibility of proposed uses on a Florida Communities Trust (FCT) project, staff considers the original purpose of the project as stated in the application and the compatibility of proposed uses with the general limitations imposed by the Preservation 2000 bond funding.

The conceptual management plan in the Depot Junction application stated that the Depot building would be rehabilitated to achieve its historical education goals. Educational uses such as a railroad or cultural history interpretive displays would further this project purpose to provide an educational setting within the park. A museum may be a compatible use provided the facility supports the historical, recreational and natural resources of the project site. Community meeting area, visitor center and public art space may also be permissible uses if they are open to the general public and do not exclude other beneficial uses of the building as proposed in the application. All of these uses must be compatible with the Preservation 2000 bond restrictions, which limit financial gains by third parties and require revenues generated on the property to be used only for the development and maintenance of the project site.

Commercial uses such as a restaurant, bike shop, small business or office space not related to the specific management of the park would not be consistent with the original purpose of the project because they are not related to outdoor recreation, open space or educational programs. These uses would also present a significant conflict with the Preservation 2000 bond restrictions. However, a rental concession related to the outdoor uses of the site may be acceptable if it is operated by a qualified management contractor selected through an open competitive bid process.

This guidance is offered based on our experience with other FCT projects. Final approval of a specific activity or use on the site will need to be reviewed in the context of the complete management plan that is prepared by the City and approved by FCT prior to closing on any of the parcels in the project. Specific uses may also require a Preservation 2000 bond council review to confirm that the use is not in conflict



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with Preservation 2000 bond restrictions, specifically provisions of the Internal Revenue Code and the regulations promulgated thereunder.

We hope this will assist you in preparing the management plan for the FCT project site. If you have any further questions concerning this matter please call Suzanne Bellamy Woodcock at 850-922-1706 or write us at 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100

Sincerely,

A handwritten signature in black ink, appearing to read "R. Cantral", written in a cursive style.

Ralph Cantral
Acting Executive Director

RC/sbw