

Community Redevelopment Agency

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



Meeting Agenda

February 16, 2009

3:00 PM

City Hall Auditorium

*Jeanna Mastrodicasa (Chair)
Thomas Hawkins (Vice-Chair)
Jack Donovan (Member)
Pegeen Hanrahan (Member)
Scherwin Henry (Member)
Craig Lowe (Member)
Lauren Poe (Member)*

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least 48 hours in advance.

CALL TO ORDER - 3:03 PM**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****080818.****Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of December 15, 2008, as circulated.*

080818_dec_min_20090216.pdf

080819.**Appointment of James Beeler, Jr. to the Downtown Redevelopment Advisory Board (NB)**

RECOMMENDATION *The CRA appoint James Beeler, Jr., to the Downtown Redevelopment Advisory Board.*

Member Donovan - Beeler

Member Hanrahan - Beeler

Member Hawkins -

Member Henry -

Member Lowe - Beeler

Member Poe - Beeler

Chair Mastrodicasa - Beeler

EXECUTIVE DIRECTOR CONSENT**080820.****Professional Design Services for Depot Building Rehabilitation (B)**

Explanation: In December 2008, the CRA issued a request for statement of qualifications to obtain professional design services for the Depot Building Rehabilitation. Eight firms responded to the RFQ, and on January 27, 2009, CRA staff met to evaluate and rank their written proposals. The top four ranked firms were then invited to present their qualifications to the selection committee on February 11th. From these presentations, staff ranked the firms in order of qualifications. The firms are, in order of ranking, Bender & Associates Architects, 4M Design Group PA, Atelier, and Robert E. Taylor.

CRA Project Number is DRAB-08-RP-2008

Fiscal Note: There is \$165,922.10 available in CRA account 610-W236-W42 (Depot Building Rehabilitation), and \$627,679.00 available in account

328-790-735-M500-4230-5190.

RECOMMENDATION

CRA Executive Director to the CRA: 1) Approve ranking of consultants; and 2) authorize the Executive Director to execute contracts for professional design services with the top-ranked firm; 3) if negotiations do not end with a contract with top-ranked firm, authorize Executive Director to enter negotiations with the second firm in order of ranking.

080820_Qualifications_20090216.pdf

080821.

DAG Work order for CRA Office Building (B)

Explanation: In October 2008, the CRA issued a request for statement of qualifications to obtain architecture professional services for CRA Minor projects. A CRA Minor Project is defined as a project that has a construction budget of less than \$1,000,000 or professional services for a study activity fee not to exceed \$50,000.

One of the firms selected from this process was DAG Architects (DAG). DAG has entered into a 3-year contract to provide architectural services. The first project that DAG will participate in is the design and construction of a new two-story mixed-use office building at 802 NW 5th Ave.

DAG has proposed a total fee of \$84,320 for design services, including Architectural, Mechanical, Electrical, Plumbing, Structural, Fire Protection, Civil Engineering, Landscape Architecture, and additional LEED consulting. The full proposal is included as back-up.

Given the tight timeline to complete the project and in order to complete some initial concept work before the February 16th CRA meeting, Phase I of the project, which includes Schematic Design and Civil Engineering, has been approved for a fee of \$25,060. The remaining \$59,260 still needs to be approved for the remaining phases of the project.

Fiscal Note: The preliminary budget for construction costs is \$763,000. A final budget will be determined once a Construction Manager is selected and has value engineered the project and determined a Guaranteed Maximum Price. \$511,000 is currently funded across the four CRA redevelopment area trust funds. The remaining balance will be borrowed and repaid from the FAPS redevelopment area trust fund.

RECOMMENDATION

CRA Executive Director to the CRA: Approve purchase of professional services from DAG Architects in the amount of \$59,260 for remaining project phases of the new CRA office building at 802 NW 5th Ave.

080821_Office Proposal phase 1_20090216.pdf

080821_Office Proposal Phase II_20090216.pdf

080822.

Landscape Architecture Professional Services for Minor Projects (B)

Explanation: In December 2008, the CRA issued a request for statement of qualifications to obtain landscape architecture professional services for CRA Minor projects. A CRA Minor Project is defined as a project that has a construction budget of less than \$1,000,000 or professional services for a study activity fee not to exceed \$50,000. Sixteen firms responded to the RFQ, and on January 28, 2009, CRA staff met to evaluate and rank their written proposals. The four top ranked firms were then invited to present their qualifications to the selection committee on February 10th. From these presentations, staff ranked firms to negotiate continuing services contracts. The firms are, in order of ranking, Dix Lathrop, Carol R. Johnson Associates, Zamia Design and Perkins Will. Firms will be selected for projects according to their expertise, which is diversely represented among the firms. Examples of the types of projects that these firms will be selected for are University Avenue Improvements, South Main Street Medians, and Kennedy Homes Redevelopment.

Fiscal Note: Fees and budgets to be charged will be determined on a per project basis. Projects selected are expected to cost less than \$1-million in construction.

RECOMMENDATION

CRA Executive Director to the CRA: 1) Approve ranking of consultants; and 2) authorize the Executive Director to negotiate and execute continuing contracts for landscape architecture services with the top three firms.

080822_Final Ranking_20090216.pdf

080823.

Main Street Reconstruction (B)

Explanation: The Florida Department of Transportation (FDOT) is planning to reconstruct Main Street in the downtown area beginning approximately January 2010 through January 2011. The project limits extend approximately one mile from Depot Avenue to North 8th Avenue. A map is attached to this agenda item highlighting the construction limits. The project scope consists of removing obsolete materials from beneath the roadway, upgrading the stormwater system, installing parking bulb-outs, installing new traffic signals, and adding pedestrian safety enhancements. For the last several months, FDOT project officials have been meeting with Public Works and CRA staff on this project.

During the anticipated construction timeframe, other roadway projects are expected to begin. FDOT is planning to resurface University Avenue between Ben Hill Griffin Stadium and Waldo Road beginning in mid-November 2009. Alachua County is planning to resurface North Main Street from 9th Avenue to 23rd Avenue beginning in July 2009 through approximately November. Also, the City of Gainesville is planning to reconstruct a portion of Depot Avenue east of South Main Street beginning in June 2009. GRU has stated that it anticipates starting the manufactured gas plant cleanup in July or August, which is located on Depot Avenue. Project plans for each of these roadway initiatives have been communicated to each of the lead agencies.

Because of the anticipated affect of these projects on the traveling public and businesses, local and state government agencies are crafting a Communications

Plan to assist the public. The CRA, City and County Public Works departments, City and County Marketing and Communications departments, and the FDOT have joined forces to develop the Plan. The following bullet points from the draft Communications Plan highlight some aspects of the communications strategy:

- * An open house will be held in March or April for local businesses; the location is to be determined*
- * Five key messages will be communicated to businesses, residents, travelers in the area and government agencies*
- * Weekly and monthly updates will be provide via a variety of media*

The methods for disseminating information will encompass a wide range of techniques and some examples include portable signs, direct mail, hand-delivered flyers, Channel 12 broadcasts, and the City of Gainesville website. Each type of message is tailored to a specific medium.

The next step is to provide a status report on the Communications Plan to the City and County commissions during a public meeting. The intent of the status report is to raise awareness of the communications plan and receive feedback. Following this meeting, the next step is to hold an open house-type public meeting encompassing all of the projects that are expected to begin in the Main Street/University area. This meeting will allow the public to obtain information about the roadway construction and ask questions. The CRA staff is planning to assist with the open house.

Fiscal Note: None.

RECOMMENDATION *CRA Executive Director to the CRA: Receive update.*
080823_Project Limits_20090216.pdf

080837.

CRA Project Summary (NB)

Explanation: As a regular informational item on CRA agendas, staff provides a brief update on selected referrals, redevelopment projects and development agreements under review. This monthly update is typically a limited sampling of the CRA's many on-going projects, as opposed to a complete list.

CRA Wide

CRA Mixed-Use Office Building at NW 5th Ave - On this agenda.

CRA Sustainability Policy - Staff has conducted research on policies adopted by other communities and developed an outline and working draft. The target delivery date is the April CRA meeting, which falls within the same week as Earth Day.

CRA Website - CRA has created a postcard to promote the website. Additional web content and image galleries will be developed and published this spring.

Potential Eastside Expansion Areas - On this Agenda.

Parking Study - Staff has received drafts of the preliminary findings report from the parking consultants. Staff is in the process of reviewing these documents and will be coordinating with the consultant on the next steps of the project, including additional stakeholder/public input meetings.

University Avenue Medians - Garden World of Holiday was selected to provide construction services for refurbishing the existing roadway medians and a contract is expected to be in place soon. CRA staff has accepted a proposal from GRU for the installation of irrigation water supply lines. A preconstruction meeting will be scheduled for mid-February. The CRA will landscape the five West University Avenue medians and the single medians across from City Hall first. The three East University Avenue medians near the Gateway Project will be started after FDOT completes the resurfacing of the roadway later this year.

University Avenue Improvements - The improvements extend from NW 20th Terrace to the Eastside Gateway and consist of new waste receptacles, planters, and median landscaping upgrades. The CRA has obtained construction services for replacing all the broken and outdated waste receptacles and adding seating to an un-sheltered bus stop near City Hall. A pilot test of two flower planters will be installed near Prange's Florist. A pre-construction meeting and contractor mobilization date are scheduled for early February. Coordination is taking place with FDOT to ensure that all the improvements will be protected during the Avenue resurfacing to begin in the late fall.

Eastside

Southeast Gainesville Redevelopment Initiative - The City accepted the Special Area Plan from consultants at the May 12, 2008 City Commission meeting. CRA Staff has met multiple times with the City's Community Development Dept. and the City's Attorney's office to finalize the document in order to begin the process of incorporation into the Land Development Code. The City of Gainesville Planning Department has informed CRA Staff that the issue will likely go to the City Plan Board in March or April 2009.

Kennedy Homes - The CRA and the City have authorized CRA Staff to act as the agent for the City in the RFP process and redevelopment efforts at this site. The RFP is in the final stages of legal review and will be finalized shortly. CRA staff hopes to have the RFP issued by the end of the month. Along with the release of the RFP, the CRA is planning a targeted marketing strategy aimed at attracting top caliber respondents.

Cotton Club - The modification for permitted uses of the PS (Public services and operations district) was approved December 18, 2008 City Commission Meeting

Eastside Redevelopment Project - Staff presented synopsis of the redevelopment potential of the proposed project at ERAB's December 18, 2008 meeting, and the advisory board discussed the subject at great length. ERAB has requested Staff return with additional information at the February 19, 2009 meeting.

Exterior Paint Program- Staff will conduct an outreach program for potential applicants for the Exterior Paint Program.

Eastside Gateway - Construction of the Gateway is underway. Concrete ring and terrace wall planters are nearing completion. Electrical conduit and irrigation installation, and sidewalk construction is to occur over the next few weeks. Concrete staining will begin in March. Anticipated completion date is April 2009.

Redevelopment of 1712/1714 Hawthorne Road - Urban Studio Architects, a Tampa-based female-owned firm, has been contracted to provide architectural and engineering services to design and construction a café. The Request for Proposals (RFP) to attract a business is currently being reviewed by Legal and is expected to be issued in March of 2009.

Downtown

Depot Park - Project Timeline Recap and Impact of Recent Changes: On March 17, 2008, CRA and GRU staff presented a status report on the park development and remediation timelines. The remediation will be permitted and implemented in two phases. Phase 1 is comprised of the Poole Roofing site, a portion of Depot Avenue, and the Depot Building site environs. Phase 2 extends from south of the Depot building environs and onto the former-CSX property. As of March 2008, the anticipated remedial strategy for the excavated, contaminated soils was thermal treatment using a specified source contractor. GRU anticipated beginning Phase 1 in September 2008 and moving into Phase 2 starting January 2009. The anticipated completion date for the Phase 2 park site remediation was October 2009.

In the summer of 2008, GRU tested contaminated soil samples to gather data related to the thermal treatment process. GRU concluded from the data that the high concentrations of contaminants in the soils were likely to increase the treatment cost and duration above original estimates and thus sought approval of the less costly landfill disposal method instead. On November 6th, the City Commission approved the GRU recommendation to switch to landfill disposal. GRU presented a revised schedule beginning Phase 1 in July 2009 (10 months after the initial date) with a seamless transition into Phase 2 and then completion of all remedial work in February 2010. GRU proposed an alternative, expedited schedule that would require special approval from its funding partner, Florida Department of Environmental Protection (FDEP), in order to move up the start date by three months. The FDEP does not usually expedite project initiation outside of an established procedure and thus the agency declined to approve the alternative process. The FDEP funding process will proceed along the normal protocol established by the agency that has been used at hundreds of similar sites statewide.

Given the changes to the cleanup process that occurred over the summer and fall, the remediation completion date is extended nominally 4 months (October 2009 vs February 2010). The impacts to park improvements funding are as

follows:

** Depot Avenue reconstruction funding of approximately \$3.5 million is set to expire in June 2009, approximately 3 months before the roadway remediation is to be completed. Steps are being taken to encumber these funds with construction contracts which will require a phased approach to construction.*

** State and federal grants for park improvements of approximately \$511,000 are set to expire about the end of 2009. Grant extensions will be required; however, their approval is not guaranteed.*

** The Cade Museum Foundation, which envisions investing significant resources in the park site to create a new museum, will see impacts to its capital campaign and construction schedule from delays in the site cleanup and the development of park amenities.*

** Further schedule delays will postpone the utilization of other existing sources such as grant funding from St. Johns River Water Management District, bond proceeds, Wild Spaces Public Places proceeds, and UDAG funding. Delays in using these sources may prompt their redeployment to other projects.*

While a remediation schedule has been furnished to the CRA and City Commission, additional detail is needed to complete the timeline for the critical path regarding the Phase 2 remediation. Currently, the FDEP has approved only the Remedial Action Plan (RAP) for the Phase 1 site and the RAP MOD addressing landfill disposal for this phase. The FDEP has not approved the RAP or landfill disposal for the Phase 2 Depot Park site. At this time, no RAP is currently under active review by the FDEP. Before the Phase 2 Depot Park site can be initiated, the required approvals need to be obtained. While Phase 2 is not expected to begin until Phase 1 is finished around late 2009, CRA staff believes that approval of the Phase 2 RAP and landfill disposal should be obtained as soon as possible to minimize any potential delays that could possibly arise during regulatory review.

Downtown Community Plaza - Staff is currently formulating strategies for improvements to the Downtown Community Plaza. Working with DRAB, Staff is examining the issues and opportunities at play, and is also examining how the Plaza compares to examples of healthy, vibrant public spaces found in other cities. DRAB is identifying components of the Plaza which are contributing to both the success and lack of success of the Plaza's functionality as a civic square.

Bethel Station - At an upcoming meeting, the City Commission will consider leasing the Bethel Garage to the CRA. Should this lease agreement be approved, the CRA will proceed with issuing an RFP to attract new businesses that wish to locate at the Bethel site. The selected business will sublet the Bethel Garage from the CRA.

Lynch Park - The landscape architect is finalizing design documents for the park, which will include a dog park area and a garden area featuring 100%

native species, and security lighting features. Staff will meet with other stakeholder departments to receive a final round of input on the plans in order to finalize the project for construction bidding.

GRU Redevelopment - Staff has received a finalized document from GRU, which incorporates small changes made subsequent to the November presentation to the CRA board. Staff is currently formulating implementation strategies and steps to move forward.

Hampton Inn/Lot 9 Redevelopment - the hotel is on schedule to open in the early summer

Lot 10 Redevelopment - Staff is working with the CRA Attorney and the City Purchasing Department to finalize the new RFP for this site. The project scope is based on the scope approved by the CRA at the September 15, 2008 meeting. Staff hopes to issue this RFP by the end of the month.

Porters Neighborhood Improvements - The CRA has received a utility design scheme from GRU and Cox Cable for SW 3rd St (Depot Ave - 400BLK); AT&T design is anticipated. Staff has received the 30% construction documents and they are under review. Staff has identified ROW issues which will need to be addressed

CRA Streetscaping for Depot Ave - The CRA is coordinating with the Public Works Department to add CRA streetscaping materials to the Depot Ave Reconstruction project, to be bid this year. Streetscaping elements include brick sidewalks, crosswalks, and decorative lighting.

CPUH

SW 13th Street Bus Shelters - RTS is working with the landowner to obtain land rights to install this shelter adjacent to the Wild Flowers development.

Gainesville Responsible Hospitality Partnership - GRHP is formulating strategies to help publicize and promote the Responsible Hospitality Partnership and enlist new Responsible Hospitality members.

Depot Rail Trail - JMJ Consulting Engineering completed the feasibility study for the portion of trail located adjacent to the SW 13th Street overpass and between SW 11th and 13th streets. The feasibility study analyzed options for widening and accessing the trail from SW 13th Street. It is recommended that the trail be widened to 10-ft and direct access be provided to the trail from SW 13th Street. Final recommendations were based on shared use path design quality and construction costs. Design concepts for accessing the path will be addressed in the RFQ/Design Competition for the SW 13th Street overpass, to be issued in the late Winter.

Tumblin Creek Watershed Management Plan - The Tumblin Creek Watershed Management Plan (TCWMP) was completed in late 2007. Projects listed within

the plan have been prioritized, and staff is initiating the top priority project, SW 7th Ave exfiltration. Other top-priority projects within the plan are in the process of being scheduled and budgeted as a part of the recent strategic planning sessions.

SW 2nd Avenue Master Plan - The CRA continues to pursue a comprehensive vision for redevelopment along the SW 2nd Avenue corridor. The goal of this initiative is to formulate a plan that is based on a thorough understanding of the infrastructure issues and market forces (including the closure of Shands at AGH) that will impact redevelopment.

SW 7th Ave Exfiltration Basin and Improvements - The CRA engineer is working with CES and JMJ engineering to coordinate design, permitting, and construction of this project. The design team is meeting with the PWD and RainTank© representative, Bill Farmer, to discuss the product and its application.

SW 8th Ave Improvements - 30% plans are complete for SW 8th Ave improvements (900-1300 BLK project. The scope of improvements include reconstruction of the roadway from 900-1000 BLK, milling and resurfacing from 1000-1300 BLK, ADA PROWAG compliant sidewalks, undergrounding utilities, safe crosswalks, and CRA streetscaping.

SW 13th Street Pedestrian Overpass Enhancement Design - The Design Competition packet is under review by the City's Legal Department.

Rails-to-Trails Signage - The City Commission has adopted the CRA's design for guide signage for the City's rail trail system. CRA is currently facilitating the design of the mounting system.

FAPS

FAPS Strategic Planning - The FAPS advisory board has completed the strategic planning process, and at the January 2009 meeting, the advisory board approved the annual budget as well as a 3-year "roadmap" of projects to implement in the Area. The board has developed a framework for evaluating potential project opportunities and created a "roadmap" to help allocate resources and schedules to ensure implementation of redevelopment goals.

NW 5th Ave Streetscape Phase II - Design is underway to complete construction documents for the next phase of the NW 5th Ave streetscape (600-1000 BLK). The scope includes undergrounding utilities, reconstructing wider sidewalks, ADA PROWAG compliancy, and CRA standard streetscaping.

A Quinn Jones House - The initial steps recommended to stabilize the house are being implemented. Duffield Home Improvement has been contracted to replace the roof and City of Gainesville facilities staff will remove the carport. Members of CRA and Parks & Recreation staff met onsite on February 12, 2009 to discuss continued stabilization efforts and plans for home. Additionally, on February 4, 2009 the State Historical Marker Council unanimously approved the A. Quinn Jones historic marker application.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to CRA: Receive project update.

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR****080824.****Potential Eastside Redevelopment Area Expansion, Study Area 1 (B)**

Explanation: In February of 2008, the City Commission allocated funds to study expanding the Eastside CRA Area to the northeast (See the attached map). The City retained WilsonMiller to conduct the study which has been completed and is now on file in the office of the Clerk of the Commission. On January 15, 2009, WilsonMiller and City staff presented the findings of the study (the Report) and additional information for the City Commission's consideration. At that time, the City Commission accepted a report from the consultant addressing blighted conditions in the proposed expansion area (Study Area 1), received public input, and adopted a resolution finding blight in the area. Additionally, the City Commission also referred the report and the resolution to the Community Redevelopment Agency and recommended the CRA amend the Eastside Area Redevelopment Plan as appropriate.

The resolution finding blight is the first step necessary to expand the Eastside redevelopment area to include the subject property, which will allow the property to generate tax increment funds to assist in rehabilitating and redeveloping the area. Should a potential expansion of the Eastside Redevelopment Area move forward, it may also become important to consider the impact of new legislation affecting the funding structure for redevelopment trust funds. This legislation has come into effect since the last boundary modification to one of Gainesville's Redevelopment Area's, and a potential Eastside expansion would be the first local action impacted by these changes. As such, the City and the CRA may wish to engage the County in discussion related to potential funding structures and contributions to the redevelopment trust fund for any potential expansion areas to the Eastside Community Redevelopment Area (the funding structure for areas currently within the CRA would not be affected). An appropriate timeframe to consider any such discussions would occur if/when the CRA proposes Redevelopment Plan modifications that would expand the boundaries of the Redevelopment Area.

Florida Statutes indicate that there is a two part process to determine if blight exists in an area. The first part of the process requires that the area must contain a "substantial number of deteriorated or deteriorating structures . . ." The WilsonMiller Report contains data indicating the presence of a substantial number of deteriorated or deteriorating structures within Study Area 1. Therefore, the City of Gainesville found that Study Area 1 meets the first test.

The second part of the process requires at least two of 14 factors listed in the Statute to be present within the study area. The WilsonMiller Report contains data indicating the presence of five of the 14 factors, including "Incidence of

crime in the area higher than in the remainder of the municipality" and "Fire and emergency medical service calls to the area proportionately higher than in the remainder of the municipality." Therefore, the City of Gainesville found that Study Area 1 also meets the second test.

The next steps in the process are as follows: Should the CRA wish to pursue an expansion of the Eastside Redevelopment Area, Staff will identify the appropriate boundary amendments to the Eastside Redevelopment Plan and will work with the Eastside Redevelopment Advisory Board and the community to draft the appropriate Plan amendments as well as any necessary text changes to the Plan. Once a draft Plan is complete, the issue will go before ERAB and then CRA will hold a meeting to approve the amended Redevelopment Plan and to recommend City Commission adopts the amended Plan. At that time, the CRA must provide notification to taxing authorities that the CRA has approved Redevelopment Plan amendments which include modifying the boundaries of a Redevelopment Area, and that the CRA is recommending the City Commission also approve these changes. The County will then have a 30-day window in which to notify CRA and City if the County has competing policy goals and plans for the public funds the County would be required to deposit to the community redevelopment trust fund under the proposed modification to the Redevelopment Plan. If such notice is provided, a joint City/County Commission will be held to discuss the proposed modifications. Following this meeting, the City Commission will hold a meeting to adopt the amended Redevelopment Plan, and to request the City Attorney prepare ordinances redefining the legal description of the Redevelopment Area and defining the base value for tax increment calculations. The City Commission will then hold meetings to adopt these ordinances related to CRA boundaries and the tax increment base value for newly established CRA areas.

Fiscal Note: None at this time.

RECOMMENDATION

City Commission to the CRA: 1) Consider the report and the City Commission resolution and direct staff to prepare a draft amendment to the Eastside Area Redevelopment Plan to amend the boundaries to include Study Area 1; and 2) make any text amendments to the Plan as appropriate.

Alternative recommendation: Do not amend the Eastside Area Redevelopment Plan.

080824_Blight Report_20090216.pdf
 080824_Map Area 1_20090216.pdf
 080824_Presentation_20090216.pdf
 080824_Resolution Area1_20090216.pdf

080825.

Potential Eastside Redevelopment Area Expansion, Study Area 2 (B)

Explanation: In February of 2008, the City Commission allocated funds to study expanding the Eastside CRA Area to the southeast (See the attached map). The City retained WilsonMiller to conduct the study which has been completed and is now on file in the office of the Clerk of the Commission. On January 15, 2009,

WilsonMiller and City staff presented the findings of the study (the Report) and additional information for the City Commission's consideration. At that time, the City Commission accepted a report from the consultant addressing blighted conditions in the proposed expansion area (Study Area 2), received public input, and adopted a resolution finding blight in the area. Additionally, the City Commission also referred the report and the resolution to the Community Redevelopment Agency and recommended the CRA amend the Eastside Area Redevelopment Plan as appropriate.

The resolution finding blight is the first step necessary to expand the Eastside redevelopment area to include the subject property, which will allow the property to generate tax increment funds to assist in rehabilitating and redeveloping the area. Should a potential expansion of the Eastside Redevelopment Area move forward, it may also become important to consider the impact of new legislation affecting the funding structure for redevelopment trust funds. This legislation has come into effect since the last boundary modification to one of Gainesville's Redevelopment Area's, and a potential Eastside expansion would be the first local action impacted by these changes. As such, the City and the CRA may wish to engage the County in discussion related to potential funding structures and contributions to the redevelopment trust fund for any potential expansion areas to the Eastside Community Redevelopment Area (the funding structure for areas currently within the CRA would not be affected). An appropriate timeframe to consider any such discussions would occur if/when the CRA proposes Redevelopment Plan modifications that would expand the boundaries of the Redevelopment Area.

Florida Statutes indicate that there is a two part process to determine if blight exists in an area. The first part of the process requires that the area must contain a "substantial number of deteriorated or deteriorating structures . . ." The WilsonMiller Report contains data indicating the presence of a substantial number of deteriorated or deteriorating structures within Study Area 2. Therefore, the City of Gainesville found that Study Area 2 meets the first test.

The second part of the process requires at least two of 14 factors listed in the Statute to be present within the study area. The WilsonMiller Report contains data indicating the presence of six of the 14 factors, including "Incidence of crime in the area higher than in the remainder of the municipality" and "Fire and emergency medical service calls to the area proportionately higher than in the remainder of the municipality." Therefore, the City of Gainesville found that Study Area 2 also meets the second test.

The next steps in the process are as follows: Should the CRA wish to pursue an expansion of the Eastside Redevelopment Area, Staff will identify appropriate boundary amendments to the Eastside Redevelopment Plan and will work with the Eastside Redevelopment Advisory Board and the community to draft the appropriate Plan amendments as well as any necessary text changes to the Plan. Once a draft Plan is complete, the issue will go before ERAB and then CRA will hold a meeting to approve the amended Redevelopment Plan and to recommend City Commission adopts the amended Plan. At that time, the CRA must provide notification to taxing authorities that the CRA has approved

Redevelopment Plan amendments which include modifying the boundaries of a Redevelopment Area, and that the CRA is recommending the City Commission also approve these changes. The County will then have a 30-day window in which to notify CRA and City if the County has competing policy goals and plans for the public funds the County would be required to deposit to the community redevelopment trust fund under the proposed modification to the Redevelopment Plan. If such notice is provided, a joint City/County Commission will be held to discuss the proposed modifications. Following this meeting, the City Commission will hold a meeting to adopt the amended Redevelopment Plan and to request the City Attorney prepare ordinances redefining the legal description of the Redevelopment Area and defining the base value for tax increment calculations. The City Commission will then hold meetings to adopt these ordinances related to CRA boundaries and the tax increment base value for newly established CRA areas.

Fiscal Note: None at this time.

RECOMMENDATION

City Commission to the CRA: 1) Consider the report and the City Commission resolution and direct staff to prepare a draft amendment to the Eastside Area Redevelopment Plan to amend the boundaries to include Study Area 2; and 2) make any text amendments to the Plan as appropriate.

Alternative recommendation: Do not amend the Eastside Area Redevelopment Plan.

080825_Resolution Area2_20090216.pdf

080825_Map Area 2_20090216.pdf

080825_Presentation_20090216.pdf

080826.

Summary of Transformational Incentive Program Changes (B)

Explanation: In May 2007, the CRA approved significant changes to the Transformational Projects Incentive Program. At the December 2008 meeting, the Board requested that Staff provide an update on this subject, in order to familiarize new CRA members and refresh returning members as to the details of this incentive program. A summary of the revisions to the Transformational Program is presented below. Additionally, staff will provide a presentation of the program at the February 2009 CRA meeting.

The Transformational Projects Incentive Program is an important incentive tool for the CRA. This program was created to encourage investment in the urban core and is designed to promote redevelopment in the face of challenges such as land assembly, environmental issues, complex infrastructure or parking considerations, etc. To this end, the program includes a list of the public infrastructure improvements, design expenses, "green" building costs, technology infrastructure costs, and land assembly expenses for which the CRA may reimburse the developer. The program also lists the specific redevelopment goals that projects must attain in order to qualify for funding, including unique point systems tailored to each redevelopment area.

In order to best serve the needs of the CRA, the Transformational Projects Incentive Program must be responsive to the current redevelopment needs of the CRA districts. Therefore, at the September 2006 meeting, the CRA reviewed a number of recommendations regarding potential revisions and updates to the Transformational Projects Incentive Program. The CRA approved administrative changes to the program (such as the creation of a \$15,000 non-refundable application fee, and rules prohibiting contact outside of public hearings between CRA members and Transformational applicants). The Board also approved a reduction in the maximum increment funding levels from 90% to 80% funding. Additionally, the CRA referred several of the proposed changes to the four Redevelopment Advisory Boards for review. The advisory boards subsequently voted on these items and, for informational purposes, the results of these votes are in the attached backup.

Based on this input and working under direction from both the CRA and the advisory boards, Staff drafted a number of changes to the Transformational Projects Incentive Program. The majority of these changes were in keeping with the recommendations of the advisory boards, however some revisions did not correlate to input from the advisory boards. These changes were adopted by the CRA at the May 2007 CRA meeting. The new program is a more concise, straightforward document that will help direct projects which meet CRA goals into the four redevelopment areas. Under the proposed changes, eligible costs funded by the program will be expanded to include wastewater trunk line improvements as well as hard/soft costs associated with attaining LEED (or equivalent) environmental standards.

The revised program is more “user friendly” in that it now provides more concrete detail regarding what projects will be supported by the Transformational Incentive program. Minimum criteria are established which all potential applicants must adhere to. These standards are as follows: First, projects with a residential component will reserve at least 10% of the units for workforce housing. (This housing component is intended to benefit working professionals, to ensure that professionals, police, teachers, etc who work in the community can also afford to live in those neighborhoods. Low-income housing is not required or incentivized by the Transformational Projects Incentive Program.) Second, all projects shall meet a minimum of LEED Certified (or equivalent) environmental building standards. Finally, location-based standards are established. At this time, such standards are proposed only for CPUH. Projects in CPUH shall be located in the following locations: University Avenue between 6th St and 13th Street, SW 2nd Avenue, Depot Avenue, NW 13th St between University Avenue and NW 7th Avenue, or in the expansion area. (Note: Those projects which include under-represented uses may be located anywhere within the CPUH district.) For the applicant’s convenience, a map of these targeted locations is provided as part of the revised Transformational Incentives Program document. In addition to these minimum standards, the revised program matrix also defines under-represented market segments in each district. Under-represented uses are clearly defined and listed for each district and are described as uses that necessary and desirable within each district, but which may not be possible but for CRA incentives. Applicants can accrue points for each under-represented market use included in their

redevelopment project.

Another significant change to the program involves incentives and disbursements. Based on input from Board members, disbursements will now be paid for no longer than 15 years, unless the “but for” gap cannot be met. In such cases, disbursement may be made up to the life of the district, less two years.

Revised point systems and new scoring matrices are designed to be easily understandable and user-friendly. The matrix is organized by CRA district and for each district lists the minimum criteria required of projects, the targeted under-represented uses for the district, the locations where projects may occur in each district (as noted above only CPUH targets specific locations at this time). Additionally, the matrix also provides information regarding potential additional increment awards. These awards may be provided, up to the “but for” gap, for projects meeting very specific criteria. In all districts up to an additional 10% may be earned for projects which include extensive infrastructure upgrades, such as trunk line extensions. Projects which include medical facilities may be eligible for up to an additional 5%, and projects that exceed the minimum LEED (or equivalent) environmental standards may also receive up to an additional 5%. In no instance shall a project receive more than 80% increment funding.

Overall incentive levels have also been reduced, in accordance with recommendations from the Board. Projects will continue to be ranked on a point system. Under the revised program, projects earning 50+ points may qualify for 70% increment funding (under previous standards, projects earning 50+ points qualified for 90% increment funding). Projects earning 25-49 points may receive 60% (under previous standards, such project received 80%), and projects reaching 19-24 points may receive 40% increment funding (previously 60%). The new points system is designed to be more precise in terms of encouraging development within each CRA district. Staff is cognizant of the fact each district has distinct needs and strengths. For example, a project that may be truly transformational in the Eastside may not necessarily have the same effect in CPUH. Therefore, each CRA district will have a revised points systems tailored to its specific needs in terms of project size, location and type. Ambiguous categories such as “merit points” and “creative stormwater solutions” have been removed in order to accommodate more precise criteria that will better describe the types of projects which the Transformational program is designed to support. Points are now specifically awarded for particular uses that are currently under-represented in the district. Points may also be awarded for particular locations in a district in order to encourage redevelopment along key corridors or areas.

The program also includes safeguards to ensure that projects which receive CRA support are truly “transformational” developments- innovative and unique within the redevelopment area. A project that is very similar to other developments in the area may be worthwhile, but its capacity to “literally transform” the neighborhood is materially diminished. To that end, if an applicant in Downtown or CPUH qualifies for any level of incentive under the

Transformational Projects Incentive Program, yet a similar project already exists or is under construction in that district, the applicant shall qualify for the 40% funding formula under this program.

Fiscal Note: None at this time.

RECOMMENDATION *CRA Executive Director to CRA: 1) Receive update from staff; and 2) provide input as necessary.*

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Project Update - CRA Office Building at 802 NW 5th Ave (B)

Explanation: The CRA's offices are currently located at 300 E University Ave, Suite 240 in the Commerce Building. A one-year option has been exercised on the lease and will expire on February 29, 2010. On November 17, 2009, the CRA approved 802 NW Ave as the site for a new CRA-owned mixed-used office building. The approval of the site was contingent on the resolution of parking availability at the adjacent City-owned lot.

The project will be permitted through the Minor Development Process and in order to complete construction before the current lease expires, a strict project timeline must be adhered to. The first major project milestone is Wednesday, March 11, 2009, the due date for the development application. A neighborhood meeting is planned for Tuesday, March 3, 2009 at the Wilhelmina Johnson Center on NW 10th Street to receive and incorporate feedback from the community.

DAG Architects, the 2007 AIA Firm of the Year, has been selected to provide professional design services for this project. DAG will present information about their firm, initial programming concepts, and draft building models.

Fiscal Note: The preliminary budget for construction costs is \$763,000. A final budget will be determined once a Construction Manager is selected and has value engineered the project and determined a Guaranteed Maximum Price. \$511,000 is currently funded across the four CRA redevelopment area trust funds. The remaining balance will be borrowed and repaid from the FAPS redevelopment area trust fund.

RECOMMENDATION *CRA Executive Director to CRA: Hear a presentation from staff and DAG Architects.*

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080828.

Cade Museum Update (B)

Explanation: Over the last several months, the Cade Museum Foundation has advanced the next phase of project development. Project tasks focused on determining site feasibility, developing a building concept, and finalizing a letter of intent with the City.

Last summer, the Boston-based architecture firm of E. Verner Johnson joined the project team as the museum designer. In the fall, the museum team convened in Gainesville to develop conceptual ideas for the building's appearance and its context. The concept needed to capture the essence of the museum's organizing principles - Inspiration, Invention, and Innovation - while standing as a timeless landmark. The building also needed to accomplish aesthetic goals on all of its facades. The landscape architecture firm Carol R. Johnson and exhibit designers Amaze teamed with the architect to brainstorm conceptual ideas. Last fall, the design team produced a conceptual design for a 3 story 50,000 square foot building that addresses the building program. In December, the landscape architects produced renderings of the museum showing its location within Depot Park. The renderings are included in the backup to this agenda item.

The capital campaign is in progress and is led by a professional fundraiser with experience with similar, large projects. The Cade Foundation has compiled extensive donor research, which it will use to approach potential investors. The campaign will accelerate this spring.

Work is also underway on formalizing an agreement between the City and the Cade Museum Foundation, which will set forth terms of use for the Depot Park site. The agreement will allow the Cades to move forward with refining the building program and museum concept. CRA and City staffs have been working to draft a "Letter of Intent" with the legal department.

The CRA is also moving forward with obtaining professional services for the depot building rehabilitation design and park element construction documents. Staff anticipates that consultant selections will be presented to the CRA for approval in February and March respectively.

Project Timeline Recap and Impact of Recent Changes: On March 17, 2008, CRA and GRU staff presented a status report on the park development and remediation timelines. The remediation will be permitted and implemented in two phases. Phase 1 is comprised of the Poole Roofing site, a portion of Depot Avenue, and the Depot Building site environs. Phase 2 extends from south of the Depot building environs and onto the former-CSX property. As of March 2008, the anticipated remedial strategy for the excavated, contaminated soils was thermal treatment using a specified source contractor. GRU anticipated beginning Phase 1 in September 2008 and moving into Phase 2 starting January 2009. The anticipated completion date for the Phase 2 park site remediation was October 2009.

In the summer of 2008, GRU tested contaminated soil samples to gather data related to the thermal treatment process. GRU concluded from the data that the high concentrations of contaminants in the soils were likely to increase the treatment cost and duration above original estimates and thus sought approval of the less costly landfill disposal method instead. On November 6th, the City Commission approved the GRU recommendation to switch to landfill disposal. GRU presented a revised schedule beginning Phase 1 in July 2009 (10 months after the initial date) with a seamless transition into Phase 2 and then

completion of all remedial work in February 2010. GRU proposed an alternative, expedited schedule that would require special approval from its funding partner, Florida Department of Environmental Protection (FDEP), in order to move up the start date by three months. The FDEP does not usually expedite project initiation outside of an established procedure and thus the agency declined to approve the alternative process. The FDEP funding process will proceed along the normal protocol established by the agency that has been used at hundreds of similar sites statewide.

Given the changes to the cleanup process that occurred over the summer and fall, the remediation completion date is extended nominally 4 months (October 2009 vs February 2010). The impacts to park improvements funding are as follows:

* Depot Avenue reconstruction funding of approximately \$3.5 million is set to expire in June 2009, approximately 3 months before the roadway remediation is to be completed. Steps are being taken to encumber these funds with construction contracts which will require a phased approach to construction.

* State and federal grants for park improvements of approximately \$947,000 are set to expire in 2009. Grant extensions will be required; however, their approval is not guaranteed.

* The Cade Museum Foundation, which envisions investing significant resources in the park site to create a new museum, will see impacts to its capital campaign and construction schedule from delays in the site cleanup and the development of park amenities.

* Further schedule delays will postpone the utilization of other existing sources such as grant funding from St. Johns River Water Management District, bond proceeds, Wild Spaces Public Places proceeds, and UDAG funding. Delays in using these sources may prompt their redeployment to other projects.

While a remediation schedule has been furnished to the CRA and City Commission, additional detail is needed to complete the timeline for the critical path regarding the Phase 2 remediation. Currently, the FDEP has approved only the Remedial Action Plan (RAP) for the Phase 1 site and the RAP MOD addressing landfill disposal for this phase. The FDEP has not approved the RAP or landfill disposal for the Phase 2 Depot Park site. At this time, no RAP is currently under active review by the FDEP. Before the Phase 2 Depot Park site can be initiated, the required approvals need to be obtained. While Phase 2 is not expected to begin until Phase 1 is finished around late 2009, CRA staff believes that approval of the Phase 2 RAP and landfill disposal should be obtained as soon as possible to minimize any potential delays that could possibly arise during regulatory review.

In light of the circumstances that have been described above, CRA staff recommends that the CRA board provide a letter of support to assure the Cade Museum Foundation in its ongoing efforts to plan its museum for Depot Park.

Fiscal Note: The CRA and City of Gainesville General Government have committed approximately \$14.5 million for park improvements including recreation

elements, depot building rehabilitation, stormwater system, and Depot Avenue roadway upgrades. Expenditure of construction funds is contingent on completion of manufactured gas plant contaminant remediation.

RECOMMENDATION *CRA Executive Director to the CRA: 1) Receive an update from staff; and 2) authorize the Executive Director to issue a letter of support to the Cade Museum Foundation on behalf of the CRA.*

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Execution of Lot 10 Option Agreement (NB)

Explanation: On September 15, 2008, the CRA formally rescinded agreements associated with the proposed Gainesville Greens project and approved a project scope for the issuance of a new RFP at Lot 10. At that time the CRA also authorized the Executive Director to negotiate and enter into an option agreement with the City for Lot 10. On October 16, 2008, the City Commission considered the issue and authorized the City Manager to obtain an appraisal on Lot 10 and to negotiate an option and purchase agreement with the CRA.

An appraisal was subsequently obtained, identifying the value of the property as \$500,000. The City and the CRA have negotiated an option contract for the purchase and sale of land for Lot 10, with a purchase price of \$500,000 (the appraised value). The option shall expire two years following its effective date.

Execution of the option agreement is one of the final elements required to issue the new RFP for redevelopment at Lot 10. CRA staff is working closely with the Attorney and with the City of Gainesville Purchasing Department in order to have the RFP "on the street" by the end of the month.

Fiscal Note: None at this time.

RECOMMENDATION *CRA Executive Director to the CRA: Authorize the Executive Director to execute the option contract for the purchase and sale of land at Lot 10.*

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

College Park/University Heights Redevelopment Advisory board

Downtown Redevelopment Advisory Board

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

Eastside Redevelopment Advisory Board

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE

March 16, 2009

ADJOURNMENT - 5:37 PM