

# **Community Redevelopment Agency**

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

## **Meeting Agenda**

**August 21, 2006**

**3:00 PM**

**City Hall Auditorium**

*Jack Donovan (Chair)  
Scherwin Henry (Vice-Chair)  
Ed Braddy (Member)  
Rick Bryant (Member)  
Pegeen Hanrahan (Member)  
Craig Lowe (Member)  
Jeanna Mastrodicasa (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****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****060305. Community Redevelopment Agency (CRA) Minutes (B)****RECOMMENDATION**

*The CRA approve the minutes of July 17, 2006, as circulated.*

**EXECUTIVE DIRECTOR CONSENT****060354. Update on Redevelopment Projects and Development Agreements (NB)**

*Explanation: Staff has been asked to provide an update on several redevelopment projects and development agreements under review.*

*University Corners - The draft development agreement has been provided to the developer and staff is awaiting response.*

*Hampton Inn/Lot 9 - The development agreement was provided to the developer and staff is awaiting comments from the developer.*

*Jefferson on Second - The developer is preparing an initial proposed development agreement based on previous agreements, for review by the CRA Attorney and Staff.*

*Gainesville Greens - A draft development agreement has been provided to the developer, and the developer provided comments. Staff and the developer are nearing resolution of remaining items and the Executive Director will likely execute the agreement this month.*

*University House on 13th Street - A draft development agreement is in review by staff.*

*Depot Park Area Master Plan - Staff is revising the scope and reissuing the RFP with price as a factor and with a not to exceed limit, as the initial proposals came in higher than budgeted.*

*Downtown Competitive Façade Grant Program - Following approval by the CRA in June, a new, competitive façade grant program to aid Downtown commercial storefronts was launched. The new program aims to focus the*

grants on high visibility corridors such as University Avenue and Main Street. Two grants of up to \$10,000 each will be offered to applicants. Applications were due in July, and the CRA received four applications. The Downtown Redevelopment Advisory Board will select two projects for funding in August. Successful grant applicants will be recognized at a public meeting of the City Commission upon successful completion of their projects.

Downtown Parking Garage - The Grapevine Deli and Ice cream Parlor, new tenants of the retail space in the garage, are tentatively scheduled to open near the end of August.

Eastside Redevelopment Area Expansion - The proposed amended Redevelopment Plan is on this agenda. The proposed amended Redevelopment Plan will then be forwarded to the City Commission for final consideration and adoption.

Eastside Gateway - The Eastside Redevelopment Advisory Board will discuss the CRA's comments in September and staff will bring back a revised design reflecting the comments of the CRA and Eastside Redevelopment Advisory Board in the fall.

Model Block Project Update- The first residents of the Model Block have closed and moved into the home on 408 NW 4th Street. The second Model Block House, Site B, located at 408 NW 4th Avenue is now complete and a ribbon cutting ceremony was held on August 3. An Open House has been scheduled for August 19 and 20. Site D construction will begin shortly, pending approval of the revised bid amount.

Northwest 5th Avenue Streetscape- Bid documents are being processed by the Public Works Department.

RFP for Real Estate Services - An RFP for real estate services was issued, proposals are due August 17.

SW 5th Avenue Triangle - The bid documents are being processed through the Public Work's department. A Call to Artists is being developed and public art will be selected through the Art in Public Places Trust.

Tumblin Creek Watershed Management Plan - At the July 5 College Park/University Heights Redevelopment Advisory Board meeting the Board reviewed the draft Tumblin Creek Watershed Management Plan report. This important planning document outlines the stormwater issues and opportunities in the area and provides the Advisory Board with options to consider funding to address stormwater issues in the area. Stormwater is among the biggest infrastructure concerns in the College Park/University Heights Redevelopment Area, and affects further redevelopment of the area. The College Park/University Heights Redevelopment Advisory Board will continue their review of the Master Plan at their September 6 meeting. After reviewing and discussing the report the College Park/University Heights Redevelopment Advisory Board will submit recommendations to the Community Redevelopment Agency.

*Fiscal Note: None at this time*

**RECOMMENDATION**

*Executive Director to the CRA: Receive an update from staff.*

**050643.**

**Recognition of the Sale of Model Block Site A and Associated Revenues (NB)**

*Explanation: Site A of the Model Block, located at 408 NW 4th Street was sold on June 29, 2006 for \$159,000, including a \$25,000 forgivable second mortgage. The payoff of the CRA's loan through the National Trust for Historic Preservation of \$93,000 was processed at the time of the closing. The CRA received a check for remaining proceeds following legal and closing related expenses of \$37,836.76 from the closing agent, the law office of Chandler, Haswell & Lang. In accordance with finance procedures, the CRA is asked to recognize the proceeds and allocate the proceeds to the Model Block account for use in the construction of future Model Block homes.*

*Fiscal Note: \$37,836.76 was the net proceeds from the sale of Model Block Site A, and it is recommended that the proceeds be allocated to the Model Block Account 613-790-W509-5520-4120.*

**RECOMMENDATION**

*Executive Director to the CRA: Appropriate the \$37,836.76 in proceeds from the sale of Model Block Site A to the Model Block Account 613-790-W509-5520-4120.*

**Legislative History**

11/21/05	Community Redevelopment Agency	Approved as Recommended (6 - 0 - 1 Absent)
7/17/06	Community Redevelopment Agency	Approved as Recommended (6 - 0 - 1 Absent)

**060046.**

**Additional Funding for Model Block House on 418 Northwest 4th Avenue (B)**

*Explanation: The CRA acquired this structure as part of the Model Block project and is now ready to begin rehabilitation and prepare for the sale of the property for homeownership. The property is a contributing structure to the Pleasant Street Historic District, which was listed in the National Register of Historic Places in 1989. The building is currently dilapidated and vacant. The living area of 1,257 square feet consists of a series of small rooms, most without closets, no living room or dining room, and no functional kitchen or bathroom. After rehabilitation, the historic footprint will be maintained at 1,257 square feet and contain three bedrooms, one bathroom, a living room, dining room, and a kitchen. The property will be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation, which describes appropriate guidelines for rehabilitation projects located in historic districts. Although the*

*interior of the building will be modernized, historically appropriate and original materials will be used, when possible, to renovate the structure to increase its value.*

*Staff previously negotiated a price of \$146,851 with Carter Construction for the rehab of this property. Carter Construction is a contractor who has done considerable work with the Housing Division and is experienced with this type work. Carter Construction will be completing Site B prior to beginning work on this project. The CRA will borrow from the National Trust for Historic Preservation Inner City Venture Fund line of credit for part of the construction cost and fund the balance of the project plus the 10% contingency from the bond funds it borrowed from the City for the Model Block project.*

*However, following additional review of the project by the contractor, the initial bid amount has been determined to be inadequate when taking into account costs of moving the house to set the footings, rising construction costs, and termite repairs. Staff and architect Jay Reeves have worked with the contractor to value engineer the project, including changing the structure from gas to electric appliances for further cost savings. This estimate reflects the cost of rehabilitating a home in a seriously deteriorated condition. Staff has negotiated a revised cost of \$197,452, plus a 10% contingency, which includes the cost of an additional half bath. CRA Staff and consultants advise including the half bath in order for the house to appraise sufficiently to cover the rise in costs required to construct this home. The CRA could also elect to not include the cost of the half bath, which would reduce the price to \$193,952 for rehabilitating Site D of the Model Block project, located at 418 Northwest 4th Avenue.*

*Fiscal Note: The CRA has a \$300,000 line of credit established with the National Trust for Historic Preservation Inner City Venture Fund, and \$250,000 budgeted for the Model Block project.*

**RECOMMENDATION**

*Executive Director to the CRA: 1) authorize the Executive Director to execute a construction contract with Carter Construction in an amount not to exceed \$197,452, and also budget a 10% contingency in the amount of \$19,745.20 for change orders, if needed, and all necessary documents, certifications, or assurances required to rehabilitate the property; and 2) authorize the Executive Director to draw down funds for the National Trust for Historic Preservation Inner City Venture Fund line of credit for construction financing.*

**Legislative History**

5/15/06      Community      Approved as Recommended (5 - 0 - 2 Absent)  
 Redevelopment  
 Agency

**060355.**

**District Fund Balances (NB)**

*Explanation: State Statute 163 requires that the fund balances in CRA Trust funds be appropriated to projects by September 30th of each year. Staff recommends that the fund balances as of September 30th be appropriated as follows: College Park University Heights to the Streetscape/Park Matching Funds account, Downtown to the Streetscape account, Fifth Avenue Pleasant Street to the Model Block Account and Eastside to the Streetscape Account.*

*Fiscal Note: Actual fund balance figures as of September 30th will be determined when the City completes its audit.*

**RECOMMENDATION**

*Executive Director to the CRA: Appropriate the fund balance in each trust fund as follows: College Park University Heights to the Streetscape/Park Matching Funds account, Downtown to the Streetscape account, Fifth Avenue Pleasant Street to the Model Block Account and Eastside to the Streetscape Account.*

**060356.**

**Beautification Grant Program (NB)**

*Explanation: Potential beautification projects have recently been proposed to staff that fall outside of existing CRA funded programs. Projects such as fence replacements and landscaping enhancements not associated with a development incentive request must currently be submitted either through the CRA's Façade Grant program (which is limited to certain areas of the CRA) or on an individual basis. Funding specific for these types of projects has not been allocated in any of the redevelopment area's trust fund budgets. Examples of such requests or possibilities would be beautification upgrades to prominent fences such as Porters Oaks and the fence at Hurley Hall on NW 17th Street. There are other key properties on prominent corridors such as University Avenue, Second Avenue, 6th Street, 13th Street and Depot Avenue that could benefit from such a program.*

*The CRA could consider creating a small matching grant program, similar to the Challenge Grant program previously in place several years ago, that would allow for business and property owners to make improvements to their landscaping, fences and other possible aesthetic treatments. The boundaries for this grant program could be expanded to include properties currently ineligible for façade grants. Staff recommends that this item be referred back to the CRA's Redevelopment Advisory Boards for further research and discussion, and will report the Advisory Board's recommendations back to the CRA.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

*Executive Director to the CRA: Recommend that the CRA refer this discussion regarding a potential beautification grant program to the Redevelopment Advisory Boards for their discussion and recommendation.*

**ADVISORY BOARDS/COMMITTEES CONSENT**

**END OF THE CONSENT AGENDA**

## ADOPTION OF THE REGULAR AGENDA

*NOTE: There has been a request to waive the rules to hear File #060360 Transformational Incentive Program Changes at the end of the agenda.*

## SECRETARY

## EXECUTIVE DIRECTOR

### 060358. University of Florida Banners (B)

*Explanation: Ms. Florida Bridgewater-Alford with the University of Florida's Department of University Relations has requested the CRA consider funding of specialty banners celebrating 100 years of the University of Florida in Gainesville. The banners will include both the City of Gainesville and the University of Florida listed on the banner. The banners would be placed on both the north and south side of University Avenue from the western terminus of the College Park/University Heights Redevelopment Area and east to 13th Street.*

*The proposal would include the temporary removal of the existing banners on University Avenue (which were also funded by the Community Redevelopment Agency) from approximately mid-September until the conclusion of the fall 2006 semester in December, and the installation of new specialty banners. Ms. Bridgewater-Alford has relayed that University of Florida staff would be able to perform the work in removing the existing banners, installing the new banners, and once complete, reinstalling the existing banners at no cost to the CRA.*

*This request appears to be consistent with the branding and promotion goals and initiatives outlined in the College Park/University Heights Community Redevelopment Plan, as the University of Florida's presence is central to the identity and branding of the College Park/University Heights Community Redevelopment Area. Ms. Bridgewater-Alford presented this request to the College Park/University Heights Redevelopment Advisory Board at their August 2 meeting, and the Advisory Board recommended approval of the request, without designating a design option. At the time of the College Park/University Heights Redevelopment Advisory Board meeting, 30 banners to replace the existing banners on University Avenue were proposed and recommended for approval, with a not to exceed budget of \$2,835. Upon further review it was determined that a total of 39 banners could be installed on all poles on University Avenue, raising the total amount requested to \$3,685.50. Staff recommends approval of this revised total in order to have maximum visual impact on the corridor.*

*Design options for the banners are included in the backup. Staff recommends approval of banner option 2.*

*Fiscal Note: The cost of 39 banners is \$3,685.50. There is currently \$136,075.72 remaining in the College Park/University Heights Streetscape/Park Matching Fund Account MY 618-790-W711-5520.*



**RECOMMENDATION**

*College Park/University Heights Redevelopment Advisory Board to the CRA: Recommend funding 30 banners requested at an amount not to exceed \$2,835.*

*Executive Director to the CRA: Recommend option two and recommend funding 39 banners as requested at an amount not to exceed \$3,685.500.*

**060359.****Adoption of the Eastside Community Redevelopment Plan (B)**

*Explanation: In January 2006, the City decided to update the Eastside Community Redevelopment Plan (adopted in 2001) including, if appropriate, the proposed expanded area. As part of the update to the Redevelopment Plan, the City retained Asset Property Disposition, Inc. to investigate and document blight conditions in an area just south of the existing Community Redevelopment Area for possible inclusion. The Eastside Community Redevelopment Plan was prepared to not only update the existing Eastside Community Redevelopment Plan, but also to address the conditions of blight that were identified in the Expansion Area in the Findings of Necessity report, adopted by the City Commission on July 10, 2006.*

*A draft copy of the Plan has been provided for review.*

*The draft Plan includes objectives and initiatives to further redevelop and remove blight from the existing Eastside Community Redevelopment Area and the Expansion Area. Redevelopment objectives and initiatives outlined in the Plan include land use changes, economic development strategies, improvements to housing, utilities and services and transportation, and initiatives to create community pride and cohesiveness. Proposed redevelopment projects include sidewalk and pedestrian improvements, street improvements, drainage and environmental improvements, housing infill and rehabilitation, parks and recreation improvements, economic development/commercial infill, utility upgrades and improvements, neighborhood improvements (safety, identity and facilities), property assembly, strategic acquisitions, arterial roadway improvements (medians, crosswalks and sidewalks, signalization), transit improvements, and streetscape (landscape and aesthetic) improvements.*

*On August 10, 2006 the Eastside Redevelopment Advisory Board reviewed the proposed Eastside Community Redevelopment Plan in its general form, allowing further refinements by staff and the CRA Attorney, and recommended the Community Redevelopment Agency adopt the plan, with their comments. Staff has incorporated the Eastside Redevelopment Advisory Board's comments into the final Plan.*

*After reviewing the Eastside Community Redevelopment Plan, the CRA is requested to adopt the plan, with comments as needed. Once adopted, the CRA will need to forward the Plan to the City Commission and taxing authorities with a request that the City Commission set a Public Hearing on August 28, 2006 to consider the Plan. Both the Advisory Board's and the Executive*

*Director's motions will need to be approved.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Eastside Redevelopment Advisory Board to the CRA:  
Adopt the Eastside Community Redevelopment Plan in  
its general form, allowing further refinements by staff  
and the CRA Attorney.*

*Executive Director to the CRA: 1) The CRA  
recommend the City Commission adopt the amended  
Plan.*

**060360.**

**Transformational Incentive Program Changes (B)**

*Explanation: The CRA has requested that the Transformational Projects Incentive Program be reviewed. Due to the number of issues that need to be discussed, staff has proposed dividing discussion of this program into two parts: first, a discussion of changes to the mechanics of the program, and second, a discussion of the financial formula for the program – the maximum financial participation, at the September CRA meeting.*

*At this time, the CRA has received three Transformational Projects Incentive Program applications. Three applications have been approved, one in the College Park/University Heights Redevelopment Area (University Corners) one in the Downtown Redevelopment Area (Jefferson on Second, and one in the Fifth Avenue/Pleasant Street Redevelopment Area (University House on 13th Street).*

*The Transformational Projects Incentive Program was created to help move key sites into redevelopment. These sites, located in various CRA areas, many of which were challenging for a variety of reasons, including difficult land assembly, environmental issues, and complex infrastructure or parking needs. The program is structured to explain to developers what the CRA expects and desires from redevelopment projects and to help quantify for the CRA which projects merited incentives.*

*The program lists specific redevelopment goals that projects must meet and provides a point system to evaluate the level of incentives for which the developer can qualify. Each Advisory Board created a unique points system for their area that focused on the issues they believe are key to redevelopment. The program also lists the types of public infrastructure, design, and land assembly expenses for which the CRA will reimburse the developer.*

*Over the past few years the CRA has moved to providing only back end incentives for projects. These incentives are paid for from the tax increment generated by the project, rather than having the CRA participate in projects by incurring debt. Since the CRA's ability to borrow is limited and the increment is not large enough to provide front-end infrastructure for projects, this strategy is the only way the CRA can participate in projects.*

*Over time, other CRAs have moved to back end incentives for the same reasons. Similar programs exist in Orlando, Ft. Myers, and Daytona Beach. The most current Development Agreement form is based on a model from Orlando and prior Gainesville CRA agreements. The push to increase residential units in the urban core is seen statewide. Significant residential density is required to support the type of urban environment Gainesville is seeking, and incentives for residential development are often key to getting the units built.*

*In addition to providing incentives through the Transformational Projects Incentive Program, the CRA provides incentives in the College Park/University Heights, Eastside and Fifth Avenue/Pleasant Street Areas through the Redevelopment Incentive Program. Awards under this program are limited by the amount equal to 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. The College Park/University Heights Redevelopment Incentive Program has received the most applications for incentives under this program, receiving 11 applications since the program was created. However, each application is independently evaluated to ensure that the project would not be feasible if not for the incentives provided for the CRA. As a result of these evaluations, five of the 11 applications for incentives (nearly half) have been rejected at the staff level for failure to meet that requirement. A spreadsheet outlining all of the incentive requests granted over the past ten years has been included in the backup*

*When the Transformational Projects Incentive Program was originally created, the program anticipated projects in the \$40 to \$50 million range. This range is significantly higher than anything that has ever been built in the CRA. That University Corners was the first application to the program led to the following results. First, it has redefined what “transformational” means, and the projects originally anticipated by the program pale in comparison to the \$187 million University Corners project. This comparison is unfortunate because the CRA would benefit from the development of a number of \$40 to \$50 million projects throughout the four CRA areas. This type of redevelopment would be easier for the market to absorb and be more reflective of a solid growth pattern. University Corners will be a great addition to Gainesville, but should be a unique “one of a kind” type development much like City Place is in West Palm Beach, rather than the standard for all future development in the CRA.*

*CRA staff has been working to make recommendations for modification of the program based on previous feedback from the CRA and staff’s experience in working with the program. Staff would like to discuss the issue of the maximum financial participation in incentives at the September CRA meeting, in order to provide a number of options. Staff has provided a number of recommendations for discussion this month, and recommends the following be considered for modification:*

*1. Modification of the program by area –Staff recommends that the CRA consider limiting the Transformational Projects Incentive Program in the*

College Park/University Heights Redevelopment Area to the following development types: 1) Technology/health care and related developments within the City's Innovation Zone; 2) Hotel-conference center and 3) mixed use projects including these components. Staff further recommends that projects of any type be considered in the following locations: 1) projects within the College Park/University Heights Expansion Area and 2) projects on University Avenue between 6th Street and 13th Street and on 13th Street between University Avenue and 7th Avenue. In the Downtown Redevelopment Area, staff recommends that the CRA not limit the program until the first project has been built, after which, the program can be considered for amendment. In the Fifth Avenue/Pleasant Street and Eastside Areas staff recommends that no changes to the program be made. This will provide generous incentives in these two redevelopment areas where projects are needed comparatively more.

2. Clarification of the items for which developers receive points – Staff recommends that the items for which developers receive points be clarified to make them more straightforward. This clarification should help developers understand exactly what is expected if the points are claimed. As an example, tying into the City's Stormwater Park is not a creative stormwater solution.

3. Changes to the Points System – Staff recommends that the points system be referred back to the Advisory Boards for review. College Park/University Heights has discussed several additions they would like to consider for inclusion based on the updated Redevelopment Plan, such as providing incentives for technology/health care development. The CRA may also wish to make amendments to the points system independent of the Advisory Board recommendations. Staff proposes also considering adding points for green building, affordable or moderate housing (where appropriate, and energy conservation. The point value of certain items could be adjusted and the level to meet the threshold for qualifying for incentives could be raised.

4. Clarification of the role of the “but for” gap in formulating the incentive amount – There is an opportunity to clarify the overall concept so that it becomes clearer that the “but for” gap in the project is at the heart of the incentive; that the CRA will reimburse the developer for infrastructure, design and or land assembly costs up to the value of the “but for” gap. The program should also clarify the net present value concept and make it clear that the program may cover the gap early if the increment generated by the project is higher than anticipated or may never cover the gap if the increment is lower than anticipated. This is how the concept is currently described in the development agreements.

5. Introduction of design guidelines – The CRA could establish design guidelines for the program that would help to define the desired features in future projects. These guidelines could include desired façade materials, architectural features, mass, scale and building rhythm or the CRA could require the developer to meet a general design value statement.

6. Establish a non-refundable application fee – Some communities require that the developer provide an outside review of their project as part of their application. At present, the CRA hires a firm to review the projects and the review can run between \$10,000-\$15,000. Staff recommends that the CRA continue to hire its own consultant to review projects rather than require the developer to provide the review, but does believe that a non-refundable application fee should be charged to help cover the cost. The establishment of

an application fee of \$15,000 would also help insure that the developer works closely with staff to be sure the application is complete and meets all the criteria before submittal.

7. Authorization for staff to decline an application – If an application does not appear complete, does not meet the criteria, requests more funding than it is eligible for, or from the consultant’s report does not meet the “but for” test, staff requests authorization to decline the application without bringing it forward to the CRA. Staff, including the Executive Director, Community Development Director, the Finance Director, the CRA Attorney, and the CRA Manager would review the application, consultant’s report, and other materials and would determine if the application should move forward. This should help clarify to developers that the program’s parameters are firm.

8. Applications previously submitted and approved may be modified under the terms of the original program.

9. Use of increment payments to make repairs – The CRA could ensure that if those items the CRA has provided incentives for fall into disrepair the CRA can use annual increment payments to make repairs as needed.

10. The CRA Attorney has recommended the CRA consider limiting or prohibiting contact between applicants and the Community Redevelopment Agency and Advisory Board members outside of public meetings.

Following the discussion of the maximum financial participation of the CRA at the September CRA meeting and once the CRA has determined which changes it would like to implement, staff will prepare a draft of the program for review by the Advisory Boards and return it to the CRA with their recommendations. Staff recommends that applications be reviewed under the current program if submitted prior to changes being implemented.

**Fiscal Note:** The program provides funds only from a portion of the taxes generated by development projects, paid in future years as that project tax increment is generated.

**RECOMMENDATION**

*Executive Director to the CRA: Recommend the CRA direct staff to work with the Advisory Boards to make recommendations for the following changes to the Transformational Projects Incentive Program: 1) modification of the program by area; 2) clarify the items for which the developer receives points; 3) review possible changes to the points system; 4) clarify the role of the “but for” gap in formulating the incentive amount; 5) consider the introduction of design guidelines or a value statement regarding design; 6) establish a non-refundable application fee; 7) authorize staff to decline an application; 8) allow the use of increment payments to make repairs and 9) allow applications previously approved to be modified under the terms of the original program.*

*CRA Attorney to the CRA: Recommend the CRA limit or prohibit contact between applicants and the Community Redevelopment Agency and Advisory Board members outside of public meetings.*

**CRA ATTORNEY****REPORTS FROM ADVISORY BOARDS/COMMITTEES****College Park/University Heights Redevelopment Advisory Board****060361. Incentive Request for the Camden Court Apartments Development (B)**

*Explanation:* The College Park University Heights (CPUH) Redevelopment Advisory Board received a request under the College Park University Heights Redevelopment Incentive Program for the Camden Court Apartments project to be located at Southwest Third Ave and Southwest Twelfth Street. The site will consist of 12 units in three (3) new buildings and one (1) existing fully restored building, which is approximately 13 units on .37 acre or 35.13 units/acre. The developer is requesting 100% of the increment generated by the project for the first five years the full value of the property is on the tax rolls, or approximately \$169,465.40 in incentives for the project.

*The developer has provided a complete application and the project appears to meet all the criteria for the program. Staff has reviewed the application for conformity to the College Park/University Heights Incentive Design Guidelines and has found the project meets the guidelines. The application has also been independently evaluated, and the consultant has verified that the project meets the criteria for the Redevelopment Incentive Program. A report from the independent consultant and follow-up letter is included in the backup.*

*The College Park/University Heights Redevelopment Advisory Board discussed the project at their August 2, 2006 meeting and recommended approval to the CRA based on the application and program standards. John Fleming and Phil Wagner are employed by Trimark Properties and each has filled out a conflict of interest form for this item.*

*Fiscal Note:* This application requests payment of 100% of the increment for the first five years the full value of the property is on the tax rolls. Beginning in year six, the full increment will be added to the CPUH budget.

**RECOMMENDATION**

*College Park University Heights Redevelopment Advisory Board to the CRA: Recommend approval of the incentive request for the Camden Court Apartments project based on the application provided by the developer.*

**060362. Incentive Request for the Estates at Sorority Row Development (B)**

*Explanation:* The College Park University Heights (CPUH) Redevelopment Advisory Board received a request under the College Park University Heights Redevelopment Incentive Program for the Estates at Sorority Row development, to be located at

to be located at Southwest 8th Avenue and Southwest 11th Street. The site will consist of one new apartment building with 28 units on .468 acres or 59.83 units/acre. The developer is requesting 100% of the increment generated by the project for the first five years the full value of the property is on the tax rolls, or approximately \$409,650.81 in incentives for the project.

The developer has provided a complete application and the project appears to meet all the criteria for the program. Staff has reviewed the application for conformity to the College Park/University Heights Incentive Design Guidelines and has found the project meets the guidelines. The application has also been independently evaluated, and the consultant has verified that the project meets the criteria for the Redevelopment Incentive Program. A report from the independent consultant and follow-up letter is included in the backup.

The College Park/University Heights Redevelopment Advisory Board discussed the project at their August 2, 2006 meeting and recommended approval to the CRA based on the application and program standards. John Fleming and Phil Wagner are employed by Trimark Properties and each has filled out a conflict of interest form for this item.

*Fiscal Note:* This application requests payment of 100% of the increment for the first five years the full value of the property is on the tax rolls. Beginning in year six, the full increment will be added to the CPUH budget.

**RECOMMENDATION**

College Park University Heights Redevelopment Advisory Board to the CRA: Recommend approval of the incentive request for the Estates at Sorority Row development based on the application provided by the developer.

**Downtown Redevelopment Advisory Board**

**Fifth Avenue/Pleasant Street Redevelopment Advisory Board**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**NEW BUSINESS**

**NEXT MEETING DATE**

**ADJOURNMENT**