



Legislation Details (With Text)

File #: 150968. **Version:** 1 **Name:**
Type: Discussion Item **Status:** Passed
File created: 4/28/2016 **In control:** City Manager
On agenda: 5/19/2016 **Final action:** 5/19/2016
Title: Gainesville's Historic Depot Building Letter of Intent to Lease (B)

This is a request for City Commission approval to execute a Letter of Intent to lease the Historic Depot Building.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 150968A_PRESENTATION_20160519.pdf, 2. 150968B_LOI_20160519.pdf, 3. 150968-MOD_PRESENTATION_20160519.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|-----------------|-------------------------|--------|
| 5/19/2016 | 1 | City Commission | Approved as Recommended | Pass |

Gainesville's Historic Depot Building Letter of Intent to Lease (B)

This is a request for City Commission approval to execute a Letter of Intent to lease the Historic Depot Building.

The Historic Depot Building is located on the north side of the Depot Park site. Situated on Depot Avenue, the Depot Building serves as one of the main gateways into the park. In October 2014, the City Manager requested that the CRA act as an agent on behalf of the City for the lease of the Depot Building and to solicit proposals for lease of the building in accordance with City property disposition policies. In addition, the CRA was requested to devise appropriate selection criteria and begin negotiations for a lease for full programming of the building between qualified tenant(s) and the City of Gainesville.

In Fall 2014, the CRA posted a 'For Lease' sign on the Depot Building and placed an ad in the Gainesville Sun. CRA staff also drafted a solicitation document and distributed it to local restaurateurs and business owners. In addition, CRA staff conducted tours to those who were interested in viewing the building. Although interest was high, negotiations waned due to delayed timelines and uncertain start dates for construction of Depot Park and the Cade Museum.

In late 2015, as Depot Park project timelines gained clarity, past tenant interests gained momentum. As a result, CRA staff revised and redistributed the solicitation document.

Today's presentation will review the steps taken by staff to develop the direction for attracting an appropriate tenant to occupy the Depot Building, the community engagement that has taken place over the years, the vision of the potential tenant, and the proposed lease details as outlined in a letter of intent.

City Commission approval is needed for execution of the letter of intent. If approved, CRA staff will complete lease negotiations and bring back a lease for City Commission approval.

None at this time.

CRA Executive Director to the City Commission: 1) approve the Letter of Intent for the proposed lessee, Double 18, Inc.; 2) authorize the City Manager to execute the Letter of Intent subject to approval by the City Attorney as to form and legality; and 3) authorize CRA Executive Director, or his designee, to complete lease negotiations and bring back a lease for City Commission approval.