



## Legislation Text

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**File #:** 140068., **Version:** 1

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### **Cade Museum License Agreement and Second Amendment to Memorandum of Understanding for Cade Museum & Depot Park (NB)**

The Cade Museum was selected to site a new 45,000 sq ft building at the western edge of the Depot Park site along Main Street. CRA staff has been working with Cade Museum representatives to develop terms for a long term agreement for the site. At the December 19, 2013 City Commission meeting, a request to extend the deadline for an agreement with the Cade Museum was approved until June 30, 2014. This additional time requested was due to the on-going stormwater pond construction and a request from the Cade Museum Foundation to change the development and disposition agreement from a sale of the land to a lease agreement. Completion of the stormwater pond construction and regulatory verification of the remediation of the boundary area for the museum are critical milestones to achieve prior to negotiating and finalizing the lease agreement between the City of Gainesville and the Cade Museum for long-term occupancy of the site. As these milestones are still in progress and not yet completed, CRA staff and Cade Museum representatives are requesting a license agreement which would allow the Cade Museum to maintain momentum on the planning for the museum, and to conduct further investigation, testing and surveying of the site to inform further stages of design work. While the license agreement is in effect, the CRA, City and Cade Museum will negotiate a long-term agreement which will outline lease terms and address any assistance for any extraordinary infrastructure costs that are identified as the project is further developed.

The proposal received from the Cade Museum includes requests for infrastructure improvements at the site from the City and CRA and a \$150,000 landscape/hardscape building allowance from the CRA. These requests will be the subject of negotiations and will be brought back to the CRA Board and City Commission.

CRA Board to City Commission: 1) Authorize the City Manager to negotiate and execute a license agreement with the Cade Museum, subject to approval by the City Attorney as to form and legality; and 2) Authorize an extension of the deadline for execution of a final development and disposition agreement until June 30, 2015, subject to approval by the City Attorney as to form and legality.