
AGENDA
College Park University Heights Redevelopment Advisory Board
Wednesday, February 4, 2009
5:00 P.M.

University of Florida Foundation Building
2012 West University Avenue
Wadsworth Board Room

A. ROLL CALL

B. ADOPTION OF THE AGENDA

C. APPROVAL OF THE MINUTES – *December 3, 2008*

D. REQUEST TO ADDRESS THE BOARD

E. COMMUNICATIONS

1. Chair's Report

2. Liaison Report: Linda Dixon – University of Florida

F. OLD BUSINESS

1. SW 7th Ave Improvements (NB)

..Explanation

The SW 7th Ave Improvements Project extends between SW 10th and 12th streets in the University Heights area of the CPUH district. The proposed improvements include an underground sub-regional stormwater treatment pilot project, roadway reconstruction, installation of curb and gutter, ADA upgrades, and on-street parking. This project originally began in 2005 as a roadway improvements project to address parking issues along the corridor, and then in 2006 the scope expanded to include a stormwater treatment component. In recent strategic planning sessions with the CPUH board, the roadway improvements component ranked 58 out of 62 total projects, while the stormwater component ranked 30. Both projects are listed on the 3-year redevelopment roadmap to be completed in FY 2009.

In September 2008, the CPUH board was given a presentation to update the progress of the project. Preliminary plans were distributed to board members for comments, and issues such as tree mitigation, driveway closures, and construction of new developments along the corridor and their impacts to the project were also discussed.

Since the meeting, issues have arisen that affect the capacity and feasibility of the underground stormwater management facility. Staff will provide a presentation of these issues for the board to discuss.

CRA Project # CPUH-05-SC-2007

..Fiscal Note

\$752,475.58 is currently available for this project in account #618-W734-289 (SW 7th Ave Improvements).

..Recommendation

CRA Staff to College Park University Heights Redevelopment Advisory Board: 1) Hear presentation, and 2) provide input.

2. SW 8th Ave Improvements Project Update (NB)

..Explanation

The SW 8th Ave Improvements Project extends between SW 9th and SW 13th streets and includes roadway reconstruction, milling and resurfacing, undergrounding aerial utilities, sidewalk construction, ADA upgrades, and CRA standard streetscaping. The project was ranked number 55 out of 62 total projects in recent strategic planning sessions with the CPUH board, and is listed on the CPUH 3-year redevelopment roadmap to be completed FY 2009/2010.

In September 2008, staff presented the scope of proposed improvements and distributed preliminary plans that were completed by the City of Gainesville Public Works Department in early 2000. Since the meeting a scope and fee proposal was negotiated with engineering consultants Dyer, Riddle, Mills, and Precourt (DRMP), and a contract has been executed to update and complete 30% plans for the improvements. A project kick-off meeting was held with project stakeholders in December, an updated survey is complete, and the design work has begun. The CRA and PWD received the first plan submittal in late January and met with the consultants to discuss minor revisions.

Staff will provide an update of the project's progress and schedule.

CRA Project # CPUH-06-SC-2008

..Fiscal Note

The project has a current total budget of \$1,138,647. The account number for this project is 618-W754-W19.

..Recommendation

CRA Staff to College Park University Heights Redevelopment Advisory Board: 1) Hear presentation; and 2) provide input.

G. NEW BUSINESS

1. FY2009 Amendatory Budget – CPUH (B)

..Explanation

On September 15, 2008, the CRA adopted the budget for FY2009. The CPUH budget was adopted with total revenues of \$3,199,376, which included projected Tax Increment revenues of \$2,771,038 and an additional \$428,338 as an un-appropriated trust fund balance as of June 30, 2008, the latest information available at that time.

In December 2008, the actual TIF receipt totals for FY2009 were determined to be \$2,742,834, a decrease of 1.02%. The un-appropriated fund balance as of September 30, 2008 was 521,849, an increase of 21.83%, bringing the actual CPUH FY09 revenues to 3,264,683, a total increase of \$65,307 or 2.04%.

Below are highlights of the changes in the CPUH FY2009 Amendatory Budget vs. the FY2009 Budget adopted on September 15, 2008:

Payroll and Operating Expenses

Changes in Debt Service / Tax Increment Recapture

Appropriation of unexpended TIF revenue based on FY2008 receipts

Payroll and Operating Expenses

During the original budgeting process, the City assumed that managers would receive one-time lump sum bonuses in lieu of annual pay increases. The adopted budget reflected this assumption. However, the City Commission later decided that managers would receive annual pay increases. Those increases are reflected in the Amendatory budget.

Additionally, the budget for contract services increased \$5,200 to cover temporary contractor help with file clean-up and organization. The CPUH portion of the increase is \$2,860.

These increases are offset by a decrease from staffing vacancies. The adopted budget assumed two new employees (CPUH Project Manager and CRA Finance Manager) would be onboard as of October 1, 2008. As of February 4, 2009, these positions are still vacant.

Overall, the net of the proposed changes to the CPUH payroll and operating budget result is a decrease of \$25,408.

The operating & payroll expense to tax increment ratio is 19.73%, below the self-imposed limit of 25%.

Changes to Debt Services/Tax Increment Recapture Payments

Debt Service remained unchanged.

The Tax Increment Recapture payments were estimated to be \$167,252 based on 2008 actual payments. For FY09, the actual recapture payments will total \$129,099, a reduction of \$38,153 detailed as follows:

- Campus View – (\$27,727)
- Heritage Oaks – (\$2,671)
- Stratford Court – (\$4,078)
- Woodbury Row – (\$3,677)

Appropriation of unexpended TIF revenue based on final FY2009 receipts

After the changes outlined above are accounted for, an additional \$128,868 remains available to appropriate to CPUH projects. The total amount is proposed to go to Acquisitions and Options. See back-up for a recap.

..Fiscal Note

CRA staff will prepare a Budget Transaction Form to be executed by the City's Budget and Finance Department.

..Recommendation

CRA Staff to College Park University Heights Redevelopment Advisory Board: Approve FY09 Amendatory budget as described above.

H. STAFF REPORT

CRA Website – Visit www.gainesvillecra.com today!

Parking Study – Staff has received preliminary findings reports from Rich & Associates. Staff is analyzing these reports and is coordinating with the consultant on the next steps for the project. Staff anticipates that the consultant will soon travel to Gainesville to conduct additional sessions with the advisory board and the public.

SW 2nd Avenue Master Plan – CPUH 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 market forces and infrastructure issues that will impact redevelopment. Staff is currently examining the possibility of new business partners to help guide this process.

Streetscape Standards – This project is on hold.

Depot Rail Trail (1100-1300 BLK) –

Lighting – In 2006, the CPUH Board recommended the use of Lumec Domus roadway lighting fixtures to be installed along this portion of the Rail-Trail. Lumec has developed a pedestrian scale version of the fixture that is more appropriate for this type application. Shands Hospital plans to improve the portion of Rail-Trail west of the CPUH area, and has requested CRA to provide lighting specifications. Staff is recommending installation of the Lumec Domus Small Series for the Rail-Trail lighting.

Retaining Walls - GRU plans to construct two retaining walls along this portion of the rail-trail in order to protect recently installed electrical utility boxes. JMJ Consultant Engineers, Inc. has provided the CRA with plans to review. The retaining walls will be constructed with a decorative Keystone Century Wall Retaining Wall System. This project is currently under permitting review by FDOT, and is expected to begin construction by March 2009.

University Avenue Improvements – The CRA has obtained construction services for replacing all the broken and outdated waste receptacles along West University Avenue. A pre-construction meeting and contractor mobilization date are scheduled for early February. 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. Coordination is taking place with FDOT to ensure that the medians will be protected during the Avenue resurfacing to begin in November. A coordinated effort to install identical improvements is also taking place in the Downtown Redevelopment Area.

Bus Shelters – This project is on hold pending further discussion by the City Commission.

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 13th Street Pedestrian Overpass Enhancement Design – The RFQ is currently being revised per request by the City’s Legal Department.

NW 6th Street Rail Trail – Phase I 60% have been distributed to the project team for discussion and comment. Construction documents will be completed before April 2009.

CRA Mixed-Use Office Building @ 802 NW 5th Ave – DAG Architects have been contracted to work on the CRA Office project. An internal project team kick-off was held on Thursday, January 29, 2009. A neighborhood public meeting is tentatively planned for Tuesday, March 3, 2009 to discuss preliminary design concepts and gather feedback. Groundbreaking is anticipated to be summer 2009.

- I. **REPORT OF OFFICERS AND COMMITTEES**
- J. **BOARD MEMBER COMMENTS**
- K. **PUBLIC COMMENT**
- L. **ADJOURNMENT**