

Community Redevelopment Agency

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



Meeting Agenda

June 16, 2008

3:00 PM

City Hall Auditorium

*Scherwin Henry (Chair)
Jeanna Mastrodicasa (Vice Chair)
Jack Donovan (Member)
Pegeen Hanrahan (Member)
Thomas Hawkins (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**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****080061. Community Redevelopment Agency (CRA) Minutes (B)****RECOMMENDATION**

The CRA approve the minutes of May 19, 2008, as circulated.

080061_20080616.pdf

080062. Appointments of Florida Bridgewater-Alford and Clayton Kallman to the College Park/University Heights Redevelopment Advisory Board (NB)**RECOMMENDATION**

The CRA appoint Florida Bridgewater-Alford and Clayton Kallman to the College Park/University Heights Redevelopment Advisory Board.

Member Donovan: Bridgewater-Alford & Kallman

Member Hanrahan: Bridgewater-Alford & Kallman

Member Hawkins: Kallman & Readvertise

Member Lowe: Bridgewater-Alford & Kallman

Member Mastrodicasa: Bridgewater-Alford & Kallman

Member Poe: Bridgewater-Alford & Kallman

Chair Henry: Bridgewater-Alford & Kallman

080063. Appointment Byron Harper to the Eastside Redevelopment Advisory Board (NB)**RECOMMENDATION**

The CRA appoint Byron Harper to the Eastside Redevelopment Advisory Board.

Member Donovan: Harper & Readvertise

Member Hanrahan: Harper & Readvertise

Member Hawkins: Harper & Readvertise

Member Lowe: Harper & Readvertise

Member Mastrodicasa: Harper & Readvertise

Member Poe: Harper & Readvertise

Chair Henry: Harper & Readvertise

080064. Appointment of Dorothy Faibisy and Kali Blount to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (NB)

RECOMMENDATION

The CRA appoint Dorothy Faibisy and Kali Blount to the Fifth Avenue/Pleasant Street Redevelopment Advisory board.

Member Donovan: Faibisy & Graddy

Member Hanrahan: Faibisy & Graddy

Member Hawkins: Faibisy & Blount

Member Lowe: Faibisy & Blount

Member Mastrodicasa: Faibisy & Graddy

Member Poe: Blount & Pearce

Chair Henry: Blount & Pearce

EXECUTIVE DIRECTOR CONSENT

080073. Architecture, Landscape Architecture, Historic Preservation Services (NB)

Explanation: In March 2008, the CRA issued a request for statement of qualifications to obtain annual professional services for architecture, landscape architecture, and historic preservation. Ten firms responded to the RFQ, and in April, 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 May 12th and 13th. From these presentations, staff ranked and selected the top three firms to negotiate annual service contracts. Firms were generally ranked and will be selected for projects according to their expertise. The selected firms are Zamia Design Landscape Architecture (Gainesville, FL), RBK Architects (Tampa, FL), and Jay Reeves and Associates, Inc Architecture and Design (Gainesville, FL). Examples of the types of projects that these firms will be selected for are the Model Block, streetscapes, and adaptive reuse projects.

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

Executive Director to CRA: 1) Approve ranking of consultants; and 2) authorize the Executive Director to authorize any and all necessary documents for the purchase of professional services from the selected firms.

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

SECRETARY

EXECUTIVE DIRECTOR

071222. CRA Project Summary (B)

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. As a supplement to the standard project updates, for this agenda Staff has provided a comprehensive list of current CRA projects. This project summary will provide additional detail and breadth regarding current CRA initiatives.

CRA Annual Report – The CRA report for FY 2007 has been published and distributed to taxing authorities, Board Members, and the general public. The CRA will continue to utilize the Annual Report as a valuable marketing tool over the next year.

CRA Website – The CRA website is currently under construction. Staff is working closely with the site's designers and builders, and hopes to launch the site this summer, July 21.

City Beautification Awards – The CRA won three awards for its projects: the SW 5th Avenue Triangle Pocket Park, the NW 5th Avenue Tot Lot, and the Bartlett Building Façade. Other award-winning projects with CRA participation are SW 2nd Avenue Reconstruction, Rush Law Office, and B'nai Israel cemetery.

IEDC Awards – Staff has submitted the CRA's FY 2007 Annual Report to the International Economic Development Council (IEDC) for consideration in the IEDC's Annual Awards.

Façade Grants – CRA staff and the CRA attorney are finalizing legal agreements for recent recipients of the DRAB façade grant program. The CPUH Advisory Board approved two façade grants at the June 2008 meeting, and will continue discussion on a potential third grant recipient at the July meeting.

Tumblin Creek Park Decorative Fencing - Approximately 600 feet of new decorative fencing was installed with the assistance of the Department of Parks, Recreation and Cultural Affairs. CRA provided funding and design assistance.

CRA Maintenance Programs – CRA currently provides/manages maintenance activities such as pressure washing, landscaping, and street cleaning. The

Downtown Board is currently examining the feasibility of using free labor from the Alachua County Corrections Dept. as an alternative to funding maintenance services in the area.

Architecture, Landscape Architecture, Historic Preservation Services – An item related to the selection of contractors is in on the agenda.

Southeast Gainesville Redevelopment Initiative – Wilson-Miller presented the Special Area Plan document to the City at the May 12th City Commission meeting. Staff from the CRA, Community Development, and the City's Attorneys office are currently working together to finalize the document in order to begin the process of incorporation into the Land Development Code.

Kennedy Homes – At the May 2008 meeting, the CRA approved the scope for redevelopment at the former Kennedy Homes property. The issue will move forward to the City Commission to discuss optioning the property to the CRA for redevelopment purposes.

Hawthorne Road Properties – At the April 2008 meeting, the CRA approved the purchase of two lots on Hawthorne Rd to be redeveloped to encourage economic development in the SEGRI area. The CRA closed on the properties on June 9. A survey has been ordered and internal site analysis is underway. Renaissance Lights on University from Waldo to SE 15th Street – Work has begun on installing the Renaissance poles on E. University Avenue adjacent to the existing concrete poles, which will be removed once the 6ft arms have arrived from the vendor and installed.

Cotton Club – The rehabilitation effort is to take place in three phases, stabilizing the main building, rehabilitate surrounding shotgun houses and grocery store.

Eastside Gateway Project – Two bids for the Gateway construction were obtained on April 10, 2008. Both bids were over the budget of \$300,000. The Anglin Construction bid was \$386,400 and the Lawson bid was \$457,773. The project will be rebid in June.

Exterior Paint Program- An item related to this is on the agenda.

University Avenue Medians – The design for the 5 medians in CPUH and 3 medians in the Eastside is complete; however, the irrigation design has encountered difficulties regarding utility locates. CRA staff and Zamia Design are working to resolve the utility issues.

Lynch Park – The Parks Advisory Board has enthusiastically approved of the dog park/garden concept for Lynch Park. CRA staff has also received approval from the City of Gainesville Parks & Recreation Director regarding an implementation strategy at Lynch Park. The City Commission and CRA have also approved the project. Staff will finalize details for the planned improvements and present these issues to the CRA at an upcoming meeting.

Bethel Station/Downtown Plaza – The CRA is the lead agency for revitalization of the Downtown Plaza and Bethel Station. Staff is currently formulating the

scope for installing a new business at the Bethel Station. It is anticipated that this business will be food service oriented. Additionally, the CRA has contracted with Anglin Construction for demolition and removal of the old, discontinued bus shelter adjacent to Bethel. That project is now complete. Staff is also formulating additional concepts for revitalization of the Plaza.

Hampton Inn/Lot 9 Redevelopment – Construction is currently underway; foundation work is complete and the structure is now going vertical. It is anticipated that the project will be complete and the hotel will be operational by July 2009.

Jefferson on 2nd Avenue – Construction is nearing completion. The CRA Engineer is working with developers to ensure that CRA standards are well reflected in the finished product.

Gainesville Greens/Lot 10 Redevelopment – The City Commission will hold a special meeting on Monday June 16th at 6pm to consider an extension of the option at Lot 10.

The Palms – Construction on this condominium project is nearing completion. The CRA Engineer is working closely with the developer and the construction team to ensure that CRA standards are met and that the finished product is of high quality.

Porters Neighborhood Improvements – The new Porters Oaks fence has been installed along Depot Avenue. The CRA Engineer is working with DRMP and coordinating with local utilities to develop 30% plans for improvements along SW 3rd Street. Considerations for improvements include undergrounding utilities, completing connectivity of sidewalks through the neighborhood to the Porter's Community Center, and upgrading street and pedestrian lighting.

CPUH and Downtown Parking Studies – Staff is working with consultants from Rich & Associates to coordinate a timeline for services. It is anticipated that background work will occur over the summer. However, in order to achieve an accurate assessment of local conditions, observations of local parking demand will be scheduled after students have returned for Fall Semester.

Bus Shelters – The CRA approved the selection of Bentley Architects on April 21, 2008. Staff is proceeding with the professional services contract to begin this project.

Gainesville Responsible Hospitality Partnership – GRHP continues to work with Greek students to formalize support for the Partnership. GRHP will also be reaching out to other student and professional groups at UF.

CRA Streetscape Design Standards- Bellomo-Herbert has finalized the revisions to the standards. Staff is reviewing changes with the advisory boards and making revisions.

Cade Museum - The museum organizers addressed the City Commission on

April 28th. The museum concept and history were presented as well as the themes of Inspiration, Invention, and Innovation developed at the March charrette. Refined concepts are anticipated to be presented at a later date.

University Avenue Improvements – The FDOT Maintenance Agreement has been completed and is being routed for signatures. It is anticipated that execution and installation of the first improvements (waste cans and benches) will take place in late June. The improvements extend from NW 20th Terrace to Waldo Road.

NW 1st Avenue Lighting – Installation of the new Domus fixtures (and associated power line undergrounding) is now complete.

Depot Rail Trail – JMJ Consulting Engineering is developing a feasibility study and alternative concepts for trail widening. Public Works, GRU, and CRA staff met to discuss the concepts and evaluate concerns. Refinement to the concepts and a review of permit requirements are currently taking place.

FAPS Redevelopment Plan – With input from the FAPS Advisory Board and from neighborhood stakeholders, the Plan update has been completed. Staff presented the plan to neighborhood members at the FAPS Crime Watch on May 13th, and conducted a final discussion of the Plan at the FAPS Crime Watch on June 10th. Following that meeting, the Plan will be scheduled for a public hearing at the City Commission for final approval.

NW 5th Avenue Streetscape – The streetscape project is completed. The final inspection of the project by Public works, the CRA, and Anglin Construction was completed on April 25, 2008. Anglin Construction has installed new sidewalks, brick pavers, street and pedestrian lights. CRA staff has requested that Public Works perform some cosmetic repairs on the curb faces, which has been completed. A ribbon cutting ceremony is anticipated for July 24, 2008.

University House – Construction is underway, with the first phase of buildings nearing completion. The CRA engineer is working closely with the developer and the construction team to ensure that CRA standards are fulfilled. The development agreement will be on the July CRA agenda.

Tumblin Creek Watershed Management Plan – The Tumblin Creek Watershed Management Plan (TCWMP) was completed in late 2007. Currently, staff is working on the implementation strategy of the plan. Projects listed within the plan have been prioritized, and staff is initiating the top priority project, SW 7th Ave exfiltration.

SW 7th Ave Exfiltration Basin and Improvements – CRA staff is working to issue a purchase order for CES, Inc. to develop designs for the underground exfiltration basin and above ground roadway and streetscape improvements along the SW 7th Ave corridor. This contract will be piggybacked off of the Public Works continuing services contract with CES.

SW 13th Street Pedestrian Overpass Enhancement Design – Staff is planning to

develop a Request for Proposals (RFP) and design competition for this project to be launched August 25. The project involves redesigning the pedestrian structure atop the FDOT bridge at SW 13th Street and Archer Road.

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 designing the mounting system and design specifications.

5th Avenue Mixed-Use Project (Union Academy Building) – The rendering was approved by the CRA and the Fifth Avenue Advisory Board.

SE 7th Street Lights – The traditional pedestrian lights have been installed from SE 4th Avenue to SE 2nd Avenue. The overhead utilities have been placed underground the old light poles removed.

NW 6th Street Rail Trail – Public Works and CRA staff are collaborating on this project, which involves the design and construction of the 6th Street rail trail from South Main Street to approximately NW 14th Avenue. CRA will participate mainly on the design of the project. The trail project spans the Downtown, CPUH, and FAPS redevelopment districts.

A. Quinn Jones House - This house is located at 1013 NW 7th Avenue. Staff is in the preliminary process of recommending that the A. Quinn Jones House be placed on the National Register of Historic places. The text for the State marker has been written and will be submitted.

Depot Park – An item related to this project is on the agenda.

Fiscal Note: None at this time

RECOMMENDATION

Executive Director to CRA: 1) Hear presentation from staff.

Legislative History

5/19/08 Community Continued (5 - 0 - 2 Absent)
 Redevelopment
 Agency
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071219.

Gainesville Greens (B)

Explanation: In October 2004, the CRA and the City Commission authorized CRA staff to prepare and issue an RFP for a mixed-use development including residential and/or hotel space at City Parking Lot 10. The RFP was issued in June 2005 and received four responses. In September 2005 the responses were ranked, with Gainesville Greens receiving the top ranking from staff, DRAB, and the CRA. This ranking was largely based on the following factors: Gainesville Greens proposed more residential condominiums than any of the other

respondents; Gainesville Greens proposed “green” building and affordable housing components not found in the other responses; Gainesville Greens requested 60% TIF over 15 years, while other respondents requested 80% TIF for 15 years.

By May 2006 a development agreement had not been signed; the developer addressed the CRA and requested a variety of proposed changes to the project. Citing unexpected cost increases, the developer requested fewer building stories, less affordable housing, and relaxed “green” building standards. At the request of the CRA, the developer coordinated with staff and returned at the June 2006 meeting to formally request revised incentives. At that time, the developer requested increased tax increment and a longer payment period, asking for 75% TIF reimbursement over a period of 20 years. Additionally, the developer requested a 29% reduction in the number of affordable units (each to be priced at \$200,000), a reduction in project size from 12 to 10 stories, and an increase in the amount of residential units from 134 to 144 condominiums. At the time, the second ranked respondent, AMJ, Inc., stated that it had no objections to the proposed changes to the Gainesville Greens project from that described in the original RFP response. The CRA approved these changes to the project, and in October 2006 a development agreement was executed.

On April 23, 2007, the City Commission approved the developer’s request to extend the option on City Lot 10 for a period not to exceed 12 months, ending June 17, 2008. Since that time, CRA staff has been in contact with the Gainesville Greens development team. The developer has recently provided two letters to the CRA on the subject (attached as backup). The first letter, dated April 28, 2007, refers to both the Supreme Court’s decision in the Strand case and to changing market conditions. The developer states that these factors have made the proposed condo project extremely difficult to achieve. As the option on Lot 10 must be executed by June 17, 2008, the developer requested consideration of an 18-month extension to the option. Staff discussed the issue with the developer and with the CRA attorney, and informed the developer that because the development agreement for the Gainesville Greens project was executed prior to Strand, the court decision would not impact the status or legitimacy of the existing development agreement. The developer subsequently inquired about the possibility of a 6-month extension to the option.

At the May 19, 2008 CRA meeting, the CRA board discussed the developer’s requests regarding both a 6-month extension, and a change in the project’s residential component from owner-occupied condos to rental apartments. (Such a change would likely require the consent of the other respondents to the Lot 10 RFP, as well as a number of changes to the development agreement.) The CRA recommended that the City Commission approve a 6-month extension to the option, provided that the revised option agreement includes a schedule of specific benchmarks that the developer must meet by specified dates. The developer must achieve each benchmark according to schedule as a condition precedent to exercising the option. These benchmarks relate to planning, permitting, financing, and other requirements necessary to progress the proposed development to the implementation phase. The benchmarks include, among other things, an amended CRA development agreement addressing

certain areas affected by the proposed changes in the project. CRA staff has coordinated with the developer and with City staff to construct this timeline. The proposed timeline would result in Gainesville Greens' construction beginning in December of this year and completing in December 2010. Should the developer fail to meet any of the specified benchmarks, the developer shall be in default of their option for City Parking Lot 10.

Fiscal Note: None at this time

RECOMMENDATION

Executive Director to the CRA: Recommend the City Commission consider the following alternatives:

Alternative Recommendation #1:

1) Do not approve an extension to the option for City Parking Lot #10. Recommend the City or the CRA prepare and issue a new RFP for development at City Parking Lot #10.

Alternative Recommendation #2:

1) Approve a 6-month extension to the option for City Parking Lot #10, provided that all of the respondents to RFP CRAX-050185-FP have waived objections to the amended option (which by reference includes the necessary changes to the scope of the project and the terms of the development agreement), and the following additional conditions have been met:

2) As a condition precedent to the exercise of the option, require the developer agree to a reporting schedule to report its progress on a monthly basis on meeting deadlines for planning, financing, and permitting;

3) As a condition precedent to the exercise of the option, require the developer meet the requirements of the following project critical dates:

a. 6/11/08 – Developer submit 13 sets of site plans to Planning Office for final review

b. 7/31/08 – Developer submit 6 sets of finalized site plans for Planning Department to sign and stamp

c. 8/15/08 – Final Site Plan approval

d. 9/09/08 – Submit changes and PRC revisions to Building Department

e. 8/06/08 – Revised Development Agreement

f. 8/01/08 – Commitment letter of financing

g. 10/30/08 – Letter of unconditional commitment

4) As a condition precedent to the exercise of the option, require the developer obtain binding loan approval for any financial contingency;

5) As a condition precedent to the option, require the execution of any necessary changes to the License Agreement for Use of Parking Garage between the developer and the City dated May 15, 2007, as well as

to City's License Agreement for Use of Parking Garage and subsequent amendments thereto between the City and Kenneth R. McGurn and Linda C. McGurn;

6) As a condition precedent to the exercise of the option, require the developer execute an amended development agreement with the CRA which includes the following: an agreement on unit mix and number of units, amended timelines for project commencement and completion, a prohibition on "bedroom" leases, a covenant and guarantee that the units will be marketed and sold as condominiums within 10 years of project completion, affordable housing language be included to accommodate affordable rental units, covenants requiring the developer to build the project to condominium building standards, an agreement that the developer will provide total development costs to the CRA, an agreement that until the project is owner-occupied the developer will not assign any interests or obligations other than collateral assignment required by lenders, a release of liability to the CRA regarding TIF payments, a modification of performance benchmarks to reflect that the developer (operating as landlord) will be in control of the property while units are being rented, a requirement that the developer will submit a revised financial analysis (including revised pro forma and "but for" gap) with required rate of return consistent with an income-producing asset; and

7) Authorize the City Manager and City Attorney to execute any and all necessary documents

Alternative Recommendation #3:

1) Approve a 6-month extension to the option for City Parking Lot #10 with the understanding that the CRA would not provide TIF to a residential apartment project, and provided that all of the respondents to RFP CRAX-050185-FP have waived objections to the amended option (which by reference includes the necessary changes to the scope of the project and the terms of the development agreement), and provided that the following conditions be met:

2) As a condition precedent to the exercise of the option, require the developer agree to a reporting schedule to report its progress on a monthly basis on meeting deadlines for planning, financing, and permitting;

3) As a condition precedent to the exercise of the option, require the developer meet the requirements of the following project critical dates:

h. 6/11/08 – Developer submit 13 sets of site plans to Planning Office for final review

i. 7/31/08 – Developer submit 6 sets of finalized site plans for Planning Department to sign and stamp

j. 8/15/08 – Final Site Plan approval

k. 9/09/08 – Submit changes and PRC revisions to Building Department

l. 8/06/08 – Revised Development Agreement

m. 8/01/08 – Commitment letter of financing

n. 10/30/08 – Letter of unconditional commitment

4) As a condition precedent to the exercise of the option, require the developer obtain binding loan approval for any financial contingency;

5) As a condition precedent to the option, require the execution of any necessary changes to the License Agreement for Use of Parking Garage between the developer and the City dated May 15, 2007, as well as to City's License Agreement for Use of Parking Garage and subsequent amendments thereto between the City and Kenneth R. McGurn and Linda C. McGurn;

6) As a condition precedent to the exercise of the option, require the developer execute an amended development agreement with the CRA which includes the following: an agreement on unit mix and number of units, amended timelines for project commencement and completion, a prohibition on "bedroom" leases, a covenant and guarantee that the units will be marketed and sold as condominiums within 10 years of project completion, affordable housing language be included to accommodate affordable rental units, covenants requiring the developer to build the project to condominium building standards, a modification of performance benchmarks to reflect that the developer (operating as landlord) will be in control of the property while units are being rented

Alternative Recommendation #4:

1) Approve a 6-month extension to the option for City Parking Lot #10, provided the project's use remain residential condominiums, as originally proposed, and require the following conditions be met:

2) As a condition precedent to the exercise of the option, require the developer agree to a reporting schedule to report its progress on a monthly basis on meeting deadlines for planning, financing, and permitting;

3) As a condition precedent to the exercise of the option, require the developer meet the requirements of the following project critical dates:

- a. 6/11/08 – Developer submit 13 sets of site plans to Planning Office for final review
- b. 7/31/08 – Developer submit 6 sets of finalized site plans for Planning Department to sign and stamp
- c. 8/15/08 – Final Site Plan approval
- d. 9/09/08 – Submit changes and PRC revisions to Building Department
- e. 8/06/08 – Revised Development Agreement
- f. 8/01/08 – Commitment letter of financing
- g. 10/30/08 – Letter of unconditional commitment
- 4) As a condition precedent to the exercise of the option, require the developer obtain binding loan approval for any financial contingency;
- 5) As a condition precedent to the option, require the execution of any necessary changes to the License Agreement for Use of Parking Garage between the developer and the City dated May 15, 2007, as well as to City's License Agreement for Use of Parking Garage and subsequent amendments thereto between the City and Kenneth R. McGurn and Linda C. McGurn;
- 6) As a condition precedent to the exercise of the option, require the developer execute an amended development agreement with the CRA, reflecting changes to the commencement and completion dates for the project.

Legislative History

5/19/08	Community Redevelopment Agency	Approved as Amended (5 - 0 - 2 Absent)
6/9/08	City Commission	Approved as Recommended (7 - 0)
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	070219A_20080609.pdf	

080074.**Depot Park Team Update (B)**

Explanation: The CRA has been designated as the lead agency for the Depot Park Team, comprised of CRA, GRU, Public Works, Parks, Recreation and Cultural Affairs staff. In May, the Depot Park Team convened to discuss the schedule, budget, and other issues related to park development and maintenance. A summary of discussions is presented below.

Stormwater Pond Performance and Maintenance: Due to the anticipated high visibility of the Depot Park Ponds and the dual role they will assume as functioning stormwater treatment areas and as a 'central park' focal point, it is imperative that the ponds maintain an aesthetic appearance while effectively treating stormwater runoff. CRA staff visited the existing ponds to conduct a visual assessment of current pond performance, maintenance, and aesthetics. Some of the notable challenges that may ensue are algal blooms and

establishment of invasive hydrilla. The CRA, Public Works Departments, and Parks, Recreation, and Cultural Affairs are collaborating to develop a pro-active plan that will address challenges related to pond performance, maintenance, and aesthetics. Input from peer review resources such as Carol R. Johnson Associates and the University of Florida Environmental Engineering Department are being sought to insure that an innovative approach is developed.

Landscaping Phase I-A: This project consists of installing irrigation and landscaping trees at the existing Phase I pond site. Originally scheduled to begin construction during July 2008, complications with maintenance personnel having access to the site during remediation of the Poole/CSX sites has extended the project start date to Spring 2010. Site access limitations are attributed to remediation contaminant exposure, human health, and liability concerns.

Depot Building Rehabilitation: The CRA is requesting that a peer review of the current Depot Building Rehabilitation plans be conducted. This peer review will address rehabilitating the structure while it is stored in its temporary location as well as provide input to specific restoration procedures. The CRA recently selected firms from an RFQ process for professional services annual contracts in architecture, landscape architecture, and historic preservation. It is expected that the peer review will be performed by one of the selected firms.

Depot Park Design and Technical Standards: The CRA has been working collaboratively with Landscape architects from Carol R. Johnson Associates and professional engineers from Volkert Associates to develop design and technical standards for Depot Park. After a careful inventory, analysis and presentation of various options for over 30 potential park features to CRA, the consultants have narrowed down their recommendations to a palette of choices that celebrate the site's character, its history and the neighborhoods redevelopment objectives. The working meeting held on June 12, 2008 with City stakeholders, SPROUT and DRAB provided an opportunity for final public comments before a draft manual of recommendations on design and technical standards for Depot Park is produced.

Depot Ave Reconstruction: At the City Commission meeting held on May 29th 2008, the commission adopted a recommendation to fund Depot Ave III from the local gas tax revenue in the amount of \$1,036,000.

Fiscal Note: Carol R Johnson and Associates has been retained for \$49,000 and is funded out of a Parks & Recreation account (335-850-C350-965-5720-6030).

RECOMMENDATION

Executive Director to CRA: 1) Hear presentation from staff; and 2) provide input as necessary.

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080075.

Exterior Paint Improvement Grant Program (B)

Explanation: The Gainesville Community Redevelopment Agency is committed to the

economic growth and vitality of East Gainesville. The area has significant potential for redevelopment and opportunities for new development. The South East Gainesville Renaissance Initiative (SEGRI) Master Plan will provide a quality built environment for the area. The construction of the Gateway, with the addition of the streetscape improvements from East University to SE 15th Street, will add aesthetically appealing street and lights in the area. Along with the SEGRI Master Plan, the CRA is also involved with the development of the key corridors in the area; the acquisition of the Hawthorne Road property, Kennedy Homes, and the Exterior Paint Improvement Program.

Since the Façade Program inception in 2003, only four businesses have utilized the program. The CRA used an outreach campaign for the façade grant for 2007-2008, which included a press release, flyers, and direct visits to each business. During the visits staff learned that many merchants did not own the building and were not ready financially to do a complete renovation of the façade. They were however, eager to do some improvements to the overall appearance of the building. The most effective impact was to apply a new coat of paint on the building. Staff felt that an exterior painting program would help assist the Eastside Redevelopment area to improve the physical condition of the buildings in the targeted corridors.

The Exterior Paint Improvement Grant Program is a grant to promote the maintenance and restoration of the exterior of buildings in the Eastside Redevelopment Area. The grant is designed to encourage business and residential owners along the targeted corridors, the financial opportunity to invest in the appearance of their building. The Exterior Paint Improvement Program is a 75% / 25% matching grant of up to \$7,500 per building. Target Corridors will be Waldo Road to NE 16th Avenue, East University to NE 15th Street, East University to SE 15th Street, NE 8th Avenue to NE 25th Street.

Staff believes that the Exterior Paint Improvement Grant will be an additional tool to help revitalize the target corridor areas. This grant will also fulfill one of the objectives and goals of the Eastside Redevelopment Plan, which is to improve community identity through a system of neighborhood identification and beautification at key entry points.

Fiscal Note: The current Façade Grant Program (budgeted in account 9999-621-W901-8900) has \$30,047. \$15,023 will be utilized for the Exterior Paint Improvement Grant Program. This will require the creation of a new unit and/or appropriation code.

RECOMMENDATION

Executive Director to the CRA: 1) Hear presentation from staff; and 2) approve implementation of the Exterior Paint Improvement Grant Program.

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CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

College Park/University Heights Redevelopment Advisory Board

Downtown Redevelopment Advisory Board

Eastside Redevelopment Advisory Board

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

ELECTION OF OFFICERS

080077. Election of Officers to the CRA for the 2008-2009 Term (NB)

RECOMMENDATION

The CRA elect a CRA Chair and a Vice-Chair for the 2008-2009 term.

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE

July 21, 2008

ADJOURNMENT