

Community Redevelopment Agency

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

Meeting Agenda

March 17, 2008

3:00 PM

City Hall Auditorium

*Scherwin Henry (Chair)
Jeanna Mastrodicasa (Vice Chair)
Ed Braddy (Member)
Rick Bryant (Member)
Jack Donovan (Member)
Pegeen Hanrahan (Member)
Craig Lowe (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 - 3:08 PM**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****071012. Community Redevelopment Agency (CRA) Minutes (B)****RECOMMENDATION**

The CRA approve the minutes of February 18, 2008, as circulated.

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EXECUTIVE DIRECTOR CONSENT**071013. Consultant Selection for Downtown and College Park/University Heights Parking Studies (NB)**

Explanation: At the July 2007 meeting, the CRA board authorized Staff to issue an RFP for parking services in the Downtown and the CPUH Redevelopment Areas. The proposed parking study will be comprised of two separate analyses, examining both the Downtown and the College Park/University Heights districts. This study will not be conceptual in nature. It will result in individualized strategies for each district to implement regarding existing parking, the need/potential for future parking, and best management policies which will allow parking resources to function as efficiently as possible. The goal of the study is primarily to identify strategies that will enable the utilization of existing parking to its fullest extent. Additionally, the study may provide insight regarding the placement, type, design, and management for any new facilities, if needed.

Nine firms responded to the RFP, and following both written and oral evaluations, Rich and Associates, Inc. was identified as the top ranked respondent. Rich and Associates is one of the nation's oldest parking firms, specializing in system planning, management, and design. After a thorough review of written submissions and an oral presentation from the consultant team, it was determined that Rich and Associates is best able to provide a technical analysis of the parking supply in the studies areas, and provide solutions for better accommodating both current and future parking needs as the Redevelopment Areas continue to revitalize.

Fiscal Note: Funding for this project was allocated in the 2007 budget in the overall amount of \$75,000. \$25,000 is budgeted in DRAB account #610-790-W229-5520 (Project Related Professional Services – Parking Study) and \$50,000 in CPUH

account #618-790-W741-5520 (Parking Management). The cost proposal from Rich and Associates is within this budget, at \$71,650.

RECOMMENDATION

Executive Director to the CRA: Authorize the Executive Director to negotiate and execute a contract with Rich and Associates, subject to approval as to form and legality by the CRA Attorney. Should the Executive Director be unable to reach an agreement with Rich and Associates, the matter shall be re-bid.

071014. Update on Redevelopment Projects and Development Agreements (B)

Explanation: Staff has been asked to provide an update on referrals, several redevelopment projects and development agreements under review. This update is a sampling of the many projects underway by the CRA, and is not a complete list.

Project Updates:

Southeast Gainesville Redevelopment Initiative – Wilson Miller has received input from City staff, CRA staff, neighborhood leaders, and the general public. Using this information, the consultant has prepared a revised draft of the SEGRI special area plan. This document will also undergo review, comment and refinement as we move towards a final version of the proposed SAP.

SW 2nd Avenue Master Plan – BBPC is in the process of assessing both market and infrastructure capacity within the study area. Preliminary findings should be completed by the end of March, and a workshop with stakeholders is anticipated for the first week in May, in order to gain valuable feedback as the process continues to move forward.

NW 1st Avenue Lighting – Due to unexpected emergency repairs needed throughout the City in February, construction on this project was not able to commence as originally scheduled. Work on the project will now begin the first week of March.

CPUH and Downtown Parking Studies – Oral presentations from the top ranked respondents were held the first week of March. Rich & Associates was selected as the top ranked team for 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.

GRU Site Master Plan – The TUFF/Lord Aeck Sargent team is formulating ideas for a development plan. A workshop to discuss their findings is anticipated for April.

Hampton Inn/Lot 9 Redevelopment – Building permit has been approved, foundation work is underway.

Gainesville Greens/Lot 10 Redevelopment – Staff has negotiated with the developer to allow Lot 10's reopening as a downtown parking amenity until onsite redevelopment activity resumes.

CRA Streetscape Design Standards- Bellomo-Herbert is finalizing the draft document from suggestions given by staff and the advisory boards.

Cade Museum - The City Commission formally extended an invitation to the Cade Museum leadership on January 14th to explore Depot Park for museum construction. The museum organizers plan to hold a design charrette in Gainesville on March 25-27. CRA staff has requested that personnel from Carol R. Johnson and Associates, which was selected to develop Design and Technical Standards for Depot Park, to attend this charrette.

University Avenue Improvements - The new bicycle racks, benches and waste receptacles have all arrived. The FDOT Maintenance Agreement is in process. Roadway median irrigation design is in process. Staff is developing a scope of work for concrete pads needed in some areas to place the improvements. Coordination with the Solid Waste Division is in process. The roadway median designs (5 in CPUH, 3 in Eastside) are completed and work is underway to design irrigation systems.

Bus Shelters – Proposals from prospective firms were received and staff began evaluating the week of March 3.

Eastside Gateway Project - The Purchasing Department is preparing to issue the Invitation to Bid for the construction drawings for the Gateway. CRA staff is expediting this project so that the contractor can be issued the notice to proceed in March. CRA staff is coordinating with FDOT to close obsolete driveway ramps around the project site. The existing sidewalks are shown as remaining in the plans.

Fifth Avenue Pleasant Street Redevelopment Plan – The Plan is in need of small amendments and updating. Staff is collaborating with the CRA Attorney on this project, and will provide additional information to the Board at a future date.

NW 5th Avenue Streetscape – The anticipated completion date of the project is the end of March 2008. GRU, Cox, and Bellsouth are in the process of undergrounding the utilities. Anglin Construction has installed new sidewalks; brick pavers and pedestrian lights.

A. Quinn Jones House - located at 1013 NW 7th Avenue in partnership with the City of Gainesville Parks, Recreation and Cultural Affairs and CRA met to explore options for the home. One of the first priorities was to cut and maintain the yard of the property. Staff is also in the preliminary process of recommending the A. Quinn Jones House to be placed on the National Register of Historic places. Staff from both agencies will continue to meet to explore options for the property.

Fiscal Note: None at this time.

RECOMMENDATION

Executive Director to the CRA: Receive update from Staff.

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END OF THE CONSENT AGENDA**ADOPTION OF OF THE REGULAR AGENDA****SECRETARY****EXECUTIVE DIRECTOR****071017. FY2008 2nd Amendatory and Final Budget (B)**

Explanation: On September 17, 2007 an FY2008 Amendatory Budget was adopted by the CRA with total revenue of \$4,335,990, which included projected TIF revenues of \$4,175,661 and an additional \$160,329 in FY2007 carryover from operating (fund 111) due to vacancies in staffing.

In December 2007, the actual TIF receipt totals for FY2008 deposits were determined to be \$4,496,961, an increase of 7.4%. Including the \$160k FY2007 operating fund balance, total revenues are for FY2008 are \$4,657,291. With this 2nd Amendatory Budget (see Exhibit B), we cover unanticipated operating expenses and appropriate the remaining unexpended funds to existing or new projects.

Below are highlights of the changes in the 2nd FY2008 Amendatory Budget vs. the 1st FY2008 Amendatory Budget adopted on September 17, 2007:

Payroll/Org Changes

Changes to Operating Expenses

Operating Expense to TIF Ratio

Changes in Debt Service

Appropriation of unexpended TIF revenue based on FY2008 receipts

Payroll/Org Changes

Overall, proposed changes to the budget result in less than \$500 in additional payroll expenses.

However, significant changes were made internally to re-align staff in order to gain operational efficiencies and have increased accountability for project work internally. For example, historically staff has been aligned by District (i.e. Downtown, Eastside, etc.) and had geography-specific accountability. Now, staff has been reorganized to align by functional expertise (i.e. Planning, Engineering, Finance, Project Management, etc.) as these functions are required for most projects; regardless of the District for which the project is undertaken. For communication and coordination with our external

stakeholders, we will continue to have some staff that have geography-specific job titles (e.g. Project Coordinator Fifth Ave/Eastside), but internally do work for all Districts.

As a result of staff's re-alignment, changes were made to the way we allocate FTEs and therefore payroll expenses across districts. See Exhibit C for more detail.

Additionally, for the first time in over two years, we are completely staffed to the approved headcount plan. An Engineer was added in January and a Management Analyst Senior was added this month (March). Both positions were already included in the 1st FY2008 Amendatory Budget.

Changes to Operating Expenses

The City Attorney's office requested an additional \$25,514 in funding to cover proportional hours spent supporting CRA staff.

Additionally, with internal re-alignment changes, new staff members, and a general need to upgrade our infrastructure, we have a need for additional computers, software upgrades, new project management software, office furniture, and other build out expenditures.

Operating Expenses to TIF Ratio

Even with the additional payroll and operating expenses factored into the budget, our overall Operating Expenses to TIF ratio is 17.4%, well below the self-imposed 25% threshold. In addition, 3 of the 4 Districts are each below the self-imposed 25% threshold (CPUH 14.4%, Downtown 19.4%, and Eastside 20.5%). The Fifth Ave/Pleasant Street District is just slightly above threshold at 26.6%.

Changes to Debt Services/TIF Payment

Debt Service and TIF payments increased approximately \$35,000 or 5% of total re-payment obligations. The change was driven by increases the College Park/University Heights District (+\$31,223), Downtown (+\$1,955), and FAPS (+\$2,000). See Exhibit E for more detail.

Appropriation of unexpended TIF revenue based on final FY2008 receipts
Approximately \$261,666 or 81.4% of the incremental TIF revenue will go to provide additional funding to existing projects or new projects. See Exhibit F for more detail.

Fiscal Note: Budgets were prepared for Eastside, FAPS, CPUH, and Downtown Advisory Boards. The Eastside Board did not have a quorum. The Downtown budget was accepted as presented, but has been modified since acceptance. The FAPS budget was approved, but without additional project funding for A. Quinn Jones. Staff recommends supporting A. Quinn Jones with \$10,482 in funding. A written budget was presented to the CPUH Advisory Board and no new project funds were requested and no vote was taken.

RECOMMENDATION

Executive Director to the CRA: Recommend the CRA

adopt Resolution #071017, thus approving an amendatory budget for FY2008 as described above.

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071016. Depot Park Update and Development Action Plan (B)

Explanation: The vision for Depot Park is to create a contemporary public greenspace that will serve as Gainesville's "Central Park". As the signature city park located within downtown, it will be the gateway to central Gainesville and provide a space for public outdoor enjoyment unique to the city. The park will offer community residents opportunities to experience the renovated historic train depot, enjoy a system of walking paths, and participate in family activities at several children's areas. A feasibility study is also in progress to bring the Cade Museum to the site, which if built, will create a strong, positive draw that will establish Depot Park as an important city destination. The stormwater facility planned for the site is also an important feature in that it will enable cost-effective and environmentally sound stormwater management for downtown's evolving development pattern.

Depot Park has been under construction since 2005 and to date a portion of the site has been remediated and improved. Plans are underway to remediate the coal tar contamination, which will involve excavating and treating soil from the Poole Roofing and Depot Park sites (Poole/CSXT IRA and former-CSX site respectively) followed by groundwater monitoring. The impetus for this work is to facilitate GRU completing utility connections across the northern part of the site to meet service obligations at the new Shands Cancer Hospital by late 2008; however, continuation of the remediation is also driven by the construction of the stormwater and park elements.

The project team consisting of CRA, GRU, Public Works and Parks, Recreation and Cultural Affairs staff is focusing its energies now on final regulatory approval, finalizing construction plans, and bidding the remediation work. Currently the Updated Poole/CSXT IRA RAP has been conditionally approved; the detailed Poole/CSXT IRA RAP Mod is under preparation and its final approval is expected in early May, pending agency review. Currently, GRU has indicated it will start the cleanup at the Poole Roofing site as early as September 2008 unless agency reviews take longer, followed by completion of the Depot Park site by late 2009 or early 2010.

CRA staff is preparing for the accelerated initiation of construction of the first park elements by late-2009 by selecting Carol R. Johnson and Associates (CRJA) to develop park design standards by July 2008. Funded park projects can be transitioned to the design stage, incorporating the CRJA design standards, as early as mid-2008 for potential construction in late-2009. As an example, funding for project design is currently available for the Depot Park Trail, funded in part by a grant from the Recreational Trail Program. This grant project needs to be completed by 2010 according to the grant agreement. To facilitate this project and others, CRA staff has requested that GRU and its

consultant, ECT, accelerate the remediation at both sites so that funded park and stormwater improvements could proceed with construction by late-2009. This is an aggressive completion schedule that is contingent on regulatory reviews and approvals taking place within an expedited timeframe from usual practice. Staff and ECT have reviewed the project structure and considered three scenarios: 1) combine the Depot Park portion of the remediation with stormwater facility construction and 2) reconsider the City Commission-approved soil thermal treatment option and pursue soil disposal in a permitted landfill facility, and 3) use "City's best interest" procurement for the Depot Park remediation. Option 1 was eliminated based on the recent determination by FDEP that the remediation must be completed before pond construction can proceed. Option 2 was eliminated when it was determined that no actual time savings could be realized because the thermal treatment plant can stockpile soil on-site prior to treatment. Option 3 appears to create time savings and the savings can be determined during the bid process this summer. This option is essentially a non-competitive project award for the second phase of remediation using the first phase contractor. A decision is needed now to have the flexibility to use this option. Staff will present a summary of the current remediation plan, explain the recommendations for expediting the schedule, and take suggestions for implementing these recommendations.

Project Funding: Currently, the city has committed approximately \$2.6 million toward the park and recreation features through a mix of bond proceeds, grants and other sources. The stormwater facility is expected to cost approximately \$4 million and is fully funded through the State Revolving Fund construction loan and grants. The current fund balance for the restoration of the historic train depot is approximately \$627,000 from FDOT TEA 21 grants and an additional \$850,000 in bond proceeds anticipated in 2010. Complete restoration is expected to cost approximately \$2.0 million. An important related project is the reconstruction of Depot Avenue between South Main Street and SE 7th Street. This project is funded at \$3.5 million through Federal Highway grants and LAP funding agreements but actual construction costs may exceed this amount. The remediation is being funded by both the state's Petroleum Cleanup Preapproval Program (PCPP) and a GRU State Revolving Fund Loan; the SRF loan will be re-paid from proceeds from the GRU MGP Cleanup Cost Recovery Factor. The City has also received a grant from FDEP for assessing dry-cleaning impacts on the former-Rinker site and Public Works has applied for a grant from the same program to assess and remediate arsenic impacts in soil along the former-rail corridors.

Funding needs: The total anticipated park cost is approximately \$6.6 million assuming that the conceptual amphitheater becomes part of and funded by the proposed Cade Museum. With current non-stormwater park funding at approximately \$2.58 million, the funding need is \$4 million to complete non-stormwater park improvements. Funding of park projects can be accelerated by making funds equal to the remaining UDAG grant proceeds (totaling \$809,879) available in fiscal year 2009 instead of 2013. Beginning in fiscal year 2009 (October 1, 2008), DRAB will be requested to budget \$500,000, which could partially offset the funding need by \$500,000. The rehabilitation of the historic train depot will require an additional \$500,000 to complete. It may

be possible to accelerate the rehabilitation by starting this work in 2008, making funding availability even more critical. Completion of the segment of Depot Avenue in front of the park in time to coincide with park improvements may potentially require an additional \$1,000,000, depending on bid costs for Phase 1 of the roadway project. Finally, additional funding may be needed to address documented arsenic impacts on the park site.

Staff will provide an in-depth presentation that will consist of a project list, funding status, and prospective beginning and finish dates for each project.

The CRA is positioned to become the lead agency for overseeing the proposed post-remediation improvements to the park and depot building. The park site is within the Downtown Redevelopment Expansion Area and is eligible to receive TIF for the improvements beginning in fiscal year 2009 when funding is expected to become available. CRA is already the City Commission-designated lead agency developing park design and technical standards with Carol Johnson and Associates. CRA is also the lead contact working with the Cade Museum leadership to locate the museum at Depot Park. Much of the improvement planning and coordination has already been developed by CRA staff since the inception of the project. The CRA also houses staff experienced in engineering, planning, and financial analysis that can be deployed to move projects forward. Finally, the CRA is presently leading several projects near the park in the redevelopment area such as Porters Neighborhood improvements, the GRU site master plan, Cotton Club, SE 7th Street historic lighting, and roadway medians.

For the first time, a realistic remediation start time has been identified for fall 2008. Action is needed now to authorize steps to expedite completion by late-2009. This timing also necessitates addressing the funding shortfalls that constrain the full build-out of the park. Finally, there is a need to assign leadership responsibility for the development of the park, which at this time, the CRA staff is ready and willing to accept.

Fiscal Note: *Partial funding for construction of Depot Park improvements (\$2.58 million) is available in the following City accounts: 335-850-C350 (2005 CIRB funds) amount \$980,480, 115-800-X201 (HUD EDI grant) amount \$119,514, 103-850-C350 (UDAG funds) amount \$470,253 with additional funds of \$809,879 due by 2013, and 115-790-X150 (Recreational Trail Program grant) amount \$200,000. Funding for the Depot Building rehabilitation is available in account 328-790-M500 (FDOT TEA 21 funds) amount \$627,679 and an additional \$850,000 from an anticipated bond issue in 2010. Beginning in fiscal year 2009 (October 1, 2008), DRAB will be requested to budget \$500,000 for park improvements. Funding for stormwater improvements is available from the State Revolving Fund construction loan and government grants. Funding for the reconstruction of Depot Avenue from Main Street to SE 7th Street is available from Federal Highway Administration and LAP funds. The funding needs are as follows: \$4 million to complete park construction, \$500,000 for restoring the depot building, \$1,000,000 to fully fund construction of Depot Avenue. The total capital need is \$5.5 million.*

RECOMMENDATION

CRA Staff to CRA Board: Hear presentation from staff and adopt the following recommendations:

1) CRA request the City Commission to designate the CRA as the lead agency for the construction of the park and recreation elements on the site and for the depot building rehabilitation and authorize the CRA to assume leadership of the Depot Park Team, to be comprised of CRA, GRU, Public Works and Parks, Recreation and Cultural Affairs staff.

2) CRA refer the selected project acceleration strategy (maintain flexibility to use the "City's Best Interest" procurement) to the City Commission for approval and authorize staff to modify the project documents accordingly.

3) CRA request that the City Commission address the approximately \$4 million capital funding gap for park and recreation improvements.

4) CRA request that the City Commission establish late-2009 as the target completion date for remediation and start date for constructing the remaining park and recreation improvements.

5) CRA request that the City Commission direct Public Works Stormwater Management Utility fund landscape improvements in and around the stormwater ponds instead of using park development funds.

6) CRA request that the City Commission direct Public Works to secure adequate funding to start the Phase 2 reconstruction of Depot Avenue between South Main Street and SE 2nd Street by late-2009 and to determine funding needs to address arsenic remediation on the park site.

7) CRA request that the City Commission address the approximately \$500,000 funding gap for restoring the Depot Building and authorize staff to pursue beginning the rehabilitation while the building is in storage in 2008.

8) CRA request that the City Commission accelerate funding of park projects by making funds equal to the remaining UDAG grant proceeds (total of \$809,879) available in fiscal year 2009 instead of 2013.

9) CRA authorize staff to provide updates on Depot Park project milestones on a bi-monthly basis.

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071015.

6th Street Corridor Rail Trail Conceptual Plan (B)

Explanation: The 6th Street Corridor Rail Trail Project extends from Depot Road and runs northerly up to the south right-of-way line of Northwest 16th Avenue. The City

will lease the corridor from The Trust for Public Land (TPL) and the Florida Office of Greenways and Trails (OGT) for development as a Rails-to-Trails project. A concept plan has been developed by The Florida Community Design Center.

Fiscal Note: None

RECOMMENDATION

Executive Director to the CRA: Hear presentation from Martin Gold regarding the 6th Street Rail Trail Conceptual Plan.

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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

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE

April 21, 2008

ADJOURNMENT