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**AGENDA**  
**College Park University Heights Redevelopment Advisory Board**  
**Wednesday, March 5, 2008**  
**5:00 P.M.**

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

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- A. ROLL CALL**
- B. ADOPTION OF THE AGENDA**
- C. APPROVAL OF THE MINUTES – Wednesday, February 6, 2008**
- D. REQUEST TO ADDRESS THE BOARD**
- E. COMMUNICATIONS**
  - 1. Chair's Report**
  - 2. Staff Report**

**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.

**Parking Study:** Oral presentations for the top respondents will be held the first week of March. A final selection will be made following these presentations.

**NW 1<sup>st</sup> 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.

**Depot Rail Trail Improvements:** GRU, Parks and Recreation, and CRA staff met on February 12<sup>th</sup> to discuss the 90% Glattig Jackson landscape layout plans. Comments were forwarded to the consultant for revising the plans. CRA staff has prepared a contract for JMJ Engineering to conduct the trail widening feasibility study approved by the board in February. The trail guide signs were refined and presented to the CRA at the February meeting for approval.

**Bus Shelters:** The evaluation of the proposals is in progress.

**Facade Grants:** Staff has received interest in the program, which was revised and approved in May 2007, from Mellow Mushroom and Looking Glass Apartments.

**NW 3<sup>rd</sup> Avenue Corridor Initiative** – At the February meeting, the CPUH Advisory Board discussed the potential acquisition of property at 1015 NW 3<sup>rd</sup> Street for \$250,000. The Board did not recommend purchasing the property and suggested that Staff should obtain an appraisal for such properties to verify the legitimacy of the asking price. Staff has received an appraisal for this property; the appraised value is \$260,000.

- 3. Liaison Report: Linda Dixon – University of Florida**

- F. OLD BUSINESS**

- 1. SW 2nd Avenue**

..Explanation

Work continues on the SW 2<sup>nd</sup> Avenue Master Plan study. The CRA is working with Basile Baumann Prost Cole & Associates (BBPC), an economics and real estate development advisory firm which councils an array of public clients nationwide. BBPC will address the strengths and weakness of the study area, as well as market and engineering feasibilities, in order to produce a comprehensive development program that will facilitate thoughtful, high-quality redevelopment.

BBPC is currently in Phase I of this project's Scope of Work (scope is attached as backup). The consultant is in the process of compiling initial market findings and is assessing both the market capacity and infrastructure capacity of the study area. With this information, BBPC will be able to formulate a preliminary draft of the overall development program for the area. According to the consultant, these preliminary findings should be completed in March, and they anticipate returning to Gainesville in early April to host a workshop that will allow for presentation, discussion and feedback on the draft program. The workshop will provide an opportunity to share initial findings with the board and with local stakeholders and will allow the consultants and CRA staff to receive valuable feedback. Following the workshop, BBPC will be able to move forward with refining the development strategies for the area, and will hold another stakeholder meeting before proceeding with work on the final deliverable to the CRA.

..Fiscal Note

Funding for this project has been approved at a cost not-to-exceed \$100,000, from the Primary Corridors Account, #618-790-W724-5502.

..Recommendation

1) Receive update from Staff

## **G. NEW BUSINESS**

### **1. FY 2008 College Park University Heights Second Amendatory Budget (B)**

..Explanation

Each year when the annual increment comes in the CRA adopts an amendatory budget to appropriate unanticipated funds. This is an opportunity for adjustments to the budget and the addition of special projects that were not anticipated when the budget was prepared. This year the increment for College Park University Heights was \$2,571,409, which is \$223,654 more than anticipated. This figure accounts for 55% of the total TIF received for all four (4) CRA districts.

Since the previously budgeted breakdown for CPUH was 45%, there is an overall increase in Operating and Payroll expenses to reflect the increase in percentage of TIF contribution by the College Park University Heights redevelopment area. A savings of \$26,851.97 in Payroll expenses was recognized due to positions that were budgeted for but not yet filled from October 1, 2007 through March 1, 2008. In addition to the overall 10% increase, additional funds totaling \$13,200 are being requested for office redesign, new desks, computers and software for the new personnel positions that are finally filled.

This leaves a balance of \$45,366.10 in non-appropriated TIF funds. Due to increased property values in the district, TIF incentive payments increased for the following funded projects: Campus View I (increased by \$36,545.75); Heritage Oaks project (increased by \$886.07); and Woodbury Row project (increased by \$2,533.58). Stratford Court project was valued lower than anticipated and \$8,741.69 in allocated incentive funds can be re-allocated. In addition, the City of Gainesville's legal office has requested a total of \$25,514.91 in additional funding for the attorney's that the CRA currently utilizes. College Park University Heights' portion totals \$14,033.20. Staff is recommending that the remaining un-allocated funds of \$109.19 be placed in the Streetscape Account (W711) for future work on the South Main Street Medians project.

..Fiscal note

As described above.

..Recommendation:

CRA Staff to the College Park University Heights Redevelopment Advisory Board: Adopt the second amendatory budget for FY2008 as presented.

**H. REPORT OF OFFICERS AND COMMITTEES**

**I. BOARD MEMBER COMMENTS**

**J. PUBLIC COMMENT**

**K. ADJOURNMENT**