

Community Redevelopment Agency

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



Meeting Agenda

April 19, 2010

3:00 PM

City Hall Auditorium

*Thomas Hawkins (Chair)
Lauren Poe (Vice-Chair)
Jack Donovan (Member)
Pegeen Hanrahan (Member)
Scherwin Henry (Member)
Craig Lowe (Member)
Jeanna Mastrodicasa (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 - 3:10**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****090961. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of March 15, 2010, as circulated.*

090961__minutes_march15,2010.pdf

090962. Appointment of Alex King to the Downtown Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA appoint a member to the Downtown Redevelopment Advisory Board for a term to expire June 17, 2013.*

Member Donovan: Jay W. McLeod

Member Hanrahan: Oswald Angulo

Member Henry: Geoff Humphreys

Member Lowe: Alex King

Member Mastrodicasa: Oswald Angulo

Member Poe: Alex King

Chair Hawkins: Alex King

EXECUTIVE DIRECTOR CONSENT**090963. 1018 NW 5th AVE Lot Purchase (B)**

Explanation: The Community Redevelopment Agency is committed to the economic growth and vitality of the Fifth Avenue Pleasant Street community. In recent years through the vision of the Community Redevelopment Agency and the Fifth Avenue Pleasant Street advisory board we have undergone several redevelopment projects in an effort to continue with the mission of eliminating blighted conditions.

The Fifth Avenue corridor is currently undergoing redevelopment; projects, which include the 802 NW 5th Avenue commercial building, 5th Ave Hardscape

project as well as the redevelopment of the property formerly known as Seminary Lane. One of the frameworks for redevelopment is land acquisition of vacant land as described in the FAPS Redevelopment Plan. The FAPS Advisory Board identified the targeted acquisition of 1018 NW 5th Ave as the #6 priority in the FAPS Redevelopment Plan. 1018 NW 5th Ave is a vacant parcel (zoned Mixed-Use Low Intensity MU-1) on 0.14 acre. The property abuts another City-owned property (parking lot) to the West and the former Moms Kitchen property directly to the East, providing the CRA and the City with the opportunity to control a contiguous parcel of land along the 5th Avenue corridor. If purchased, the 1018 NW 5th Ave property, along with the two City owned properties, provides the CRA and the City with the potential to add significant benefit to the Seminary Lane redevelopment project. Staff is proposing the purchase of 1018 NW 5th Avenue for \$35,000. The CRA has received a purchase contract from the listing agent. In January 2008, the CRA purchased a similar-sized lot (802 NW 5th Ave) for \$30,000.

Fiscal Note: \$39,361.00 is currently budgeted and available for property acquisitions (acct# 613-W503-366).

RECOMMENDATION

Fifth Avenue Pleasant Street Advisory Board to the CRA: 1) Approve the purchase of the property located at 1018 NW 5th Avenue for a purchase price and associated closing fees not to exceed the amount of \$35,000; and 2) authorize the Executive Director to execute a contract subject to approval as to form and legality by the CRA attorney.

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090964.

FY2009 Annual Report (NB)

Explanation: The FY 2009 CRA Annual Report has been completed and published. The report is available at www.gainesvillecra.com, and hard copies are available at the CRA office. The CRA is also preparing a short video piece which will compliment the annual report. This video will also be available online, and will provide a brief, dynamic overview of the CRA and of current redevelopment initiatives.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA: Receive update from staff

090965.

CRA Project Summary (NB)

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.

CRA Wide

NW 5th Ave Commercial Building - 802 NW 5th Ave - Construction began on February 5, 2010 and is expected to be complete by late July/early August.

Wayfinding Signage - This project is moving forward with the assistance of the Public Works Department. Engineering and permitting is underway.

Parking Study (Downtown & CPUH) - The CRA accepted the final recommendations from the parking consultant. CRA staff has met with PWD staff and offered to help coordinate the parking recommendations to deliver to the City Commission. This item is anticipated to go to City Commission in the spring

CRA Purchasing - The CRA is in the process of revising its purchasing policies and will present them to the CRA Board when completed.

Eastside

Eastside Fencing - The Purchasing Department rescinded the contract to Hercules Fence Company due to the company exceeding the time required to execute the contract. Purchasing has awarded the contract to the next lowest bidder, All Florida Enterprises. The bid is for \$87,770.00. Construction began during the week of April 5th.

Eastside Medians Projects - Two new median design projects - SE Hawthorne Road, east of SE 15th Street and Williston Road south of East University Avenue - are expected to get underway in 2010.

Kennedy Homes - On February 15, 2010 staff presented and was given approval to move forward with a Green/Eco village concept for the former Kennedy Homes site. Staff continues to research and refine the concept as approved by the board.

Redevelopment of 1712/1714 Hawthorne Road - Site work and initial demo began the last week of March. Expected substantial completion of the Café is 110 calendar days.

Potential Eastside Expansion Areas and Updated Eastside Redevelopment Plan - A draft Redevelopment Plan has been approved by the Eastside Redevelopment Advisory Board and it is currently with the CRA Attorney for legal review. In the event the City of Gainesville identifies additional areas of slum/blight for potential inclusion into the Eastside Redevelopment Area, the draft Plan will be reviewed to ensure the redevelopment needs of all areas are addressed.

Cotton Club - A fundraising initiative is underway, and a new roof has been installed exterior and interior stabilization has been completed. The project is currently working through the permit process.

Exterior Paint Program- Staff has received and accepted 5 applications for the

paint program: Beverly Hooker owner of Totally You Salon at 1724 SE 2nd Ave, James Franklin of Lil Ones World Day Care at 1735 SE Hawthorne Road, Ernest Hale of the Crab Shack 104 NE Waldo Road, Ok-Chin Kwak of Nails Forever 114 NE Waldo Road, and Joyce Vinson owner of Educational Child Care Center Inc 106 SE 11th St.

Downtown

Depot Park Program - on this agenda

Landscape Bulbouts at SE 1st Street - CRA and its construction manager Oehlrich Construction have completed a design and phasing plan, reviewed by the Downtown Redevelopment Advisory Board. Funding was approved in the FY10 Amendatory budget. CRA staff is working to coordinate irrigation near the County Administration building with the Alachua County. Construction is now expected to begin in April.

Bethel Station - The Lunchbox Café has opened! A grand opening celebration was held April 14, 2010

Haisley Lynch Park & Gardens - The project is currently under construction. The construction timeline has been delayed due to an unforeseen issue with the lighting fixtures

Downtown Community Plaza - As discussed at previous meetings, the Bethel site is the first revitalization project aimed towards injecting new life and activity into the Plaza. The Bethel project/The Lunchbox café is now open, and CRA staff is in the process of finalizing and closing out the project. Once this project is complete, the CRA will redirect energy towards the wholistic treatment of the Plaza

GRU Redevelopment - Survey work for the 16-acre redevelopment site is currently underway

Porters Neighborhood Improvements -The CRA has 30% plans for undergrounding utilities and providing CRA standard streetscaping along SW 3rd St from Depot Ave to SW 4th Ave. Staff is now working with the City's Land Rights Coordinator to address significant ROW issues along the corridor. The CRA has engaged Brown & Cullen, Inc. to finalize construction documents for the project, and and construction is anticipated to begin later this year.

CPUH

SW 5th Avenue Triangle - Landscape enhancements have been completed.

SW 13th Street Medians - Staff plans to submit revised design drawings and materials to FDOT the 3rd week of April. This submittal is expected to determine the final design direction in accordance with FDOT roadway design rules. Design Development is underway with Oelrich Construction.

Bus Shelter - The Kaleidoscope bus shelter planned for SW 13th Street adjacent to the Oakbrook Walk complex was completed during the week of March 22nd. In addition to the shelter, a concrete slab, decorative railing, integrated bench and decorative waste container complete the project. CPUH approved the shelter design in August of 2008. Oakbrook Walk provided \$25,000 as part of its development order and CPUH approved supplemental funding not-to-exceed \$7,000 in December of 2008. Photographs of the project are included as backup.

13th Street Overpass Design - CRA staff is currently in contract negotiation with RS&H to move forward with design of the overpass. Once a contract is signed, RS&H will move forward to finalize the design and then move directly into construction documents. While RS&H is working on the design and construction documents, the CRA will be soliciting CM's for the project through the City's RFQ process. The goal is to have construction documents completed by the end of 2010 and the CM ready to begin construction the first of 2011.

SW 13th Street Improvements - Brown and Cullen has been engaged to design the streetscape for SW 13th Street from Archer Road to SW 16th Avenue. The design will be coordinated with the overpass enhancements as well as the roadway work begin done at both the Archer Road and SW 16th Avenue intersections of SW 13th Street.

SW 7th Ave Roadway Improvements - The Bids were opened on March 16th and the construction is scheduled to begin the first week of April and is projected to take approximately 4 months to complete.

SW 8th Ave Roadway Improvements - Bids were opened on March 16th and a pre-construction meeting was held on April 1. Permits are applied for and construction is anticipated to begin within the next few weeks.

NW 17th Street Streetscape - Due to delays in the FDOT completing their work, the NW corner of NW 17th Street and University Avenue is not complete. The FDOT is projecting to complete their work the last week in March which would allow the streetscape to be completed by the end of the first week in April.

FAPS

FAPS Strategic Planning - The FAPS advisory board has gone through the FY 2010 strategic planning updated and adopted an updated 3-Year Redevelopment Roadmap

FAPS Heritage Trail - The goal of the project is to highlight the accomplishments and contributions of the residents of the FAPS neighborhood. Synergy Design Group is under contract and working on developing the interpretive approach to the Heritage Trail and the A. Quinn Jones House. This work is expected to be completed by early May. Content development is expected to begin in Mid-May. The CRA is working on securing additional grant funding for the projects.

A Quinn Jones House - The CRA received formal recognition of the A. Quinn Jones House's historic significance when a letter was received advising that the home was officially listed in the National Register of Historic Places on January 27, 2010. Staff has moved forward with Phase II of the project and will be working with Synergy Design Group to develop an interpretive plan for the house.

Model Block Project- 402 NW 4th Street (corner house) - construction is complete. To help with the overall marketing effort, staff is currently evaluating the merits and costs of staging this home with furniture and accessories.

410 NW 4th Street (shotgun house) - construction is complete the home is under contract.

412 NW 4th Avenue - construction is complete the home is under contract.

NW 5th Ave Streetscape Phase II (600-1000 BLK) - This project is currently under construction.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to CRA: Receive project update from Staff.

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR****090966. Updating the Eastside Redevelopment Plan (B)**

Explanation: In 2009, the City Commission considered potential expansions to the Eastside CRA Area and, after considering slum/blight studies, adopted resolutions finding blight in two areas adjacent to the existing Eastside Redevelopment Area. Subsequently, the CRA Board requested that staff craft amendments to the Eastside Redevelopment Plan in order to accommodate and recognize the proposed boundary modifications and to thoroughly update the content of the Eastside Redevelopment Plan.

A Community Redevelopment Plan is a very powerful visioning and policy tool, which, if structured properly, can provide great support for redevelopment initiatives. For a number of months, CRA staff has been preparing comprehensive updates to the Eastside Community Redevelopment Plan, and ERAB has been providing input and feedback to the proposed revisions. These revisions will bring the plan up-to-date, provide a more dynamic redevelopment policy, and accommodate the proposed boundary expansions to the Eastside Redevelopment Area. The structure of the revised Eastside Plan is modeled in part after the Fifth Avenue/Pleasant Street Redevelopment Plan, which was recently updated by CRA staff and which has been recognized by the Florida Chapter of the American Planning Association as an exemplary neighborhood planning initiative. At the February 4, 2010 meeting, ERAB approved the draft revised Plan and recommended staff finalize mapping requirements and legal review in order to forward the document to the CRA for action. The draft Eastside Redevelopment Plan, revised in its entirety, is attached as backup to this agenda.

Should the CRA approve the amended Redevelopment Plan and recommend the City Commission adopt the amended Plan, the next steps in the process are as follows: The CRA must provide notification to taxing authorities that the CRA has approved Redevelopment Plan amendments which include modifying the boundaries of a Redevelopment Area, and that the CRA is recommending the City Commission also approve these changes. Alachua County will then have a 30-day window in which to notify CRA and City if the County has competing policy goals and plans for the public funds the County would be required to deposit to the community redevelopment trust fund under the proposed modification to the Redevelopment Plan. If such notice is provided, a joint City/County Commission will be held to discuss the proposed modifications. Following this meeting, the City Commission will hold a meeting to adopt the amended Redevelopment Plan, and to request the City Attorney prepare ordinances redefining the legal description of the Redevelopment Area and

defining the base value for tax increment calculations. The City Commission will then hold meetings to adopt these ordinances related to CRA boundaries and the tax increment base value for newly established CRA areas.

Fiscal Note: None at this time.

RECOMMENDATION

Eastside Redevelopment Advisory Board to the CRA: 1) Approve the amended Eastside Redevelopment Plan (which has been amended in its entirety), subject to approval as to form and legality by the CRA/City attorney; and 2) recommend the City Commission hold a public hearing and adopt the amended Redevelopment Plan.

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090967.

Seminary Lane (B)

Explanation: Seminary Lane was a multifamily low-income housing development located on NW 5th Avenue. The property is approximately 5.9 acres in size; it is owned by the Florida Housing Corporation and managed by the Gainesville Housing Authority (GHA). The development was constructed in the same era as Kennedy Homes, and was recently deconstructed due to severe deterioration of the buildings which left the development largely uninhabitable. The property is located midway between Downtown and the University of Florida, in the heart of the Fifth Avenue community; it is now cleared/ vacant, and its condition, large size, and central location provide great redevelopment potential. The CRA has long expressed interest in the long term vision for the property, and has communicated willingness to participate and assist in redevelopment should the Florida Housing Corp. and GHA desire to move forward with redevelopment of the site.

The Gainesville Housing Authority and the FL Housing Corp. have contacted CRA staff regarding the former Seminary Lane property. Both groups are interested in pursuing redevelopment and have proposed organizing a work group consisting of representatives from GHA, FL Housing Corp, the CRA, and the City of Gainesville. This work group would meet throughout the spring and summer to develop a redevelopment plan for the site. Redevelopment of Seminary Lane will have a major impact to the FAPS redevelopment area and to the urban core of Gainesville. For these reasons, staff would like to inform the CRA board of the new opportunity for collaboration at Seminary Lane and receive input regarding the CRA's next steps.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA: 1) Receive update from staff; and 2) provide input as necessary.

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090968. Depot Park Program – Approval of Depot Park Implementation Documents (B)

Explanation: Constructing the vision for Depot Park is rapidly falling into place. This agenda item is a summary of the work underway to complete construction plans for Phase I, a summary of work recently completed concerning Depot Avenue and stormwater recommendations, and a recommendation to approve four important planning documents prior to finalizing the park construction plans. The documents relate to both park improvements and the rehabilitation of the Depot Building:

- 1. 90% Park Master Plan*
- 2. Park Design and Technical Standards*
- 3. 30% Phase I park Design Development drawings*
- 4. 100% Depot Building Rehabilitation Plans*

Master Plan: As of March 2010, Carol R. Johnson Associates (CRJA) completed the 90% plan containing the organizing principle and primary features for creating Gainesville's soon-to-be-constructed flagship park. The remaining 10% will allow the CRA and the Public Works Department to finalize some coordination details concerning areas adjacent to the stormwater plan. Throughout the 90% Master Plan runs the theme of sustainability. Developing a sustainable design ethos is approached by first seizing on the 35-acre site's industrial history, railroad legacy, and role in restoring Paynes Prairie. The 90% Master Plan reveals these characteristics in the park design and considerable effort was made to create functional and sustainable features from them. For example, the park's industrial and railroad history provides the two remnant rail corridors that cross the site. These corridors will become new multi-use paths that will connect to existing rails-to-trails. The paths will arc across Depot Park under canopy trees along historic rail alignments in view of the restored Depot Building, where passengers and freight once passed in the 19th and 20th centuries. In the Depot Building, park visitors can explore exhibits on the park's industrial past, which will also engage them in thinking about how that past has created a need for sustainable practices today. A few footsteps from the Depot, children and their caretakers can not only play, but also learn about Florida's water supply at the interactive fountain, which resembles a natural spring ecosystem. Restored wetlands, located further south, are living systems that cleanse stormwater before entering Sweetwater Branch and Paynes Prairie. These wetlands also function as teaching laboratories, highlighting their role as habitat and purification systems. Depot Park will be the first city park intentionally designed from the outset with sustainability as its central design philosophy. With approval of the 90% Depot Park master plan, the CRA will be able to initiate the site plan approval process in May.

The 90% Master Plan development was a partnership consisting of the Public Works Department, Parks, Recreation and Cultural Affairs Department, Gainesville Regional Utilities, Gainesville Police Department, and Gainesville

Fire Rescue.

Abbreviated list of Depot Park features:

Multi-use trail for cycling, walking, and roller blading

Amphitheater for small outdoor performances

Comfort station to provide restroom facilities

Play areas and interactive fountain to stimulate children's play activities

Pond overlooks for quiet view of the ponds

Major and minor gateways with signature sculptural features

Parking area for convenient park access

Trailhead gathering trail users

Lawns for free play

Picnic and grilling areas for family gatherings

Maintenance support facility

*Design and Technical Standards: As the City's flagship park, the materials and design techniques envisioned for the park are intended to capture the imagination of park visitors and yet be durable. All the companies whose products are specified are established, reputable businesses selected to ensure manufacturing consistency, long-term customer support and high quality design. Sustainability is represented by the use of low voltage LED lighting with full cut-off, native grasses and wildflowers, and low flow rate irrigation systems, to list some examples. In keeping with the native plant theme, park entrances will be signified with large scale gateway elements symbolizing the native Florida wiregrass, *Aristida spicata*. Certain benches and waste containers will receive this laser cut design to harmonize with the entrance treatments. Additional measures to further site sustainability include porous pavements, high reflective surfaces, recycled timber, and ACQ treated wood.*

Examples of Standards:

Concrete walkways with decorative exposed aggregate edging

Contemporary steel benches with decorative backrests symbolizing native wiregrass

Steel trash receptacles with coordinating grass design

LED accent lighting for walkway lighting

Full cut-off parking lot and rail trail lighting

Native plant materials and Florida Friendly landscape practices

30% Design Development Drawings – Phase 1: The CRA approved the concept for the northern part of the park on September 21, 2009. Phase 1 is the northern portion of the park from South Main Street to SE 4th Street and from Depot Avenue to the northern boundary of the Phase 2 stormwater pond. This phase also includes the Depot Park multi-use trail connecting to the Downtown Connector from Depot Avenue. The approval enabled the CRA to pursue construction documents for Phase 1. To date, CRJA has completed 30% Design Development documents for Phase 1, which includes park entrances, a parking area, a children's area, and the Depot Park trail. The children's area is the primary feature and is intended to be a complete play environment embodying boundless design that allows all children, regardless of ability, to participate in play. The fenced children's area will be a short walk from the parking area on

SE 4th Street, the Depot Building, and the comfort station. A paved "trikeway" with simulated train tracks loops through the play area, connecting its various features which consist of climbing areas, earthen mounds, slides, different types of swings, and an interactive water feature. A miniature bridge supports the trikeway as the path segues to the interactive water feature. With sustainability in mind, CRJA designed the water feature to mimic a seep, a type of spring, with water flowing from its rock-surfaced sides. Parents will find comfortable seating nearby in order to observe their children. Staff will provide an overview of Phase 1 improvements.

Park Features Contained in Phase 1

Zone A – SE 4th Street Gateway and Trailhead with parking

Zone B – Children's Area with fencing, interactive fountain, comfort station and play areas

Zone C – Paths and parklands, picnic tables

Zone D – Promenade surrounding the Phase 2 Pond with benches and lighting

Zone E – Main Street Gateway and lawn

Zone F – Pedestrian Bridge (for multi-use trail)

Zone G – Depot Park multi-use trail connecting to the Downtown Connector

Depot Context Area – Interpretive area, seating and plaza connected to the Depot Building

100% Depot Building Rehabilitation Plans: The building will showcase sustainability and innovation through the re-cycling and adaptive re-use of this historic structure. To support this goal, the building is designed to achieve LEED certification and consistency with Secretary of the Interior Standards for Historic Rehabilitation. The CRA completed 100% rehabilitation plans for the building and the context area, a plaza-like area around the building to be used for interpretation of the building. Special paving will be embedded in the context area and in a portion of Depot Avenue to signify the most recent position of the building before the planned 2010 relocation 28 feet 6 inches south. Native planting and authentic materials are used throughout the context area design. A wildflower meadow with native grasses will be planted between restored steels rail resting on full-sized, recycled cross ties parallel to the Depot in a design that recalls the acclaimed "Highline" in New York City. The design will create a stunning, natural visual presence as visitors approach the Depot.

The CRA is planning to bid construction by summer 2010. Later this year, the CRA is planning to issue an Invitation to Negotiate (ITN) for the building uses reviewed by the CRA in late-2009 consisting of restaurant, cafe, and museum elements. The museum, café, and restaurant will have thematic ties to the historic use of the building and will inspire people to learn and think about how the actions of past generations affect the ability of future generations to meet their needs.

Depot Avenue and Stormwater Design Update:

The CRA partnered with the Public Works Department to coordinate the roadway improvements with the proposed Depot Park master plan. The

coordination of the improvements will create a cohesive and attractive public realm adjacent to Depot Park. Some aspects of the design that were enhanced are:

Widening the Depot Avenue bicycle path to 10 feet and re-routing connections to park entrances

Selection and layout of brick paving materials to delineate clear sidewalk and park edges

Specification of pedestrian lighting

Extension of water and sewer service to the park consistent with the Master Plan

Selection and layout of native wildflowers and grasses along the roadway in concert with the park materials

Acquisition of the Canary Island Date Palm at the center of the roundabout from the City tree farm

Depot Avenue Phase 1 is substantially complete (between SE 3rd Street and the east 600 block). The CRA contributed approximately \$39,000 for Phase 1 brick sidewalks and \$75,000 for pedestrian lights throughout the entire project.

Coordination is continuing for Phase 2 (between South Main Street and SE 3rd Street) incorporating into the construction plans a loading zone for the Depot Building, elements of the historic context area, and extending additional utility service to the park.

Because of their treatment function, the planned stormwater ponds are anticipated to have low water quality. To address this issue, the CRA authorized CRJA to work with the Parks, Recreation and Cultural Affairs Department, Public Works Department and the CRA with the objective to develop recommendations to ease maintenance, increase water quality, ensure permit compliance, and enhance aesthetics. CRA and Public Works staff have discussed these recommendations and will incorporate elements as funding allows.

Schedule

2010 (Calendar Year)

2nd Quarter – Complete 100% Park Design Development

3rd Quarter – Complete 100% Park Construction Documents

3rd Quarter – Bid Depot Building construction

3rd Quarter – Issue ITN for Depot Building uses

4th Quarter – Move Depot Building back to the Depot Avenue site

4th Quarter – Start Depot rehabilitation

4th Quarter – Bid Phase 1 park construction

2011 (Calendar Year)

1st Quarter – Start park construction

4th Quarter 2011 – Complete Phase 1 park improvements and building rehabilitation. Depot Park opens for public use.

In summary, constructing the vision for Depot Park is rapidly falling into place. The park master plan is guiding the construction documents, which are underway. By the end of the year, the site remediation is expected to be finished and the park turned over for development. By the end of 2011, Phase 1 will be completed. The CRA, City departments, and CRJA have created a visionary park design that promises to be of regional importance. It is our hope that people visiting the park will be energized and inspired.

Budget:

The estimated cost for construction of the Phase 1 Park improvements and rehabilitation of the Depot Building is expected to be approximately \$5.2 million, not including the Phase 2 stormwater pond. Public Works estimates the Phase 2 pond construction cost will be \$3.0 million.

Fiscal Note: Funding for completing construction for Depot Park will be funded through the following sources:

Downtown Trust Fund - \$167,000

Department of Transportation Local Agency Program - \$627,679

City of Gainesville Bonds - \$1,504,569

US Housing and Urban Development Grant - \$94,933

US Housing and Urban Development Urban Development Assistance Grant - \$1,110,465

Rails to Trails grant - \$387,217

Wild Spaces Public Places - \$1,000,000

Public Works Department (to be determined) - \$300,000

RECOMMENDATION

CRA Executive Director to the CRA: Recommend approval of the following documents: 1) the 90% Depot Park Master Plan Graphic dated March 17, 2010; 2) the Depot Park Design and Technical Standards dated March 2, 2010; 3) the Depot Park Phase 1 30% Design Development plans dated March 26, 2010; and 4) 100% Depot Building Rehabilitation Plans dated April 15, 2010.

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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

ADJOURNMENT - 5:49 PM