

Community Redevelopment Agency

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



Meeting Agenda

August 17, 2009

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 - 3:04 PM**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****090309. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of July 20, 2009, as circulated.*

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EXECUTIVE DIRECTOR CONSENT**090313. Historic Depot Building Restoration Project – Design Proposal (B)**

Explanation: The Depot Building restoration project includes the restoration and adaptive re-use of Gainesville's oldest train depot, listed on the National Register of Historic Places. Once restored, the building will frame the northern entrance of Depot Park, and is a major project within the overall Depot Park Program. The goals for the project include restoring the building to accurately reflect its significance in establishing Gainesville as a railroad transportation center, sensitively integrating the building into the overall Depot Park vision, and showcasing sustainability and innovation through the re-cycling and adaptive re-use of a historic structure.

In December 2008, acting as an agent for the City, the CRA issued a request for statement of qualifications (RFQ) to obtain professional design services for the restoration of Gainesville's Historic Depot Building. The selected consultant team, led by Bender & Associates Architects, P.A., consists of architects, engineers, LEED and energy efficiency consultants, and a historian, all with extensive experience in historical preservation type projects. The contract for the Depot Building project has been organized as a continuing services contract with phases of work (work orders). Information gathered during each phase of work will provide direction to scope the work for the next phase in effort to reduce contingency. The phases of work involved include:

Phase I: Historic Structure Report

Phase II: Design and Construction Documents

Phase III: Construction Administration

In June 2009, the CRA Board heard a presentation from Bert Bender of Bender and Associates Architects, P.A., about the information gathered during Phase I

of the project. The Historic Structure Report provided information about the building's history and existing condition, and formed the framework of guidelines and goals for the restoration and adaptive re-use of the property. The HSR also defined the historical period of concern, or significant period in history, for which to restore the building to. Through Bender and Associates research, it was discovered that the building dates back older than it was originally thought when nominated for the National Historic Register. Previously thought to date back to 1907, it has now been determined that the building dates back as early as 1860. Furthermore, the HSR provided an in-depth narrative about the appropriateness of pursuing Leadership in Energy and Environmental Design (LEED) certification on a historic property. It was determined that the Depot Building is a prime candidate to achieve LEED silver or gold status, and could serve as an excellent example of how the recycling and adaptive reuse of a historic property is a sustainable practice.

Now that the restoration goals for the building have been established, Bender and Associates Architects have submitted a scope and fee proposal to complete Phase II of the project, restoration design and construction documents. Included in the proposal is continued coordination with the several agencies, consulting firms, and contractors working on the overall Depot Park Project. Regular discussions and review of the design work with the State Department of Historical Resources will be thoroughly tracked and properly addressed.

The work included in the proposal is summarized below:

Architectural Design and Construction Documents

\$73,400

Structural Engineering

\$24,100

Mechanical, Electrical, and Plumbing Engineering

\$31,350

Energy Conservation and Indoor Air Quality

\$3,300

Civil Engineering, Site Plan Development and Permitting

\$29,700

Landscape Architecture for Historical Context Area

\$8,000

LEED Project Management and Technical Services for a 10,000 sq ft building seeking Silver certification status

\$39,550

Reimbursable Expenses

\$5,500

Total not-to-exceed amount proposed =

\$214,500

The Phase I HSR provided an order of magnitude cost estimate for the rehabilitation of the building to LEED-silver level certification and construction of the historic context area that surrounds the building. The order of magnitude construction cost was estimated to be \$1,600,000-\$2,400,000. The design and LEED fees thus fall within 9-13% of the total project estimate.

On August 12, 2009 the scope and fee proposal was discussed with the Downtown Redevelopment Advisory Board. The advisory board approved Bender and Associates Architects, P.A. proposal to complete design and construction documents for the Depot Building.

CRA Project #DRAB-08-RP-2008

Fiscal Note: The fee for Bender and Associates Architects, P.A. to produce complete design and construction documents for the Depot Building Rehabilitation project is \$214,500.00. \$82,808.02 is available in CRA account #610-W236-W42 (Depot Building Rehabilitation), \$627, 679.00 is available as a Local Agency Program Agreement in account 328-790-M500-4230-5190 (for construction only). The Downtown Redevelopment Area has committed an additional \$167,000 for FY 2010 and \$166,000 for FY 2011 to be appropriated to the Depot Building Project. \$847,000 will be available from 2010 City Bond funds earmarked for the Depot Building project.

RECOMMENDATION

Downtown Redevelopment Advisory Board to the CRA: 1) Approve Bender and Associates Architects, P.A. proposal to complete design and construction documents for the Depot Building; and 2) authorize the CRA Executive Director to sign all necessary documents, subject to approval as to form and legality by the CRA Attorney.

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090314.

Bethel Station RFP Update (NB)

Explanation: Responses to the Bethel Station RFP have been received and evaluated. Two proposals were received for the site, both proposing a café use. Each proposal was evaluated based on the respondent's qualifications/experience, the proposed business concept/character, a financial analysis, and business terms. The top ranked response is Café Lono. Café Lono is proposed by local Gainesville entrepreneurs Clea Lauriault and Robyn Mole, who describe the business as providing a quick service, tasty, healthy, and fresh alternative to what is currently available in the downtown food service market. The next step in this process is to request City Commission approval of the rankings of responses for the Bethel RFP. The Commission will consider this item on their August 20th agenda, and additional information about Café Lono will be provided at that time.

General repairs and stabilization to the Bethel site (which included restoration of damaged historic elements, new roofing, window and woodwork repair, interior building demolition, lead paint/asbestos removal, etc.) are now complete. The site is ready for final buildout, which can occur after the City Commission action August 20th.

Fiscal Note: \$138,587.18 is budgeted in General Government account 332-M660-5190. The CRA is authorized to utilize these funds for Bethel and Plaza improvements. A

fiscal note will be forwarded to the City Commission.

RECOMMENDATION

CRA Executive Director to the CRA Board: Receive update from staff

090315. Lot 10 RFP Update (B)

Explanation: Responses to the Lot 10 RFP were due June 30th, and the CRA received one proposal for the property from Corporex Companies, LLC. After carefully evaluating Corporex's response to the RFP, it has been determined that this proposal is nonresponsive. In light of this finding, no further consideration can be given to the proposal.

CRA staff is re-evaluating the RFP process, the site, market conditions, and other factors in order to determine how to best move forward. Staff will provide additional information regarding Lot 10 at a later date.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA Board: Receive update from staff

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090316. 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 - On this agenda

CRA Sustainability Policy - Staff has begun reviewing the draft policy with the advisory boards and taking members' feedback. To date, staff has received numerous comments and questions from the CPUH and FAPS advisory boards. Staff anticipates reviewing the policy with the remaining boards over next few months.

University Avenue Medians - BBI, Inc, one of the CRA's construction management firms, is moving forward with construction of the medians. The project cost will not exceed \$188,064. The extent of the project is nine medians from NW 18th Street to NE 15th Street. Work is expected to begin in early August and proceed for approximately 60 days.

University Avenue Improvements - Staff is continuing to monitor the Downtown

planters, which were given a new planting scheme in late-May. So far the project appears successful; however, some plants have been replaced. This is a limited pilot study to determine if a more comprehensive planter project should be initiated. The pilot will conclude in December and a determination will be made whether to expand the project. In addition, bike rack designs are being reviewed for installation.

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

Parking Study (Downtown & CPUH) - Staff has received a draft final report for the consult and is currently reviewing the document. Staff will bring this item to the CRA at a later meeting date

Eastside

Eastside Fencing Projects - The CRA is planning to replace fencing on two major sites in the Eastside Redevelopment Area. The first site is the School Board of Alachua County bus depot, where the perimeter fence along SE Hawthorne Road, SE 18th Street, and East University Avenue is proposed to receive new decorative fencing. Landscape enhancements are also being considered. The second site is the Williams Elementary and Lincoln Middle School complex, where the perimeter fence along SE 7th Avenue, SE 15th Street, and SE 11th Avenue is proposed for replacement. The CRA is partnering with the City Parks and Recreation Department on this project and will potentially use funding from Wild Spaces Public Places. The School Board is a potential funding partner on the bus depot project. Staff is preparing cost estimates and budgets for review by the Eastside advisory board.

Kennedy Homes - The RFP has been issued. Responses are due September 30th

SE 2nd Ave Parking - Staff is working to scope a project to address parking improvements within the ROW along SE 2nd Ave.

Redevelopment of 1712/1714 Hawthorne Road - Responses to the RFP were due on June 22nd. No bids were submitted. CRA Staff and Attorney are currently reviewing new disposition procedures for disposal of property.

Potential Eastside Expansion Areas - ERAB will work with Staff to consider necessary changes to the Redevelopment Plan. This timeline coincides with Strategic Planning for the Eastside Area.

Southeast Gainesville Redevelopment Initiative - The SEGRI special area plan was not considered at the April 23rd meeting of the City Plan Board as Planning staff recommended continuing the items to a later date. Planning Dept. has updated CRA staff that they anticipate including the item on the September Plan Board agenda.

Cotton Club - Fundraising is underway, and a new roof has been installed
Eastside/5 Points Redevelopment Project - ERAB heard a presentation from Rodney Long Realty in October 2008 and received a detailed summary of the

issue from Staff at the December 2008 and February 2009 meetings. ERAB has thoroughly discussed this issue, as requested by the CRA.
Exterior Paint Program- Staff will conduct an outreach program for potential applicants for the Exterior Paint Program.

Downtown

Depot Park - Park Design: The CRA is moving forward with park design. CRA staff and Carol R. Johnson and Associates hosted a design workshop on July 14th in the Community Design Center to obtain stakeholder input on revisions to the original 2002 concept. Approximately 40 community members attended, which is about the same number of people that participated in the original visioning session in 2002. Some community members in attendance were present at the 2002 workshop. Carol R. Johnson and Associates staff facilitated the stakeholder discussion and will incorporate the comments into a revised master plan to be completed near the end of 2009. The master plan is the initial step toward developing construction documents for park elements.

Depot Building: The rehabilitation planning for the Depot Building is moving forward. The Plan Board has approved the rezoning request for the park site and the ordinance is being heard at the City Commission meeting on August 20 and the second reading is anticipated for the September 3rd meeting. GRU reported in June that the remediation is delayed so that the start date has shifted from August 1 to October. Bender and Associates, the historic preservation architect, submitted a proposal for the rehabilitation scope and fee, which is being presented to the CRA in August. CRA staff has held several meetings with City Planning staff to request assistance with the site planning process and familiarize the staff with project details.

Remediation: GRU reported in June that the remediation start date has shifted from August 1 to October, when it is anticipated that FDEP will approve all the work orders related to its \$3million share of the project. CRA staff received an update from GRU indicating that the schedule shift would not negatively impact the remediation schedule. CRA staff obtained a clarification from GRU that a series of tasks contained in a "Limited Notice to Proceed" was initiated in July. These tasks include purchasing and installing infrastructure equipment and groundwater testing integral to the project. Therefore, the start date represents the onset of multiple phases of preliminary work over several weeks prior to contaminant removal. CRA will clarify at future CRA meetings the significance of reported start dates.

Funding: As has been reported previously, site development is contingent on the remediation being completed and receiving a "No Further Action" status from the FDEP. Several funding sources for park development such as the LAPP funding for the Depot Building, Recreational Trails Program Grant, and HUD EDI funds are time sensitive. Staff has obtained extensions for all of these sources; however, extensions in each case are limited by grant agreements. These sources should be considered as "at-risk" as the current remediation completion date is likely to extend beyond the termination dates of these grants. A funding update will be provided at a future CRA meeting.

Boundless Playground at Depot Park - The organization Boundless Playgrounds Inc., states on its website that it "partners with local communities to build inclusive playgrounds where children of all abilities can learn and play together." The playgrounds are not designed for any one user group but instead are intended for diverse abilities among children. The Felburn Foundation, based in Maryland but with strong ties to Florida, has partnered with the state Office of Greenways and Trails (OGT) to fund the construction of boundless playgrounds. There are currently 18 boundless playgrounds in Florida including Tampa, Orlando, and Ocala. Mickey Thomason with OGT contacted CRA staff in July 2008 to discuss the possibility of funding a boundless playground at Depot Park. The proposed funding level is \$250,000. CRA staff has provided Mr. Thomason with background on the Depot Park site as well as the project schedule. Mr. Thomason recently made a formal request to the Felburn Foundation to fund a boundless playground at Depot Park and is awaiting approval. The CRA is in the process of reviewing the park concept and determining if a playground is still desirable and feasible at the Depot Park site.

Bethel Station -Tenant selection will be finalized at the August 20th City Commission meeting. JoyTech Construction is 100% complete with its demolition and repair of the building. No major issues have been discovered. The security fence will remain around the perimeter of the building until such time as it is no longer needed.

Lynch Park - The project has received approvals from DRAB, the Porters Oaks HOA, Parks & Rec Advisory Board, the CRA, the City Commission, and all stakeholder departments within the City/GRU (water, electric, public works, arborist, GPD, Park & Recreation, etc). Plans for the park are now 100% complete and ready for construction. CRA staff is working with the CM to finalize construction budget and scope in order to begin project implementation

Lot 10 Redevelopment - on this agenda

Downtown Community Plaza - CRA Staff is leading the community through a place-making evaluation process to identify how fundamental design issues affect the usage of Gainesville's central civic square. By understanding that universal truths about healthy public spaces apply to the Plaza, the community will be able to formulate useful strategies that will result in lasting change and improved community utility of the civic square.

Hampton Inn/Lot 9 Redevelopment - The hotel is on schedule to open August 19th.

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. These issues must be addressed prior to proceeding with construction documents.

GRU Redevelopment - Staff has received a finalized document from GRU, which incorporates small changes made subsequent to the November presentation to the CRA board. Staff is currently formulating implementation strategies and steps to move forward.

CRA Streetscaping for Depot Ave - The CRA and Public Works Department have coordinated to add CRA streetscaping materials to the Depot Ave Reconstruction project. Streetscaping elements will include brick sidewalks, crosswalks, and decorative lighting. This project is scheduled to begin construction fall 2009.

CPUH

SW 13th Street Medians - Zamia Design is moving forward with design and utility coordination for new landscaping for the two existing medians on SW 13th Street adjacent to the pedestrian overpass near Archer Road. This project was generated during the CPUH strategic planning process.

SW 13th Street Bus Shelter - The site is located near the Wildflower development on SW 13th Street. RTS is moving forward with site development. Engineering plans are nearly complete and Public Works is contracting with Joytech Construction, Inc. for installation.

Depot Rail Trail - The CRA Board approved the Domus Small Series as a standard lighting fixture for use on the City's rail trail system. This item is scheduled to go before the 9/3 City Commission for approval.

Tumblin Creek Watershed Management Plan - Staff is evaluating several potential projects to address stormwater in the CPUH area. Staff is researching creative stormwater solutions and potential incentive programs that may be used as pilot projects throughout the redevelopment area.

SW 7th Ave Roadway Improvements - The scope of improvements include resurfacing the roadway, improving drainage, on-street parking, and installing permeable concrete. Design work for this project began August 4, 2009 and is expected to enter construction during Winter 2010.

SW 2nd Avenue redevelopment - The CRA continues to pursue a comprehensive vision for redevelopment along the SW 2nd Avenue corridor based on a thorough understanding of the infrastructure issues and market forces (including the closure of Shands at AGH) that will impact redevelopment.

SW 8th Ave Improvements - Design is underway to produce 60% construction drawings. Included in the list of planned improvements are reconstruction of the roadway from SW 9th St to SW 10th St, narrowing driving lanes for inclusion of on-street parking, undergrounding aerial utilities, sidewalk reconstruction to widen and include clay brick streetscaping, clay brick crosswalks, American Disability Act Public Rights of Way Access Guidelines (ADA PROWAG) compliancy, street trees, and decorative roadway and pedestrian scale lighting. Construction is scheduled to begin Winter 2010.

SW 13th Street Pedestrian Overpass Enhancement Design - Update was given to College Park University Heights Advisory Board on August 5th. RFP will be resubmitted to CRA Attorney and City Purchasing with a goal of being issued by end of this fiscal year.

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 facilitating the design of the mounting system.

FAPS

FAPS Heritage Trail - On this agenda.

FAPS Strategic Planning - The FAPS advisory board has completed the strategic planning process, and the advisory board approved the annual budget as well as a 3-year "roadmap" of projects to implement in the Area. The board has developed a framework for evaluating potential project opportunities and created a "roadmap" to help allocate resources and schedules to ensure implementation of redevelopment goals. This framework was recently awarded a 2009 APA Florida Project Award for outstanding achievement in neighborhood planning.

NW 5th Ave Streetscape Phase II (600-1000 BLK) - On this agenda.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to CRA: 1) Receive project update from Staff.

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR****090317. Fifth Avenue Pleasant Street Heritage Trail (B)**

Explanation: In January 2009, the Fifth Avenue Pleasant Street advisory board revised its Redevelopment Plan and completed the strategic planning process for the redevelopment area. The Heritage Trail project arose from these two efforts and addresses multiple Plan objectives such as neighborhood marketing and community investment. The goal of the Heritage Trail project is to create a physical system to recognize the past, present, and cultural significance of key locations and people connected with these neighborhoods. In June 2009, the FAPS advisory board approved the first work order authorizing the CRA consultant Dix Lathrop & Associates (DLA) landscape architects to research the approaches to creating such a system and make recommendations on possible approaches. DLA completed the research and presented it at the July FAPS meeting. Examples of heritage trail systems from Washington DC, Boston, MA, Akron, OH, and Louisiana as well as signage examples were presented. FAPS members expressed support of the project and voted to approve the design approach and move forward with second work order to initiate community workshops, content development and conceptual system design.

The CRA will assist Dix Lathrop and Associates with the second phase. The CRA will assist with gathering the historic and cultural content from various existing sources. To complement this information gathering, DLA will facilitate public meetings in the FAPS redevelopment area to encourage people to come forth with personal knowledge of the neighborhood. The information will be organized and distilled into key points for inclusion within the system. DLA will then create the trail layout and design the markers. Staff will present the content and design work to the FAPS board at preliminary and intermediate stages for public feedback and comment. The third work order will be the construction document phase. This phase will generate the final system layout and design details for fabricating and installing the system markers.

Fiscal Note: FAPS has budgeted \$5,000 for this project for the current fiscal year. Additional funding will be budgeted for fiscal year 2010 to complete the design work. Construction funding will be budgeted for fiscal year 2011.

CRA project number: FAPS-23-SP-2009.

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear a presentation from staff

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090318. Commercial Building at 802 NW 5th Ave – Project Update (B)

Explanation: On November 17, 2009, the CRA approved 802 NW 5th Ave as the site for a new mixed-used commercial building that will be owned by the CRA. The building was envisioned as a two-story structure with the first floor to be leased for a retail/commercial use and the second floor serving as office space for CRA staff.

On April 20, 2009 the CRA Board approved the revised "Butterfly" schematic design with a brick facade, contingent on approval from the FAPS Advisory Board. On May 11, 2009 the FAPS Advisory Board held a joint board meeting and neighborhood workshop. Twenty-two (22) people attended this meeting, including CRA staff and FAPS advisory board members. Staff and DAG Architects presented the revised schematic design and the Advisory Board approved it unanimously.

On June 15, 2009, staff gave a project update, which included the following project schedule:

Design Development: May 12 – June 30, 2009

60% Construction Documents: July 1 – August 17, 2009

CRA Board Review 60% Plans: August 17, 2009

100% Construction Documents: August 17 – October 19, 2009

CRA Board Review 100% Plans: October 19, 2009

Construction - Substantial Completion: November 2, 2009 – May 1, 2010

Construction – Final Completion/Move-in: May 1 – May 31, 2010

Design Development & Value Engineering

PPI/Charles Perry Construction LLC was engaged as the Construction Manager for the project in mid-June 2009 to review the Design Development documents and begin a Value Engineering (VE) process. During the VE process, several changes were suggested as accepted, including:

Structural

Wood frame to replace structural steel

Vinyl window system to replace storefront window system

Slope of roof reduced to material quantities

Size of windows reduced the amount of glass

Interior

Operable partition in conference room replaced with storefront telescopic slider

Hydraulic elevator capacity reduced to 2,500 pounds

Mechanical, Electrical & Plumbing

CPVC piping to replace copper

Air-Sock duct system to replace hard duct system

Eliminated sole proprietorship in the light fixture and mechanical equipment systems

*Exterior**Face brick to replace full brick**Aligned second floor with first floor on west side to reduce material quantities*

The VE items noted above do not change the basic look and feel of the building and therefore are consistent with the schematic design that was approved in April 2009.

There are potential value engineering items that are not consistent with the direction received from the CRA, including alternate exterior materials and LEED. These items will be presented and discussed during the meeting.

Design Development Estimate

The construction cost estimate at the Design Development project phase is \$893,750. The construction cost will be allocated between 2nd floor office (funded by all CRA trust funds) and 1st floor retail/commercial space (funded through debt and repaid by FAPS trust fund only) based on square footage, which is 62% office, 38% retail. The construction cost estimate for the office portion is \$554,125 and \$339,625 for the retail portion of the building.

Revised Project Schedule

The Design Development phase was scheduled to be completed at the end of June. However, because of the value engineering efforts and significant changes to some structural components of the building, the Design Development phase was extended one month. While the extension does not impact the overall project completion date, it does require a change to the schedule as follows:

Design Development: May 12 – July 29, 2009

Design Development Review: August 17, 2009

100% Construction Documents: July 30 – September 11, 2009

Guaranteed Maximum Price Proposal: September 14 - October 2, 2009

CRA Board Review 100% Plans: October 19, 2009

Construction - Substantial Completion: November 2, 2009 – May 1, 2010

Construction – Final Completion/Move-in: May 1 – May 31, 2010

Fiscal Note: *A final guaranteed maximum price will be determined by the Construction Manager once plans are completed. \$511,000 is currently budgeted across the four CRA redevelopment area trust funds. Once the final budget is determined, the four CRA redevelopment area trust funds will fund 62% of the total and the remaining 38% will be borrowed and repaid from the FAPS redevelopment area trust fund. The percent allocation is determined by the square footage of the building. 38% of the building's square footage is dedicated to the first floor retail portion of the building and the remaining 62% is related to second floor office space and shared common areas.*

RECOMMENDATION

CRA Executive Director to the CRA Board: 1) Provide input on value engineering options presented; and 2) approve the Design Development Estimate as construction budget for project

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090320. Model Block - Pleasant Street Design and Construction Approval (B)

Explanation: The Model Block Project (MBP) was conceived to help address the issue of vacant and abandoned properties in the Fifth Avenue Pleasant Street Redevelopment Area. To date, three (3) houses have been rehabilitated and sold. There are seven (7) properties remaining to be completed: six for new construction (three in the Pleasant Street neighborhood and three in the Fifth Ave neighborhood) and one for historic rehabilitation (Pleasant Street).

During the 2009 FAPS Strategic Planning process and the development of a FAPS 3-year redevelopment roadmap, it was determined that the project for Pleasant Street would be started in FY09. The scope of the current Model Block project consists of three properties: 412 NW 4th Street (Site C), 410 NW 4th Street (Site E), and 402 NW 4th Street (Site F)

412 NW 4th Street (Site C)

This house will be a 3 Bedroom, 2 Bathroom with 1,366 heated/cooled square feet. The floorplan and elevations are included as back-up to this item. This parcel is very large in comparison to the size of the house and it extends behind site E, which is a long and narrow lot. In order to provide a backyard at site E, staff has requested a lot split to the Planning Department to reduce the size of the site C lot and increase the size of the site E lot.

410 NW 4th Street (Site E)

This house will be a 3 Bedroom, 2 Bathroom with 1,255 heated/cooled square feet. The floorplan and elevations are included as back-up to this item. See Site C note about lot split and size. By increasing the size of the lot, this house can now have a backyard and therefore increases the marketability of the house.

402 NW 4th Street (Site F)

This house will be a 3 Bedroom, 2 Bathroom with 1,366 heated/cooled square feet. The floorplan and elevations are included as back-up to this item. Staff has requested of the Planning Department a variance for the build to line for this property.

Construction Costs

Oelrich Construction is the Construction Manager and has provided a Guaranteed Maximum Price (GMP) of \$136,035 for Site C, \$131,212 for Site E, and \$135,025 for Site F for total construction budget of \$402,272.

Financing

The construction cost will be financed both through a construction loan from Sun State Federal Credit Union and on-hand Model Block project funding. Staff issued a request for terms from lenders and received one quote, with the following terms: Fixed at 5.99% interest only for 12 months for a maximum of \$130,000 per house, which includes a \$5,000 interest reserve. After 12 months, if house has not sold, the LOC will be interest only for an additional 12 months. After the first 24 months, loan will be amortized over 15 years. The interest rate after the first 12 months converts to an adjustable rate of current T-Bill (CMT)

plus 2.75% margin ballooning in 15 years.

Fiscal Note: The construction costs of \$402,272 will be financed through a \$375,000 construction loan and \$27,272 in Model Block account # 330-790-755-W509-6020-5540. The proceeds from the sale of the houses will be used to repay the construction loan. The remaining proceeds, if any, will be credited back to the CRA Model Block account for use on future Model Block houses.

RECOMMENDATION

Fifth Avenue Pleasant Street Advisory Board to the CRA Board: 1) Approve design of Model Block sites C, E, and F; 2) Approve the Guaranteed Maximum Price (GMP) of \$136,035 for Site C, \$131,212 for Site E, and \$135,025 for Site F for total construction budget of \$402,272; 3) Authorize CRA Executive Director to execute necessary documents for construction loan with terms as presented.

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090319.

Disposition of Model Block (B)

Explanation: The Model Block Program has been addressing the issue of vacant and abandoned properties in the Fifth Avenue Pleasant Street Redevelopment Area. The 1997 Fifth Avenue Redevelopment Plan established several objectives. Some of those objectives included increasing home ownership, increasing affordable housing stock, and increasing infill on vacant lots. The creation of the Model Block program was one of the initiatives to help achieve these objectives.

The CRA is required by law to have disposal procedures in place for real property.

The original Model Block Disposal procedures were adopted in March 2003 pursuant to Chapter 163, Part III, F.S. which allowed the CRA to utilize the following methods when selling properties:

Advertise via marketing, community outreach events and general advertisement to prospective low and moderate income and other homebuyers.

Homebuyers who responded to the efforts mentioned above were invited to apply with the City of Gainesville's Housing Division staff for initial screening that determined qualifications (i.e. income level, credit and down payment requirements).

Contracts for Purchasing and Sale were entered into, whether for finished homes or ones being rehabilitated or constructed.

Selection of buyers were based upon properties available at the time of application, level of readiness at that time, anticipated time of closing and

overall mix of prospective buyers for the entire Model Block area.

Prospective buyers selected from a consortium of pre-selected Freddie Mac approved lenders.

Depending on the property, Historic Preservation Façade Easements may have been required as part of the sale/transfer of title.

Sale provided for use as owner-occupied homes for a minimum of ten years.

Any easements or restrictive covenants were referenced in the Contract and any mortgage documents associated with the purchase and sale were subordinate to such.

The above policies were expanded in December 2004 to require the following:

A minimum of 20% of the properties reserved for persons who make no more than 80% of the median income.

Using the position of citizens on the waiting list as a priority listing for the sale of the properties.

Housing Division worked with citizens on the waiting list (in the order they expressed interest) to find buyers for the properties.

Staff assigned each potential buyer a code number to ensure those who were on the list the longest were given preference.

Should equally qualified buyers be found for any house, the position on the waiting list would be the determining factor in who could purchase the property.

Subsidies provided to make homes more affordable were to be tracked in the form of a second mortgage attached to the property, which would not require repayment unless the property were to be sold or rented within ten years of purchase, in an effort to ensure long term home ownership.

Further changes were adopted in December of 2005 that outlined evaluation criteria for multiple offers based on the former Executive Director Model, now the current model, which took into account the amount offered for the property, whether or not the buyer is a current or former resident of the FAPS neighborhood based on a number of years and whether they are low to moderate income or a first time homebuyer. Each offer was evaluated by these criteria on a point system, resulting in a score from 0-100 for total possible points.

The original procedures and the following policy expansions culminated into a cumbersome and ineffective disposition of the Model Block homes. The spirit in which the policies and procedures were drafted simply wasn't reflected in the end result.

CRA has drafted a proposed procedure which was presented to and approved by the FAPS Advisory Board on July 28, 2009 with an approval condition of being "subject to approval by CRA attorney as to form and legality." In summary, the proposed procedure would sunset and replace any previously adopted or modified disposal procedures.

Under the new procedures, the CRA will use a market-based approach and enter into a sales contract agreement with qualified homebuyers on a first-come, first qualified basis. The CRA may also utilize the services of a Florida licensed real estate broker or sales associate to market the Model Block properties in exchange for an agreed to commission. Marketing efforts will begin on or before actual construction starts, as permitted by law, and CRA staff will advertise via marketing, community outreach events and general advertisements to prospective homebuyers regardless of their income level.

Other details of the sale will remain the same in that Historic Preservation Façade Easements may be required as part of the sale/transfer of title, the sale will provide for use as an owner-occupied home for at least ten years after the sale and all easement or restrictive covenants will be referenced in the contract and any mortgage documents associated with the sale will be subordinate to such.

Fiscal Note: N/A

CRA project number: N/A

RECOMMENDATION *Fifth Avenue Pleasant Street Advisory Board to the
CRA Board: Approve Model Block Disposition
Procedures as presented.*

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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

September 21, 2009

ADJOURNMENT - 5:26 PM