

Community Redevelopment Agency

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



Meeting Agenda

March 16, 2009

3:00 PM

City Hall Auditorium

*Jeanna Mastrodicasa (Chair)
Thomas Hawkins (Vice-Chair)
Jack Donovan (Member)
Pegeen Hanrahan (Member)
Scherwin Henry (Member)
Craig Lowe (Member)
Lauren Poe (Member)*

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least 48 hours in advance.

CALL TO ORDER - 3:07 PM**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****080873. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of February 16, 2009, as circulated.*

080874. Appointment of Roberta Parks to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA appoint Roberta Parks to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board for a term to expire June 17, 2012.*

*Member Donovan: Parks
Member Hanrahan: Parks
Member Hawkins: Parks
Member Henry: Parks
Member Lowe: Parks
Member Poe: Parks
Chair Mastrodicasa: Parks*

080875. Resignation of Jay Reeves from the Downtown Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA accept the resignation of Jay Reeves from the Downtown Redevelopment Advisory board, effective immediately.*

EXECUTIVE DIRECTOR CONSENT**080886. 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

CRA Mixed-Use Office Building at NW 5th Ave – On this agenda.

CRA Sustainability Policy – Staff continues to conduct research on policies. Staff has also met with the director of the UF Office of Sustainability recently for input and suggestions. The target delivery date of the April CRA meeting is being revised so that the advisory boards are given an opportunity to comment before staff presents a draft to the CRA. Presentations to the advisory boards will commence in April, during which Earth Day will be celebrated on the 22nd of the month.

CRA Website – CRA has created a postcard to promote the website. Additional web content and image galleries will be developed and published this spring.

Potential Eastside Expansion Areas – On this Agenda.

Parking Study – Staff has received drafts of the preliminary findings report from the parking consultants and has circulated the reports to affected City departments for comment. Additionally, public input sessions were held with Downtown and CPUH constituents. Staff is in the process of coordinating with the consultant on refining the preliminary analysis and on the next steps of the project, including additional stakeholder/public input meetings.

University Avenue Medians – Garden World of Holiday is currently under contract to refurbish the existing roadway medians. A preconstruction meeting has taken place and construction has begun. The CRA will landscape the five West University Avenue medians and the single medians across from City Hall first. The three East University Avenue medians near the Gateway Project will be started after FDOT completes the resurfacing of the roadway later this year.

University Avenue Improvements – The CRA has substantially completed replacing the waste receptacles and installing two planters along East and West University Avenue. The CRA is ordering four waste containers for additional sites along the Avenue. As part of this project, the CRA also added new bench seating and a new waste container to an un-sheltered bus stop near City Hall.

Eastside

Southeast Gainesville Redevelopment Initiative – The City accepted the Special Area Plan from consultants at the May 12, 2008 City Commission meeting. CRA Staff has met multiple times with the City's Community Development Dept. and the City's Attorney's office to finalize the document in order to begin the process of incorporation into the Land Development Code. The City of Gainesville Planning Department has informed CRA Staff that the issue will likely go to the City Plan Board April 23rd.

Kennedy Homes – The CRA and the City have authorized CRA Staff to act as the agent for the City in the RFP process and redevelopment efforts at this site.

Staff is incorporating new comments from the CRA Attorney and hope to finalize and issue the RFP shortly. Along with the release of the RFP, the CRA is planning a targeted marketing strategy aimed at attracting top caliber respondents.

Cotton Club – Fundraising in underway, and the Cotton Club has planned a community event and rib cookoff at the site for April 4th.

Eastside/5 Points Redevelopment Project –On this agenda.

Exterior Paint Program- Staff will conduct an outreach program for potential applicants for the Exterior Paint Program.

Eastside Gateway – Construction of the Gateway is underway. Concrete ring and terrace wall planters are nearing completion. Electrical conduit and irrigation installation, and sidewalk construction is to occur over the next few weeks. Concrete staining and landscape planting will begin late March. Anticipated completion date is April 2009.

Redevelopment of 1712/1714 Hawthorne Road – On this agenda.

Downtown

Depot Park – The project is moving forward. In February, CRA staff ranked landscape architecture firms and recommended approval of Carol R. Johnson and Associates (CRJA) on this month's consent agenda. CRJA will be responsible for completing the park design and construction documents in time for construction when the remediation is complete in mid-2010. The Depot Park Team has scheduled monthly meetings throughout the rest of 2009. In addition, SPROUT Task Force meetings have been scheduled for the rest of the year. The Cade Museum planning and fundraising process is moving ahead. Staff is also moving ahead with work on the Depot Building. Through a recent RFQ process, Bender and Associates Architects was selected as the new architect for this project. CRA staff met with representatives from GRU, Bergmann and Associates, and Bender and Associates at the State Historical Preservation Office in Tallahassee to discuss specifics related to rehabilitation of the building. Coordination and contracting responsibilities between GRU and CRA regarding the foundation design of the passenger section of the building was discussed in detail.

Downtown Community Plaza – CRA Staff is leading the community through a place-making evaluation process to address the fundamental design and activity issues at play in 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.

Bethel Station – CRA Staff is collaborating with the City and CRA Attorneys regarding the lease structure for the Bethel site. Survey and architectural work is underway and the RFP is in the final stages of review. Staff aims to issue the Bethel RFP in the coming weeks.

Lynch Park – Staff has met with other stakeholder departments to receive a final round of input on the plans in order to finalize the project for construction bidding. The landscape architect is finalizing design documents for the park, which will include a dog park area and a garden area featuring 100% native species, and security lighting features.

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.

Hampton Inn/Lot 9 Redevelopment – The hotel is on schedule to open in the summer

Lot 10 Redevelopment – The option agreement between the City and the CRA has been executed and the RFP is ready for publication.

Porters Neighborhood Improvements – The CRA has received a utility design scheme from GRU and Cox Cable for SW 3rd St (Depot Ave – 400BLK); AT&T design is anticipated. ROW issues must be addressed prior to proceeding with construction documents.

CRA Streetscaping for Depot Ave – The CRA and Public Works Department have coordinated to add CRA streetscaping materials to the Depot Ave Reconstruction project, to be bid in the next few weeks. Streetscaping elements include brick sidewalks, crosswalks, and decorative lighting.

CPUH

SW 13th Street Bus Shelter – RTS has obtained the easement for this shelter adjacent to the Wild Flowers development. RTS is in the process of engineering the site to accept the new shelter.

Gainesville Responsible Hospitality Partnership – GRHP is formulating strategies to help publicize and promote the Responsible Hospitality Partnership and enlist new Responsible Hospitality members.

Depot Rail Trail – JMJ Consulting Engineering completed the feasibility study for the portion of trail located adjacent to the SW 13th Street overpass and between SW 11th and 13th streets. The feasibility study analyzed options for widening and accessing the trail from SW 13th Street. It is recommended that the trail be widened to 10-ft and direct access be provided to the trail from SW 13th Street. Final recommendations were based on shared use path design quality and construction costs. Design concepts for accessing the path will be addressed in the RFQ/Design Competition for the SW 13th Street overpass, to be issued in the summer.

Tumblin Creek Watershed Management Plan – The Tumblin Creek Watershed Management Plan (TCWMP) was completed in late 2007. Projects listed within

the plan have been prioritized and are in the process of being scheduled and budgeted as a part of the recent strategic planning sessions.

SW 2nd Avenue Master Plan – The CRA continues to pursue a comprehensive vision for redevelopment along the SW 2nd Avenue corridor. The goal of this initiative is to formulate a plan that is based on a thorough understanding of the infrastructure issues and market forces (including the closure of Shands at AGH) that will impact redevelopment.

SW 7th Ave Roadway Improvements – Design constraints related to several large heritage oak trees have caused the exfiltration component of this project to be removed from the project scope. Design for the roadway improvements project has resumed, and will include angled and parallel parking, complete sidewalks, upgrading ADA compliancy, and CRA standard streetscaping.

SW 8th Ave Improvements – 30% plans are complete for SW 8th Ave improvements (900-1300 BLK project. The scope of improvements include reconstruction of the roadway from 900-1000 BLK, milling and resurfacing from 1000-1300 BLK, ADA PROWAG compliant sidewalks, undergrounding utilities, safe crosswalks, and CRA streetscaping.

SW 13th Street Pedestrian Overpass Enhancement Design – The Design Competition packet is under review by the City's Legal Department.

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 Strategic Planning – The FAPS advisory board has completed the strategic planning process, and at the January 2009 meeting, 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.

NW 5th Ave Streetscape Phase II – Design is underway to complete construction documents for the next phase of the NW 5th Ave streetscape (600-1000 BLK). The scope includes undergrounding utilities, reconstructing wider sidewalks, ADA PROWAG compliancy, and CRA standard streetscaping.

A Quinn Jones House - The initial steps recommended to stabilize the house are being implemented. Duffield Home Improvement has been contracted to replace the roof and City of Gainesville facilities staff will remove the carport. Members of CRA and Parks & Recreation staff met onsite on February 12, 2009 to discuss continued stabilization efforts and plans for home. Additionally, on February 4, 2009 the State Historical Marker Council unanimously approved the A. Quinn Jones historic marker application.

Fiscal Note: None at this time

RECOMMENDATION

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

080887.**Professional Landscape Architectural Services for Park and Recreation Elements at Depot Park (B)**

Explanation: In December 2008, the CRA issued a request for statement of qualifications to obtain professional landscape architecture services for the park and recreation elements at Depot Park. Eight firms responded to the RFQ, and on February 5, 2009, CRA staff met to evaluate and rank their written proposals. The top three ranked firms were then invited to present their qualifications to the selection committee on February 19th. From these presentations, staff ranked the firms in order of qualifications. The firms are, in order of ranking, Carol R. Johnson and Associates, IBI Group and Perkins+Will.

CRA Project Number is DRAB-09-RP-2008

Fiscal Note: Funding for design services is available in accounts 115-800-X201 HUD EDI grant, 115-790-X150 Recreational Trails Program grant, and 103-850-C350 Urban Development Action Grant (UDAG).

RECOMMENDATION

CRA Executive Director to the CRA: 1) Approve ranking of consultants; and 2) authorize the Executive Director to negotiate and execute a contract for professional design services with the top-ranked firm. 3) If negotiations do not end with a contract with top-ranked firm, authorize Executive Director to enter negotiations with the second firm in order of ranking.

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR****080889. FY2009 Amendatory Budget (B)**

Explanation: On September 15, 2008, the CRA adopted the budget for FY2009 with total revenues of \$5,854,047, which included projected Tax Increment revenues of \$5,133,699 and an additional \$720,348 as an un-appropriated balance in the four CRA trust funds as of June 30, 2008, the latest information available at that time.

In December 2008, the actual value of Tax Increment for FY2009 was determined to be \$5,057,297, a decrease of 1.98%. The un-appropriated fund balance as of September 30, 2008 was 912,582, an increase of 26.69%, bringing the actual CRA FY09 revenues to 5,969,879, a total increase of \$115,832 or 2.04%.

Below are highlights of the changes in the FY2009 Amendatory Budget vs. the FY2009 Budget adopted on September 15, 2008:

*Payroll and Operating Expenses
Changes in Debt Service / Tax Increment Recapture
Appropriation of unexpended TIF revenue based on FY2008 receipts*

*Payroll and Operating Expenses
During the original budgeting process, the City assumed that managers would receive one-time lump sum bonuses in lieu of annual pay increases. The adopted budget reflected this assumption. However, the City Commission later decided that managers would receive annual pay increases. Those increases are reflected in the Amendatory budget.*

Additionally, the budget for contract services increased \$5,200 to cover temporary contractor help with file clean-up and organization.

These increases are offset by a decrease from staffing vacancies. The adopted budget assumed two new employees (CPUH Project Manager and CRA Finance Manager) would be onboard as of October 1, 2008. As of February 28, 2009, these positions were still vacant.

Overall, the net of the proposed changes to the payroll and operating budget result is a decrease of \$33,569.

The operating & payroll expense to tax increment ratio is 20.13%, below the self-imposed limit of 25%.

Changes to Debt Services/Tax Increment Recapture Payments

Eastside - Debt Service remained unchanged. The Eastside does not currently have any development agreements with Tax Increment recapture.

FAPS - Debt Service remained unchanged. The Tax Increment Recapture payment for University House decreased by \$1,006. The recapture payment was estimated at \$30,000 and actual payment will be \$28,994 based on the final 2008 tax values.

Downtown - Debt Service remained unchanged. The Tax Increment Recapture payments were estimated to be \$292,323 based on 2008 actual payments. For FY09, the actual recapture payments will total \$226,084, a reduction of \$66,239. These amounts also include corrections (adjusted to account for correct millage rates) to the 2007 Tax Increment payments made in 2008. The 2006 millage rates were used to calculate the payments instead of 2007 millage rates.

CPUH - Debt Service remained unchanged. The Tax Increment Recapture payments were estimated to be \$167,252 based on 2008 actual payments. For FY09, the actual recapture payments will total \$102,196, a reduction of \$65,056. These amounts also include corrections (adjusted to account for correct millage rates) to the 2007 Tax Increment payments made in 2008. The 2006 millage rates were used to calculate the payments instead of 2007 millage rates.

*Appropriation of unexpended TIF revenue based on final FY2009 receipts
After the changes outlined above are accounted for, additional funds remain available to appropriate to projects.*

*Eastside - \$10,473
FAPS - \$41,466
Downtown - \$73,993
CPUH - \$155,770*

A recap summary of the funding appropriations is included as additional back-up.

Fiscal Note: CRA staff will prepare a Budget Transaction Form to be executed by the City's Budget and Finance Department.

RECOMMENDATION

CRA Executive Director to CRA: Recommend the CRA adopt Resolution 080889, thus approving an amendatory budget for FY2009 as presented.

080890.**Project Update - CRA Office Building at 802 NW 5th Ave (B)**

Explanation: The CRA's offices are currently located at 300 E University Ave, Suite 240 in the Commerce Building. A one-year option has been exercised on the lease and

will expire on February 29, 2010. On November 17, 2009, the CRA approved 802 NW Ave as the site for a new CRA-owned mixed-used office building

At the February 16, 2009 staff provided an overall project schedule:

Schematic Design: February – Mid March 2009

Design Development: Mid March – April 2009

Construction Documents: May 2009 – Mid July 2009

Selection of a Construction Management Firm: March – May 2009

Value Engineering: June 2009

Construction: Mid July – Early 2010

Since the February 16, 2009 meeting, several project milestones have been achieved:

Tuesday, March 3, 2009 - A neighborhood workshop was held at the Wilhelmina Johnson Center

Wednesday, March 4, 2009 – Issued a Request for Qualifications for Construction Managers for CRA Minor Projects

Wednesday, March 11, 2009 – Submitted Site Plan Development Application

At the March 3, 2009 Neighborhood workshop a formal presentation was given that discussed the project's background, introduced the Design Team, provided details of the proposed interior and exterior of the two-story building, and presented proposed schedule for design and construction. Twenty-Four (24) people attended the Neighborhood Meeting including three (3) members of the Design Team, and six (6) CRA Staff Members. There were no objections to the project and all in attendance supported the described improvements. A copy of the minutes is included as back-up to this agenda item.

DAG Architects has completed Schematic design and developed two building concepts. DAG will present those concepts. The Schematic Design phase of the project can conclude and the Design Development phase can begin with approval one of the concepts.

Fiscal Note: *The preliminary budget for construction costs is \$763,000. A final budget will be determined once a Construction Manager is selected and has value engineered the project and determined a Guaranteed Maximum Price. \$511,000 is currently funded across the four CRA redevelopment area trust funds. The remaining balance will be borrowed and repaid from the FAPS redevelopment area trust fund.*

RECOMMENDATION

CRA Executive Director to CRA: 1) Hear presentation from staff and DAG Architects; and 2) approve one of the Schematic Design Renderings of the building.

080891.

March 2009 Project Update – Hawthorne Road Café (B)

Explanation: *On June 9, 2008 the CRA closed on the properties located at 1712 SE Hawthorne Road and 1714 SE Hawthorne Road. 1712 SE Hawthorne Road currently has a vacant 320-foot cement brick structure on the property. 1714 SE*

Hawthorne Road is vacant on 0.14 acre. The properties are zoned MU-1 (Mixed-use low intensity) which can include multiple uses, such as neighborhood shopping centers, eating places, apparel and accessory stores.

The CRA purchased this property with the intent to renovate and redevelopment it in a manner consistent with the goals and objectives of the Eastside Redevelopment area. The goal is to create a commercial space and partner with a business to provide an amenity that can benefits the residents of East Gainesville as well as the residents of Greater Gainesville. One the needed amenities sited in the SEGRI study that this property could potentially accommodate is a small restaurant or diner.

To that end, the CRA entered into a contract with an architectural firm to create a conceptual site plan, preliminary floor plan layout, and architectural renderings for a small restaurant/diner. Those plans were presented at the August 21, 2008 meeting and the Eastside Advisory Board approved the concept of a small restaurant or diner to be developed on the site.

In October 2008, the CRA issued a request for statement of qualifications to obtain architecture professional services for CRA Minor projects. A CRA Minor Project is defined as a project that has a construction budget of less than \$1,000,000 or professional services for a study activity fee not to exceed \$50,000.

One of the firms selected from this process was Urban Studios. The first project that Urban Studios will participate in is the design and construction a new restaurant/café project at 1712/1714 Hawthorne Road.

Urban Studios will provide design services, including Architectural, Mechanical, Electrical, Plumbing, Structural, Fire Protection, Civil Engineering, and Landscape Architecture.

Staff has also been working on completing the Request for Proposals (RFP) to solicit proposals from perspective business owners and/or entrepreneurs. It is anticipated that the RFP will be issued by mid to late March 2009.

The CRA Project number is ERAB-01-AQ-2008.

Fiscal Note: The preliminary budget for the project is \$277,000. A final budget will be determined once a Construction Manager is selected and has value engineered the project and determined a Guaranteed Maximum Price. \$228,355 is currently funded in account number 621-790-W110-W923-4110-5520 and an additional \$4,472 is proposed in the FY09 Amendatory budget for a total funding of \$232,828. The remaining balance will be borrowed and repaid from the Eastside redevelopment area trust fund.

RECOMMENDATION

CRA Executive Director to CRA: 1) Hear presentation from staff and Urban Studios Architects; and 2) approve schematic design concepts as presented.

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

College Park/University Heights Redevelopment Advisory Board

Downtown Redevelopment Advisory Board

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

Eastside Redevelopment Advisory Board

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE

April 20, 2009

ADJOURNMENT - 4:26 PM