

Community Redevelopment Agency

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



Meeting Agenda

November 16, 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 - 3:06 PM**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****090560. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of October 19, 2009, as circulated.*

090560_cra_10-19-2009_20091116.pdf

EXECUTIVE DIRECTOR CONSENT**090571. 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 is expected to start in mid December/early January after four outstanding activities are completed: 1) GRU Permit 2) Final Development Order 3) Construction Financing and 4) Building Permit.

GRU Permit - GRU is currently reviewing the plans and providing comments. The design team, in cooperation with GRU, will work to resolve any outstanding issues.

Final Development Order - Once GRU issues a permit and final glazing calculations are submitted, the City will be able to issue a Final Development Order.

Building Permit - Once the Final Development Order is issued, PPI/CPC will apply for a building permit. This process can take 4-6 weeks.

Construction Financing - On October 19, 2009 the CRA Board approved, by Resolution, a construction to permanent bank loan from Sun State Credit Union for an amount not to exceed \$400,000 to cover the estimated construction cost of the first-floor retail space. The loan application is currently being processed and is expected to close in early/mid December 2009.

University Avenue Medians – Construction is complete on all nine medians between SE 15th Street and NW 18th Street.

University Avenue Improvements – Staff is concluding the Downtown planters pilot project. The CRA installed two black steel planters in front of the businesses in the first block of East University Avenue in early March 2009. Oasis Landscape Services installed two types of Knockout roses provided by Prange’s Florist. In April, the plants were vandalized on two occasions, which prevented adequate growth. In early May, it was determined that the roses continued to struggle in light of continued vandalism and low sunlight. The roses were replaced with a sturdier type of flowering plant to create a more full appearance under these conditions. By June, the plants produced flowers but this was short-lived. Oasis continued to remove trash from the planters. Plants were stolen and replaced as needed. Through out the summer, the flowers were maintained with twice-weekly watering and trash removal but the intended effect of large, flowering displays did not materialize. The planters will be removed in November. If new planters are desired in the future, a different strategy would be to use a different planter design, establish the planters in better sunlight, and select locations with greater on-site monitoring.

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

Parking Study (Downtown & CPUH) – CRA and City staff will meet to discuss the findings and recommendations made by Rich & Associates and will forward pertinent discussion and implementation items to the City Commission, as appropriate.

Eastside

Eastside Fencing Projects – The CRA is working with the Alachua County School Board and the Parks Department on replacing fencing along the perimeter of Williams Elementary and Lincoln Middle School complex.

Eastside Medians Projects – Two new median design projects will be launched in the new fiscal year beginning October 1. They are SE Hawthorne Road, east of SE 15th Street and Williston Road south of East University Avenue. These improvements complement the Eastside Gateway and roadway lighting projects recently completed near these corridors. Staff gave an update to the ERAB at its October meeting.

Kennedy Homes – On this agenda

Redevelopment of 1712/1714 Hawthorne Road – On this agenda

Potential Eastside Expansion Areas and Updated Eastside Redevelopment Plan – Staff and ERAB are finalizing the content for the Plan, and staff is reviewing state statutes to verify the inclusion of all required Redevelopment Plan elements. The draft Plan will be approximately 95% complete by the end of the calendar year. CRA staff is awaiting final information from the City of Gainesville regarding proposed expansions to the Eastside CRA boundaries; once this information is complete, the Plan will be finalized and ready to begin

the adoption process.

Southeast Gainesville Redevelopment Initiative – The original draft special area plan has been significantly modified by City staff and has been approved by the City Plan Board. The Planning Department will coordinate with the CRA and legal staff to finalize the wording of the document prior to its hearing before the City Commission.

Cotton Club – Fundraising is underway, and a new roof has been installed. The recent Ribfest was a great success.

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

East Gainesville Gateway – The gateway plantings are flourishing as designed, requiring little water to maintain. Vandalism of the architectural lighting fixtures continues to occur despite protective measures taken. Replacement fixtures have been installed and the CRA will continue to monitor the condition of the lighting. If vandalism continues to occur, a different strategy for lighting the gateway median may be undertaken.

Downtown

Depot Park - update on this agenda.

Landscape Bulbouts at SE 1st Street and SE 1st Avenue – The CRA is working to expand the landscape planting opportunities on SE 1st Street from University Avenue to the Hippodrome. A partnership with the County is being explored.

Boundless Playground at Depot Park – This project is under consideration for incorporation into Depot Park.

Bethel Station – The Lunchbox Café (formerly known as Café Lono) has been approved as the tenant for the Bethel Station site. Staff is working with the café to finalize and execute the lease agreement, and Technical drawings are currently being drafted in order to take the conceptual vision through the regulatory processes. The project was approved by the Historic Preservation Board October 6th.

Haisley Lynch Park & Gardens – Haisley Lynch Park will receive improvements and fixtures that will make the park more useful and welcoming to the public. The project will begin construction in November. It 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).

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 open. A ribbon-cutting celebration was held October 1st.

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.

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 roadway and pedestrian lighting. Phase I of this project is currently under construction. In accordance with requirements from the State of Florida Department of Historical Resources, the CRA is planning to issue a change order for Phase II to include additional streetscape elements to memorialize the former placement of the Historic Depot Building.

CPUH

SW 13th Street Medians – Conceptual design was completed in early October 2009. Design development is underway.

SW 13th Street Improvements – CRA staff has met with Brown & Cullen, Inc. to develop a scope for the Streetscape Improvement along SW 13th Street from Archer Road to SW 16th Avenue.

SW 7th Ave Roadway Improvements –60% plans were reviewed on October 28th. Engineer will incorporate changes from meeting and begin working on 100% CD's. Scherer Construction has been engaged as CM and is developing GMP. Construction is anticipated to begin January 2010.

SW 8th Ave Roadway Improvements – 60% plans are finalized and were reviewed at a neighborhood workshop held on 9/15. The project scope is being adjusted to include a stormwater management component in order to meet permitting requirements set forth by the SJRWMD for roadway reconstruction projects. CRA staff is working with the residents of La Mancha Condominiums to determine the final geometric layout of the roadway and parking area in front of their property. Easements for the project are in the process of being obtained.

6th Street Improvements – CRA has engaged the Landscape Architect firm of Dix.Lathrop to help develop a vision for the 6th Street corridor. The CRA is currently working with Dix.Lathrop to refine the vision and scope for the project which will include both SW and NW improvements.

6th Street Rail Trail Enhancements – Dix.Lathrop has been engaged and is currently working on sign bases for all Rail-Trail signage as well as design for

an interpretive pedestal sign for the Rail-Trail.

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 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 13th Street Pedestrian Overpass Enhancement Design – The RFQ was posted on the City's website on September 30, 2009. First Round submissions are due back by November 12, 2009 and firms that make the shortlist will be announced the week of November 30, 2009. Firm selections and contract negotiations will take place in late January 2010. To download the documents or see a list of planholders follow the link to Demandstar:
http://www.demandstar.com/supplier/bids/agency_inc/bid_list.asp?f=search&mi=10071*

NW 17th Street Repairs – Brown & Cullen has been engaged as the engineer and Oelrich Construction has been engaged as the CM to repair and reconstruction the 17th Street Sidewalks from University Avenue to NW 3rd Aven

Fiscal Note: None at this time

RECOMMENDATION

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

090561.

Shands AGH - College Park/University Heights (NB)

Explanation: In 1928, AGH opened its doors to become Gainesville's first hospital. For over 80 years AGH has been a major provider of health services for Alachua County and many of the surrounding counties. In 1996, Shands purchased AGH and incorporated the hospital into the Shands Healthcare System, one of the Southeast's premier health systems. In October 2008, Shands CEO Tim Goldfarb announced the closing of AGH due to the declining fiscal position of the hospital.

On November 1, 2009, AGH officially closed its doors. Upon announcement of the closing of the hospital and in considering the future of the AGH site, Shands/UF expressed an interest in engaging the CRA/City of Gainesville in helping to develop a vision for the future of the site as it relates to the redevelopment of the area. The CRA anticipates being an active participant in the redevelopment of the site and the potential economic impact of the redevelopment to the surrounding College Park/University Heights district and the City of Gainesville. The CRA has many redevelopment projects planned in

the College Park/University Heights district that will be an asset to the redevelopment of the AGH site. The CRA's desire is to continue the vision of SW 2nd Avenue as an integral artery connecting UF and the City of Gainesville.

Shands is currently developing plans for the demolition of the site and has tentative plans to demolish the existing structure mid year 2010. Shands is working on this interim site plan and hopes to have it ready for submittal later this year or early 2010. Shands has expressed to CRA staff that it will utilize existing studies and redevelopment in the area as a guiding factor for future plans.

Prior to AGH closing its doors, the University of Florida announced that it was awarded an \$8.3 million grant from the Federal Economic Development Administration to help create the Florida Innovation Hub at UF otherwise described as a "super incubator." The proposed 45,000-square-foot facility is slated to be built on what is now a parking lot at AGH and will house UF's Office of Technology and Licensing. The largest part of the 45,000 square foot facility will serve as a business incubator for the many new companies being developed around university discoveries. It will provide flexible dry and wet laboratory and office space and a number of spaces for common use. The facility will nurture start-up. On October 15, 2009, UF awarded the design build contract for the building to PPI/Charles Perry Construction from Gainesville, FL. The building is scheduled to begin construction in early 2010 with a projected completion date of September 2011.

Fiscal Note: \$452,899 is budgeted in CPUH account #618-790-W151-W763-6020-5520.

RECOMMENDATION

Executive Director to the CRA: Continue to provide updates to Board.

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR****090562. Depot Park Program: Gainesville's Historic Depot Building - Project Update (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.

At this month's CRA meeting, CRA staff will review the progress of the project to date and present the latest design development drawings for the building's interior layout and landscape design for the front park entrance (Zone A of Depot Park).

The following summary provides recent background information on the progress of the project:

June 2009

The CRA Board adopted the summary recommendations contained within the Depot Building Historic Structures Report. These recommendations serve as guidelines during the development of design and construction documents.

- Comply with both the Secretary of Interior's Standards for Rehabilitation and the U.S. Green Building Council's recommendations for LEED certification*
- Restore the building configuration to its historical period of concern appearance, i.e., ca. 1861 to 1930*
- Incorporate as many energy conservation features as possible*
- Design mechanical systems for two zones, the 1910 passenger depot, and the 1910 freight office depot portion of the general building. This will minimize impact on historic fabric and maximize individual climate control.*
- Design the site to recognize and respect historical site features, including the 1922 building footprint, as well as the existing railroad tracks west of the building.*
- Protect archaeological resources and recover any archaeological resources that are uncovered during the Brownfield restoration*
- Retain a qualified archaeologist to conduct a visual analysis of the site*

July 2009

- 2010 Bond is issued with allocation to Depot Building project. This allocation*

provides funding to complete design development and construction documents for the project. The remaining balance of funds will be allocated towards the construction budget.

August 2009

- The CRA Board approves the Bender and Associates Architects, P.A. (B&A) proposal to complete design and construction documents for the Depot Building rehabilitation and historical context area (Zone A of Depot Park). Notice to Proceed is given to B&A to begin design development.*
- B&A coordination with Depot Park designers (CRJA) on northern park concept diagram*
- Wild Spaces Public Places funding allocated to the construction of Depot Park/Depot Building*

September 2009

- CRA Board approves Depot Park Master Plan Phase I: Northern Park Concept Diagram. Notice to Proceed given to B&A to further develop Zone A of master plan.*
- Depot building interior layout alternatives are developed*
- Engineering base drawings for site plan are being developed*
- Coordination with GRU consultants, Bergmann and Associates, for the building's foundation design*

October 2009

- Concepts for building interior layout and Zone A are submitted by B&A; concepts distributed to park stakeholders for input and comment*
- Downtown Redevelopment Advisory Board reviews and provides input on design development drawings*
- GRU consultants (Bergmann and Associates) submit draft foundation plans to CRA/B&A for review/comment*

Fiscal Note: None at this time.

RECOMMENDATION

Executive Director to the CRA: 1) Hear a presentation from CRA staff; and 2) approve the Depot Building design development documents for the interior layout and Zone A, as presented.

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090564.

Kennedy Homes Update (NB)

Explanation: On May 28th, the CRA, as agent for the City of Gainesville, issued an RFP soliciting private-sector partners to participate in the redevelopment of the former Kennedy Homes site. The vision for this property is redevelopment into a mixed-income residential community. Final responses to the RFP were due October 28th, and no responses were received for the site. Current market conditions, particularly for residential projects, are extremely difficult; however the CRA is committed to pursuing a superior product for this site. The CRA will

continue to pursue project implementation and will not compromise on issues of design, quality, or other key factors which will impact both the Kennedy Homes site and the surrounding community.

At this time, Staff will reconsider the approach to the project, the structure of the RFP, and the impact larger economic and market conditions. Staff will reformulate a strategy for pursuing project implementation and will bring the issue back to the CRA at a later date.

Fiscal Note: None at this time

RECOMMENDATION

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

090566.

University House Development Agreement (B)

Explanation: The Transformational Incentive Program allows for projects that receive 25 points to request 80% of the increment generated by the project for 15 years. The program was amended to allow those projects that receive 50+ points to request 90% of the increment. In the University House application that was considered by the CRA Board on July 17, 2006, the Developer requested 80% of the increment generated by the project for 15 years. This equaled an incentive capped at a Net Present Value of \$2,168,048. The remaining increment would be allocated to the Fifth Avenue/Pleasant Street Redevelopment Area in the amount of \$965,990.57 over fifteen years. After fifteen years the full increment generated by the project would be allocated to the Fifth Avenue/Pleasant Street Redevelopment Area Trust Fund until the end of the district's life.

The developer claimed 40 points under the Fifth Avenue/Pleasant Street points system for the Incentive Program, which made them eligible for the requested incentive. Staff agreed with that assessment. In addition, the application was reviewed by outside consultant PMG Associates, Inc. PMG Associates found that a gap of \$4.8 million did exist and that the project met the requirements for the incentive by meeting the 40 points as proposed. A copy of that report was submitted with the application from University House Partners at the July 17, 2006 CRA meeting.

The Fifth Avenue/Pleasant Street Advisory Board reviewed the application at their June 27, 2006 meeting and unanimously recommended approval of the incentive request of 80% of the increment generated by the project for 15 years.

On July 17, 2006, the CRA approved the request by University Partners for incentives under the Transformational Project Incentive Program. The project was approved for a 15 year tax increment reimbursement for their student housing project located in the Fifth Avenue Pleasant Street Redevelopment Area on the corner of NW 13th Street and NW 7th Avenue. University House was adversely affected by the Florida Supreme Court's decision, known as "Strand", which forbade redevelopment agencies from entering into multi-year development agreements. Due to this action, the CRA entered into a one year

development agreement, which expired November 12, 2009. The initial agreement allows the Developer to request the CRA to consider additional agreements. In October 2008, the Strand decision was revised to allow multi-year agreements, so the Developer has requested CRA reconsider entering into a multi-year agreement.

On August 20, 2009, under the terms of its one-year agreement with the CRA, the Developer paid \$120,000, to be held in escrow by the City to fund improvements to the A. Quinn Jones School Facilities and the CRA paid the Developer \$28,994 in Tax Increment Recapture. On September 2, 2009 CRA staff received a letter from University House requesting a new agreement for a term of fourteen years, which is the original fifteen year term approved by the CRA, less the one year term of the current agreement which expired November 12, 2009.

Per the agreement, the CRA would provide Tax Increment Revenue to the Developer in the form of a Tax Increment Recapture contingent on compliance with the Agreement (performance benchmarks outlined in Section 6 of the Agreement) and as an incentive for the development and maintenance of the project only.

The amount of the Tax Increment Recapture will be based on reimbursement for actual costs and will be paid to the Developer on an annual basis over fourteen years beginning on May 1, 2010 (for 2009 property tax year). Annual payments will continue each successive May 1st until the present value of the annual payments made is \$2,139,054 (this represents the original net present value of \$2,168,048 minus the \$28,994 paid in 2009). That amount is a cap on the incentives offered and if the cap is reached prior to the full fourteen years, the payments will cease once the cap is reached. If the full fourteen year payments do not reach the capped amount, the Developer will receive no further payments after the fourteenth payment.

The Development Agreement also requires the execution and recording of a Declaration of Restrictions which restricts certain uses on the property and a Façade Preservation Easement, which requires the Developer maintain the exterior of the project.

Fiscal Note: \$142,000 was budgeted in FY10 in anticipation of an executed agreement in account # 613-W536-W65.

RECOMMENDATION

Executive Director to the CRA: (1) Approve the Fifth Avenue Pleasant Street Area Transformational Project Development Agreement as presented; (2) authorize the Executive Director to execute the Agreement, subject to approval as to form and legality, by the CRA attorney.

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090566_EXHIBIT B_11162009.pdf
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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****090565. Project Update and Guaranteed Maximum Price - Hawthorne Road Café (B)***Explanation: Background*

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.

In October 2008, the CRA approved the concept of a small restaurant or diner for this site and general scope of an RFP to attract a business as a tenant. In February 2009, Urban Studios was selected as the architects to provide design services, including Architectural, Mechanical, Electrical, Plumbing, Structural, Fire Protection, Civil Engineering, and Landscape Architecture.

*Progress-to-Date**Request for Proposals (RFP)*

Staff developed and issued an RFP on April 30, 2009. The request invited proposals from restaurateurs, entrepreneurs, and business owners interested in a sit-down dining/restaurant establishment. The responses were due June 22, 2009 and no proposals were received. At its October 27, 2009 meeting the Eastside Redevelopment Advisory Board made a recommendation to the CRA board to move forward with construction, and secure a tenant through a competitive solicitation process concurrently while the building is under construction. A potential time line for re-issue of the RFP is January 2010.

Site Plan Approval

The project is considered to be a "minor" project based on the City's criteria and therefore will be reviewed by City staff and not by a citizen's review board (e.g. Development Review Board or Plan Board). The Design team has submitted the 100% site plan construction documents to the City's planning staff. City staff has provided comments and those comments are currently being addressed in the Site Plan, once the site plan is updated, the City can issue a Final Development Order.

Florida Department of Transportation (FDOT) Permit

Because Hawthorne Rd is a state-maintained highway, the project requires approval from FDOT to connect drainage, etc. from the site to Hawthorne Road. The FDOT granted permit approval on September 29, 2009.

Construction Documents and Construction Cost Estimate

100% construction documents have been completed by the design team and reviewed by staff and BBI Construction Management, the CM for the project. One of the significant contributors to the cost is the amount of site work compared to the actual construction of the building.

Guaranteed Maximum Price (GMP)

The GMP Price for the project is \$330,734. The GMP represents the maximum amount that can be paid by the CRA, assuming no major changes in the scope of the project. The opportunity does exist; however, that the CRA may pay less than the GMP as the actual bids for trade packages may be less than proposed in the GMP, resulting in savings that are returned to the CRA. Additionally, if any contingency remains after project closeout, that amount is returned to the CRA as well. In contrast, if the actual bids for trade packages are more than proposed in the GMP, the CRA will not pay more than the amount in the GMP. This type of open book accounting allows for greater insight into construction costs and greater accountability for all parties.

Fiscal Note: The GMP for the building project is \$330,734. \$339,000 is currently available in account number 621-790-W110-W923-4110-5520.

RECOMMENDATION

Eastside Advisory Board to the CRA: Approve moving forward with construction and securing a tenant through a competitive solicitation process concurrently while the building is under construction.

CRA Executive Director to the CRA: 1) Approve the Guaranteed Maximum Price of \$330,734 to construct a new café building at 1712/1714 SE Hawthorne Road.

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Fifth Avenue/Pleasant Street Redevelopment Advisory Board

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE

December 21, 2009

ADJOURNMENT - 4:53 PM