

Community Redevelopment Agency

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



Meeting Agenda

September 21, 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****090423. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of August 17, 2009, as circulated.*

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EXECUTIVE DIRECTOR CONSENT**090424. 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 August 17, 2009, the CRA Board approved the building design, contingent on approval by the FAPS Advisory Board. The CRA Board noted that the color of brick under windows did not match surrounding brick. To correct this, the design slightly modified to replace the brick with wood under the windows. On September 3, 2009, a joint FAPS Advisory Board and Neighborhood meeting was held at the Wilhelmina Johnson Center. The FAPS Board approved the modified design and the final building design.

University Avenue Medians – Construction is underway on the eastern portion of the project between East 12th Street and East 15th Street. The first median north of the Eastside Gateway is complete. Once the eastside medians are finished, contractors will address the downtown median next, followed by the five remaining medians in CPUH.

University Avenue Improvements – Staff is continuing to monitor the Downtown planters, which were given a new planting scheme in late-May. 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, or sooner if warranted, and a

determination will be made whether to expand or terminate 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) – On this agenda.

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 new decorative fencing is proposed for the SE Hawthorne Road frontage. 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. The Eastside Redevelopment Advisory Board approved budgets and reviewed potential material designs for these projects at its August meeting. Staff is preparing cost estimates for review by the Eastside advisory board.

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. Zamia Design Landscape Architecture is the project designer.

Kennedy Homes – The RFP has been issued. A second pre-bid meeting will be held September 24th and after that meeting staff will make a determination as to whether the original bid deadline (Sept. 30th) may need to be extended.

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. Staff continues to discuss possibilities with potential tenants and will provide an update to the Board in October 2009.

Potential Eastside Expansion Areas – ERAB will work with Staff to consider necessary changes to the Redevelopment Plan. These changes will accommodate the proposed expansion areas and will also help streamline the Redevelopment Plan into a more efficient, flexible, and action-oriented tool to support revitalization.

Southeast Gainesville Redevelopment Initiative – Planning Staff has scheduled

this item for the September 24th meeting of the City Plan Board.
Cotton Club – Fundraising is underway, and a new roof has been installed. The recent Ribfest was a great success.
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 – On this agenda.

Boundless Playground at Depot Park – CRA staff provided an update to members of the Recreation, Cultural Affairs and Public Works Committee on September 10th. The Felburn Foundation initially wanted to fund the project in 2009; however, the Foundation decided in August to defer making a decision until a future date.

Bethel Station – 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. Architectural drawings are currently being drafted in order to take the conceptual vision through the site plan and building permit processes. The project is scheduled to be heard by the Historic Preservation Board October 6th. 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 open. A ribbon-cutting celebration will be held at 11am 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.

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 roadway and pedestrian lighting. This project is currently under construction.

CPUH

SW 13th Street Medians - Zamia Design provided staff with three conceptual designs on September 13th. These designs will be optimized and resubmitted for staff review and approval later this month. CRA is coordinating with FDOT on maintenance agreements and the general use permit. GRU is assisting with placement of irrigation supply infrastructure.

SW 13th Street Bus Shelter – The site is located near the Wildflower and Oakbrook Walk developments on SW 13th Street. RTS is moving forward with site development. Engineering plans are complete and Public Works is contracting with Joytech Construction, Inc. for installation. Specifications for the Kaleidoscope shelter, bench, waste receptacle, and site railing are being finalized prior to placing the order.

Depot Rail Trail – The CRA Board and City Commission approved the Domus Small Series as a standard lighting fixture for use on the City's rail trail system. Design for enhancements of the Rail-Trail are being scoped and scheduled and will include this fixture for illuminating the path.

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. A neighborhood workshop was held on September 3, 2009 with the purpose of introducing the project to property owners along the corridor and to collect feedback on the 30% level design plans.

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 –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. A neighborhood workshop is being held on September 15, 2009 with the purpose of introducing the project to property owners along the corridor and to collect feedback on the 60% level design plans. 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. RFQ 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 planning to work with Dix Lathrop Landscape Architects on the design of the sign mounting system.

FAPS

FAPS Strategic Planning – The Florida Chapter of the American Planning Association has recognized the FAPS Redevelopment Plan and Strategic Planning framework, created by CRA staff and neighborhood citizens, as the state's top Neighborhood Planning initiative. The project has also been nominated for the American Planning Association's national awards program.

FAPS Heritage Trail – The CRA and Dix Lathrop Landscape Architects are planning a community workshop on Saturday, October 3rd from 9 AM to 12 PM to collect information about significant places, events, and people from the Fifth Avenue and Pleasant Street neighborhoods. The meeting will be held at the Mt. Pleasant United Methodist Church.

A Quinn Jones House – The dedication to unveil the historic marker was held on Thursday, September 10, 2009. The exterior renovations are planned to start in October 2009. Staff is currently working with the State Historic Preservation Office to ensure that the planned exterior renovations are consistent with the state's expectations for a building that is nominated for the National Register of Historic Places.

Model Block – The construction of three new houses (412 and 402 NW 4th Ave and 410 NW 4th Street) is expected to start in October 2009, pending approval of a build-to variance and a lot split.

NW 5th Ave Streetscape Phase II (600-1000 BLK) – 90% plans are completed for the streetscape between NW 6th and NW 10th streets. The scope of improvements includes undergrounding aerial utilities, brick sidewalks and

crosswalks, decorative lighting, construction of new curb and gutter, and milling/resurfacing of the roadway. Construction is scheduled for winter 2010.

Fiscal Note: None at this time

RECOMMENDATION

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

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

SECRETARY

EXECUTIVE DIRECTOR

090425. Depot Park Update (B)

Explanation: Depot Building: Last month, the CRA approved a work order allowing Bender and Associates to complete design and construction documents for the restoration of the depot. Design work is in progress, which consists of developing the building site plan in September, coordinating architectural, structural and MEP in October, and completing construction documents for permit submittal by early February 2010. Bender is coordinating with Carol R. Johnson and Associates, the park designer, on the design of the Depot context area surrounding the building. The context area is part of a proposed conceptual design for the entire north portion of the park, described below. Regular discussions and review of the design work with the State Department of Historical Resources will be thoroughly tracked and properly addressed.

Park Design: Carol R. Johnson and Associates (CRJA) is beginning park programming and conceptual design of the northern portion of the park in concert with Bender and Associates. The boundaries of the conceptual site plan are South Main Street (west), Depot Avenue (north), SE 4th Street (east), and the northern edge of the Phase 2 stormwater pond (south). The conceptual site plan is the key element in obtaining approval from the City to relocate the depot building to its permanent site and begin its rehabilitation. At the conceptual level, CRJA and Bender will address the historic building context, LEED and state preservation requirements, pedestrian circulation, the routing of bike paths, and park entrances. Staff and CRJA will provide an overview of the conceptual site plan for the northern area and will request CRA approval of the design direction in order to complete the area site plan.

Road Work: Public Works has initiated the reconstruction of Depot Avenue Segment 3 between South Main Street and the east 600 block. The roadway will receive in-street bike lanes, new sidewalks, a roundabout at SE 4th Street, and new medians. In addition to these improvements, the CRA is contributing funding toward decorative paving and lighting. The first phase consists of rebuilding the roadway from SE 2nd Street to the east 600 block during the remediation of the Depot Park site. The second phase will reconstruct the balance of the roadway after Phase 1 remediation is substantially completed, anticipated to be late-February. Regarding the South Main Street reconstruction, FDOT has shifted traffic to the southbound lanes between North 1st Avenue and North 8th Avenue. Roadwork will take place exclusively in this area until early January when it is expected that FDOT will begin working south of University Avenue to Depot Avenue. The Public Works Department provides updates on both of these projects on its website.

Remediation: As of late August, 100% of the Petroleum Cleanup Preapproval (PCP) Program funding was in place, which will cover \$3.0 million of the approximately \$7.0 cost of Phase 1 remediation. The FDEP funding will not require an increase in the remediation cost recovery factor charged to GRU gas rate payers. PCP funding is traditionally sourced from the Inland Protection Trust Fund by legislative appropriation. This year however, the program had to obtain bond funding due to redeployment of funds by the state. Phase 2 remediation does not involve state funding and will instead be funded by the GRU gas rate payers, estimated to be approximately \$7.3 million. GRU is preparing to fence the entire remediation site and expects to mobilize by mid-September. During September and October, preliminary construction work will take place involving the dewatering system, utilities and stormwater work. In late November, the remediation contractor (Envirotek) will begin Phase 1 excavation at Poole Roofing and then proceed south across Depot Avenue. Phase 1 is expected to conclude in early January at which point the excavation will be backfilled by late-February. It is anticipated that the Depot Building will begin moving back to its permanent site between February and early May. Phase 2 remediation of the park site is anticipated to begin after Phase 1 and continue through summer 2010.

Fiscal Note: None

RECOMMENDATION

Executive Director to the CRA: 1) Hear a presentation from CRA and Carol R. Johnson Associates staff; and 2) Approve the conceptual design for the master plan for the northern part and authorize staff to move forward to design development.

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090426.

FY2010 Budget Resolution (B)

Explanation: Every September, the CRA Board adopts a budget for the next Fiscal Year. In preparation for budget adoption, each Advisory Board reviews a proposed budget and provides a recommendation to the CRA Executive Director that is then recommended to the CRA Board. The four Advisory Boards (FAPS, Downtown, Eastside, and CPUH) have approved their respective budgets.

The budget is divided into five (5) general sections: 1) Revenues 2) Personal Services 3) Operating Expenses 4) Non-Operating Expenses and 5) Project Funding. Below are highlights from each section of the proposed FY2010 Budget for each Redevelopment Area:

1) Revenues

For FY2010, Tax Increment funding for the CRA (four combined Redevelopment Areas) is estimated to be \$5,965,232, an increase of 16.2% from FY2009. Additionally, there are unappropriated fund balances of \$108,561 across the four Redevelopment Trust funds that are primarily attributed to

interest income on fund balance. The total estimated FY10 revenue for the CRA is \$6,073,793.

2) Personal Services Expenses

Ten full-time employees are included in FY10, the same as FY09. Most CRA staff provides shared-support across all CRA redevelopment areas in the functional areas of planning, project management, engineering, development finance, and budgeting. A portion of each staff person's salary and benefits (i.e. Personal Services) is allocated to each redevelopment area, with the exception of the CPUH Project Manager, which is allocated 100% to the CPUH redevelopment area.

Personal Services expense for CRA staff is \$719,241.

Additionally, the CRA is supported by two City of Gainesville attorneys that each spends 30%-35% of their time directly supporting CRA projects and a portion of the City Clerk's staff, per direction from the City Commission.

The total Personal Services expense for CRA is \$827,973.

3) Operating Expenses

The total proposed FY10 operating expense is \$382,129. Operating expenses cover general overhead expenses that are required to operate the CRA, including but not limited to travel, training, rent, telephone, office supplies, and an overhead allocation from City for shared support (HR, Payroll, Accounting, etc.).

The total Payroll and Operating Expenses to Tax Increment ratio is 20.29%, which is a measure of how much Tax Increment funding is used for overhead, is below the self-imposed 25% threshold. Additionally, each Redevelopment area meets threshold requirements individually: Eastside 21.74%, FAPS 19.76%, CPUH 21.58%, and Downtown 17.49%.

4) Non-Operating Expenses (Debt Service, Obligations to City of Gainesville and Tax Increment Reimbursements)

Obligations to the City for payments on loans include West Univ Ave Lofts (\$34,074) and SW 2nd Ave (\$58,196)

Eastside District Note - Tacklebox Bond (\$21,825), Arlington Square Note (\$6,100), FAPS Model Block Note (\$50,018), Courthouse Parking Garage Note (\$112,086), and an estimated \$12,667 for 5th Ave Commercial Building Note.

Transfers to the General Government fund in the amounts of \$10,690 and \$2,651 for the Other Post Employment Benefit Bond (OPEB) and Pension Obligation Bond (POB) respectively is also included. The total for non-operating expenses is \$309,055.

TIF incentive payments for the Campus View (\$89,638), Heritage Oaks (\$17,290), Stratford Court (\$16,742), Woodbury Row (\$16,626), Camden Court (\$12,944), Union Street (\$189,888), and Commerce Building (\$71,340) are also budgeted. A University House reimbursement of \$142,220 is included, pending an executed development agreement.

The total for CRA TIF Development Agreements is \$556,688.

5) Project Funding

After payroll, operating expenses, and debt service, and incentive payments there is \$3,997,948 available to appropriate for projects. See back-up (Attachment A) for funding by project and a description of project.

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 the CRA: 1) Adopt Resolution #090426 approving the budget for FY2010.

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090032.

Parking Study – Downtown (B)

Explanation: As the Downtown and College Park/University Heights areas continue to redevelop, the demand for parking is expected to increase. An adequate supply of parking and proper management of parking resources is important in ensuring the continued success of the increasingly urbanized area. It is also important to understand that the public perception about parking resources is often just as influential to this discussion as is the actual data related to parking supply, demand, and use.

The CRA is attentive to issues related to parking resources, as parking infrastructure is an important component in attracting increased investment in urbanized areas. Successful redevelopment must attain a balance between accommodating a high demand for parking without sacrificing the human scale and people-oriented nature of the area. The CRA has been working with parking consultants Rich & Associates in order to address parking issues in both Downtown and CPUH. The parking study is not conceptual in nature; rather it utilizes hard data, parking supply and demand measurements, stakeholder information, and sophisticated modeling techniques to understand and plan for current and future parking needs.

Final recommendations are now available for the Downtown study. Consultants from Rich & Associates will be in attendance to present the Downtown report to the CRA. The findings for CPUH will be presented at the October CRA meeting.

Fiscal Note: \$50,000 is budgeted in CPUH account #618-790-W741-5520 (Parking Management). Parking consultant services within CPUH will be approximately \$48,000. \$25,000 is currently budgeted in DRAB account #610-790-W229-5520 (Project Related Professional Services - Parking Study.) Parking consultant services within Downtown will be approximately \$24,000.

RECOMMENDATION

Executive Director to CRA: 1) Hear a presentation from staff and consultants; 2) Provide input regarding the parking study recommendations. This information

will be compiled by City/CRA staff and presented to the City Commission for action.

Legislative History

5/18/09 Community Redevelopment Agency Discussed
 090032_PPT_20090518.PDF
 090032_STUDY_09212009.pdf
 090032_Parking Study_mod_ppt_20090921.PDF

090315. Lot 10 (NB)

Explanation: At the August meeting, the CRA learned that one proposal (from Corporex Companies, LLC) was received for the Lot 10 RFP. After staff evaluated Corporex's response to the RFP, the proposal was determined to be nonresponsive. In light of this determination, no further consideration can be given to the proposal. To determine how to move forward, the CRA requested Lot 10 redevelopment be scheduled for discussion at the September CRA meeting. At the meeting, the board may discuss this issue and provide direction regarding potential future steps for the site.

Fiscal Note: None at this time

RECOMMENDATION CRA Executive Director to the CRA Board: Provide input as necessary.

Legislative History

8/17/09 Community Redevelopment Agency Continued (6 - 0 - 1 Absent)
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CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

College Park/University Heights Redevelopment Advisory Board

Downtown Redevelopment Advisory Board

Eastside Redevelopment Advisory Board

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE

ADJOURNMENT - 5:30 PM