

# Community Redevelopment Agency

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



## **Meeting Agenda**

**December 15, 2008**

**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 - 3:05 PM****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****080663. Community Redevelopment Agency (CRA) Minutes (B)**

**RECOMMENDATION**      *The CRA approve the minutes of November 17, 2008, as circulated.*

**080664. Cancellation of the January 19, 2009 CRA Meeting (NB)**

**RECOMMENDATION**      *The CRA cancel the January 19, 2009 CRA Meeting due to the Dr. Martin Luther King, Jr., Holiday.*

**080665. Resignation of Matthew Norton from the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (NB)**

**RECOMMENDATION**      *The CRA accept the resignation of Matthew Norton from the Fifth Avenue/Pleasant Street Redevelopment Advisory Board, effective immediately.*

**EXECUTIVE DIRECTOR CONSENT****080666. SW 13th Street Bus Shelter (NB)**

*Explanation: At the August CPUH advisory board meeting, the members approved the Landscape Forms Kaleidoscope bus shelter and Plexus bench for three test sites in the redevelopment area. Staff then presented the CPUH recommendation to the CRA board on August 18, 2008. The CRA authorized staff to pursue only the SW 13th Street test site at the Oakbrook Walk development. A private developer contributed \$25,000 to fund this shelter and it was anticipated that no CRA funds would be needed. RTS now estimates that the concrete pad and retaining wall cost has increased to approximately \$18,000. A 3 post Kaleidoscope (2 bays) and the Plexus backless bench (3 seat) with 2 arms is estimated to cost approximately \$13,880. With only \$25,000 available from RTS, a \$7,000 funding gap exists for the construction of this project. RTS has requested that CPUH provide funding to bridge the gap. CPUH reviewed this item on December 3, 2008 and approved the funding.*

*The CRA project number is CPUH-09.04-SC-9999.*

*Fiscal Note: Funding is available in the CPUH Primary Corridors - SW 13th Street Bus Shelters account 618-W749-W86. The total available budget in this account is \$60,000.00.*

**RECOMMENDATION**

*CRA Executive Director to the CRA: Approve funding the actual cost of the bus shelter and bench installation over \$25,000 from the private developer, not to exceed \$7,000.*

**080667.**

**Architecture Professional Services for Minor Projects (B)**

*Explanation: 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. Eleven firms responded to the RFQ, and in November, CRA staff met to evaluate and rank their written proposals. The top five ranked firms were then invited to present their qualifications to the selection committee on December 4th. From these presentations, staff ranked and selected the top three firms to negotiate continuing services contracts. Firms were generally ranked and will be selected for projects according to their expertise. The selected firms are DAG Architects, Urban Studio and 4M Design Group. Each of the selected firms also had local consultants working on their project team. DAG Architects have two local engineering consultants. Urban Studio has one local architectural consultant and is also a minority/woman owned firm. 4M Design has one local engineering consultant. Examples of the types of projects that these firms will be selected for are FAPS Model Block Project, 1712/1714 Hawthorne Road, and Fifth Ave Mixed-Use Building.*

*Fiscal Note: Fees and budgets to be charged will be determined on a per project basis. Projects selected are expected to cost less than \$1-million in construction.*

**RECOMMENDATION**

*CRA Executive Director to the CRA: 1) Approve ranking of consultants; and 2) authorize the Executive Director to execute continuing contracts for architecture services with the selected firms.*

**080668.**

**CPUH Budget Transfer and Account Clean-Up (B)**

*Explanation: In May 2008, the CRA implemented a new project naming and numbering system to have more accountability for projects and better visibility into budget. Prior to this new system, budget dollars were grouped into macro-level budgeting units. For example, if \$100,000 was approved for lighting upgrades along NW 5th Ave and \$50,000 was approved for general streetscape improvements along NW 6th St, then \$150,000 could be budgeted into a General Streetscape account to cover both projects.*

*With the newly implemented project naming and numbering system, each*

*project has been assigned a separate budget account. CRA staff has performed an extensive analysis, which required reviewing prior year budgets, reviewing approved agenda items, and reviewing the details of Advisory Board budget items, to research the accounting in each budget account. As a result of this analysis and new project system, there are budget transactions required to transfer dollars from existing accounts to newly created budget accounts.*

*The account clean ups for Eastside, FAPS, and Downtown areas were approved by the CRA in August 2008 and transfers to clean-up account occurred in September 2008 just prior to the close of Fiscal Year 2008. Due to the Strategic Planning efforts and number of CPUH accounts to be reviewed, CPUH was not included in the clean-up process.*

*A summary of the proposed budget transfers is included as back-up.*

*Fiscal Note: The transfers will result in a net zero dollar impact. CRA staff will prepare a Budget Transaction Form and City Finance and Budget will review and perform the budget transfers. The CRA project number is CFED-04.04-BU-2008:Multi-Year Budget Clean-up.*

**RECOMMENDATION**

*CRA Executive Director to the CRA: Approve Budget Transfers as presented.*

**080181.**

**Depot Park Update (NB)**

*Explanation: The CRA has been designated as the lead agency for the Depot Park Project and is responsible for providing status reports to the CRA on a regular basis. In July, GRU staff provided an update of remediation milestones completed and overview of the current schedule. A summary of recent activity is presented below.*

*Project Management: The CRA convened the Depot Park Team on December 2nd and introduced new project management tools. It is anticipated that 2009 will see an escalation of construction activities consisting of the planned Phase I remediation, reconstruction of Depot Avenue, and partial depot building rehabilitation. Coordination and communication will be a paramount concern. These tools will be used to track the progress of major tasks at regular monthly meetings and to clarify roles and responsibilities among the project team members. Staff will explain these tools during the meeting update. Staff will also present the revised project schedule.*

*Cade Museum: The Cade Museum leadership is working with the Boston-based museum design firm E. Verner Johnson and Associates to develop a conceptual building design. The Cade Museum leadership is also moving ahead with funding feasibility and should have more information available around the end of the year. Staff anticipates that a concept will be available for review by the first quarter 2009.*

*Stormwater Pond Performance and Maintenance: As reported previously, the landscape architecture firm Carol R. Johnson and Associates will be conducting a peer review of the stormwater facility design. Work on this task is about to*

*be underway.*

*Park Design Elements: Staff has prepared a Request for Qualifications (RFQ) to procure professional landscape architecture services. It is anticipated that the Purchasing Department will issue the RFQ before the end of 2008.*

*Depot Park Design and Technical Standards: The CRA recently authorized Carol R. Johnson and Associates to develop standards for the Depot Context Area. Samples were presented to the SPROUT Task Force at its December 2nd meeting.*

*Depot Building Relocation and Rehabilitation: The depot building was relocated to a fenced, temporary site near the southwest corner of Depot Park. The building will remain in this location until its permanent site near Depot Avenue is remediated and restored in 2009. CRA staff is investigating whether any amount of building rehabilitation can be performed during the temporary storage. The CRA has prepared a Request for Qualifications, which will be issued before the end of 2008, for architectural services to complete the building rehabilitation plans,. The CRA expects to have the design firm under contract by mid-January 2009. The CRA has also performed an analysis of funding needs and has identified that a gap of approximately \$521,000 exists to complete the rehabilitation of the site.*

*Depot Ave Reconstruction - Segment III: Public Works is planning to bid the reconstruction in January 2009. Phase 1 is expected to start in the spring 2009. Phase 2 is contingent on completion of the remediation.*

*Remediation: On November 6, 2008 the Gainesville City Commission approved the GRU-recommended landfill option. A start date of July 2009 was given by GRU staff. Assessment of other areas of the park site for arsenic and chlorinated organic compounds is still ongoing.*

*Fiscal Note: Funding gap of \$521,000 for the depot building will need to be addressed, potentially through the Wild Spaces Public Spaces initiative. A recommendation will be presented to the City Commission.*

**RECOMMENDATION**      *CRA Executive Director to the CRA: Receive an update from staff.*

**Legislative History**

7/21/08	Community Redevelopment Agency	Heard
10/9/08	Community Redevelopment Agency	Approved as shown above (See Motion) (7 - 0)

**080639.**

**Agreement for Capital Projects on City Property (NB)**

*Explanation: The Community Redevelopment Agency (CRA) facilitates physical improvements to properties within the redevelopment areas to further*

encourage redevelopment of adjacent and surrounding properties. The City of Gainesville and the CRA may most effectively utilize their combined resources through allowing the CRA to act as the City's agent in the selection, procurement, and administration of project design and construction services. In projects where the CRA acts as the City's agent, the City will exercise appropriate oversight and approval with respect to design and construction insofar as they impact engineering, health and safety concerns, maintenance and other areas. The City and the CRA desire to draft and execute a Memorandum of Agreement to formalize the relationship between the two entities regarding these concepts.

*Fiscal Note: None at this time*

**RECOMMENDATION**      *Approve the agreement in concept and authorize the CRA Manager to execute a final agreement.*

**Legislative History**

12/4/08      City Commission    Approved as Recommended (6 - 0 - 1 Absent)

**080683.                      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 Sustainability Policy - This project is in process and has been assigned to a staff team. Initial research has been completed and a draft is underway. The target delivery date is February 2009.*

*CRA Website - CRA will begin a marketing program to promote the website. Additional web content is being developed.*

*Potential Eastside expansion areas - On January 15, 2009, the City Commission will receive blight finding reports on three potential expansion areas that are adjacent to the existing Eastside Community Redevelopment Area. Should the Commission adopt a Resolution finding slum or blight in any of the areas, the CRA could, at its February meeting, consider amending the Eastside Redevelopment Plan to accommodate the area(s).*

*Parking Study - Public input continues to be a major component of this project. An online survey is available until December 15th to collect additional opinions. The consultants will analyze this and other information and will provide preliminary to findings to Staff in December*

*University Avenue Medians - The contract for landscape installation is in the process of being executed. CRA staff has accepted a proposal from GRU for the installation of irrigation water supply lines. A preconstruction meeting will be*

*scheduled for early January.*

*University Avenue Improvements - The improvements extend from NW 20th Terrace to Waldo Road and consist of new waste receptacles, planters, and benches. The FDOT has approved the permit and executed the maintenance agreement. The CRA is negotiating the price of installation and finalizing construction details and coordination with Joytech Construction. It is now projected that the improvement installation will begin around early January.*

#### *Eastside*

*Southeast Gainesville Redevelopment Initiative - The City accepted the Special Area Plan from consultants at the May 12th City Commission meeting. CRA Staff has met 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 go to the City Plan Board in February 2009.*

*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. The RFP is in the final stages of legal review and will be finalized shortly. Along with the release of the RFP, the CRA is planning a targeted marketing strategy aimed at attracting top caliber respondents.*

*Cotton Club -The City Commission will hold a hearing to modify the permitted uses of the PS (Public services and operations district) zoning for the Perryman Grocery store to Restaurant and café. A marketing plan has been developed for the "Cotton Market Place" which will include a farmers market, crafts, and ethic foods.*

*Eastside Redevelopment Project - Staff will present an analysis of the project at the board's December 18, 2008 meeting.*

*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. Vertical formwork is being hoisted and concrete pouring of the radius walls will occur over the next several weeks.*

#### *Downtown*

##### *Depot Park - On this Agenda*

*Downtown Community Plaza - Staff is currently formulating strategies for improvements to the Downtown Community Plaza. Working with DRAB, Staff is examining the issues and opportunities at play, and is also examining how the Plaza compares to examples of healthy, vibrant public spaces found in other cities. Staff will provide a full presentation to the CRA at a future meeting.*

*Bethel Station - At an upcoming meeting, the City Commission will consider leasing the Bethel Garage to the CRA. Should this lease agreement be*

*approved, the CRA will proceed with issuing an RFP to attract new businesses that wish to locate at the Bethel site. The selected business will sublet the Bethel Garage from the CRA.*

*Lynch Park - 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. Simultaneously, Staff is working with Lumec to create a lighting plan for the proposed security lighting fixtures. Staff hopes the park plans will be finalized by the end of the month, and will be ready to bid for construction in January.*

*GRU Redevelopment - Staff has received a finalized document from GRU, which incorporates small changes made subsequent to the November presentation to the CRA board. In mid December Staff will meet with Lord Aeck Sargent to discuss implementation strategies and steps to move forward.*

*Hampton Inn/Lot 9 Redevelopment -On this Agenda*

*Jefferson on 2nd Avenue - Construction is complete and residents are moving in. The CRA Engineer is working with the Developer to ensure the terms of the Development Agreement are fulfilled.*

*Lot 10 Redevelopment - Staff is working with the CRA Attorney to finalize the new RFP for this site. The project scope is based on the scope approved by the CRA at the September 15th meeting. Staff hopes to issue this RFP in January.*

*The Palms - Construction is complete and residents are moving in. The CRA Engineer is working with the Developer to ensure the terms of the Development Agreement are fulfilled.*

*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. The 30% construction documents are nearly complete.*

*CRA Streetscaping for Depot Ave - The CRA is coordinating with the Public Works Department to add CRA streetscaping materials to the Depot Ave Reconstruction project, to be bid this year. Streetscaping elements include brick sidewalks, crosswalks, and decorative lighting.*

*CPUH*

*SW 13th Street Bus Shelters - On this Agenda*

*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 early next year. Widening of the trail will follow construction of the SW 13th Street overpass, anticipated 2010.*

*Tumblin Creek Watershed Management Plan - The Tumblin Creek Watershed Management Plan (TCWMP) was completed in late 2007. Currently, staff is working on the implementation strategy of the plan. Projects listed within the plan have been prioritized, and staff is initiating the top priority project, SW 7th Ave exfiltration.*

*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 Exfiltration Basin and Improvements - The CRA engineer is working with CES and JMJ engineering to coordinate design, permitting, and construction of this project. Stormwater modeling and geometric layout of the roadway improvements is nearing completion.*

*SW 8th Ave Improvements - The CRA and PWD are initiating a project to complete construction documents for SW 8th Ave improvements (900-1300 BLK), a listed capital improvements project for the CRA. Improvements include reconstruction of the roadway from 900-1000 BLK, milling and resurfacing from 1000-1300 BLK, ADA 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*

*Mom's Kitchen - On this Agenda.*

*FAPS Strategic Planning - At the November meeting, the FAPS advisory board began a strategic planning process. The primary objective of this process is producing a 3-year strategic plan that addresses the objectives outlined in the Redevelopment Plan adopted earlier this year. Strategic planning will also allow for proper allocation of the funds, Staff time, and other resources required to implement thoughtful, high-quality redevelopment.*

*Model Block D 418 NW 4th Avenue- The closing of 418 NW 4th Avenue was September 11, 2008. The purchase price was \$162,000.*

*University House - Construction is nearing completion and residents are moving in. Finalization of the development agreement is underway.*

*NW 6th Street Rail Trail - Public Works and CRA staff are collaborating on this project, which involves the design and construction of the 6th Street rail trail from South Main Street to approximately NW 14th Avenue. CRA will participate mainly on the design of the project. The trail project spans the Downtown, CPUH, and FAPS redevelopment districts.*

*A Quinn Jones House - This house is located at 1013 NW 7th Avenue. Staff is in the preliminary process of recommending that the A. Quinn Jones House be placed on the National Register of Historic places. The necessary steps are being implemented to stabilize the house. The top priority for stabilization is to replace a portion of the roof and deconstruct the flat roof carport that is causing water damage to the siding.*

*Fiscal Note: None at this time*

**RECOMMENDATION**

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

## **CRA ATTORNEY CONSENT**

**080408.**

### **Strand vs. Escambia County (NB)**

*Explanation: On September 9, 2007, the Florida Supreme Court (the "Court") issued an opinion in the case of Strand vs. Escambia County that reversed 28 years of legal precedent created by the Court in the Miami Beach case of 1980 (this is the case that CRAs have relied on to enter into multi-year TIF commitments)so for the first time CRAs that wished to enter into multi-year commitments of tax increment funds (such as borrowing for projects or providing incentives to development projects) would first have to obtain approval of the multi-year commitment via a voter referendum.*

*In response to this opinion, on September 17, 2007, the Gainesville CRA approved the following motion: 1) hold off on borrowing (executing notes with the City Commission) or bringing in new development agreements; and 2) to continue to honor obligations and (executed) development agreements.*

*On September 28, 2007, the Court issued a revised opinion to make clear that bonds issued or validated prior to the September 9th opinion are unaffected by that decision, as are school board certificates of participation. A request for rehearing was then filed and granted.*

*On September 18, 2008, the Court withdrew its revised Strand opinion and issued a substitute opinion. Under the substitute opinion, it appeared the CRA*

could (once again) enter into multi-year commitments utilizing tax increment revenues without need for a voter referendum. On September 29, 2008, a request for rehearing was filed. On November 19, 2008, the Court denied the rehearing. It should be noted that the September 18, 2008 substitute opinion will not become final until a mandate is issued (under Florida Rules of Appellate Procedure, Rule 9.340 this is at least 15 days after the order denying the rehearing.)

In summary, the Court in its substitute opinion affirmed the validation of the bonds issued by Escambia County to finance a road widening project to improve economic development. The Court firmly reinstated Miami Beach as "good" law, expressly recognizing that "receding from the precedent of Miami Beach would cause serious disruption to the governmental authorities that have relied upon that precedent for planning public works that are in various stages of development and approval."

*Fiscal Note: None at this time*

**RECOMMENDATION**

*CRA Attorney to the CRA: Rescind the motion approved on September 17, 2007 (thereby lifting the "stay" on borrowing and new development agreements).*

*(NOTE: pursuant to Robert's Rules, a motion to rescind requires a 2/3 vote for approval)*

**Legislative History**

9/18/08 City Commission Heard

**END OF THE CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA****SECRETARY****EXECUTIVE DIRECTOR****080669. Downtown Hampton Inn/Lot 9 Redevelopment (B)**

*Explanation:* On November 26, 2007, the CRA approved a revised incentive program for the Hampton Inn development located on Lot 9 in the Downtown Redevelopment Area. The incentives were designed to allow the project to move forward in the wake of the September 2007 Strand v. Escambia County Supreme Court decision, which, at that time, limited the CRA's ability to provide multi-year incentive programs. The approved incentives totaled approximately \$764,000, and the payment timeline was limited to one year, in order to comply with the then-relevant Strand ruling. The original Development and Disposition Agreement between the developer and the CRA identified the incentive repayment deadline as December 14, 2008.

*The developer has recently requested an extension to the invoice submittal and payment obligation deadlines. This extension would allow for additional site work to occur and for proper invoicing/submittal to the CRA for reimbursement. CRA staff has analyzed the issue and recommends extending the deadline for final payment until April 15, 2009. This date will allow additional time to the developer and correlates well with hotel's construction schedule. As the Court has recently issued a substitute opinion regarding Strand, the CRA is able to extend the payment period beyond the initial 12 month timeframe.*

*Fiscal Note:* There is \$767,601 budgeted in account 9999-610-790-464-W213-8201-5520 to fund the financial incentives associated with the Hampton Inn Development Agreement.

**RECOMMENDATION**

*CRA Executive Director to the CRA: 1) Hear a presentation from staff; and 2) ratify the Executive Director's execution of an amendment extending the deadlines for submittal and payment obligation in the Development and Disposition Agreement until April 15, 2009.*

**080682. Downtown Community Plaza (B)**

*Explanation:* The Downtown Community Plaza has the potential to function as a successful, well-used public place. In fact, it shares many characteristics with some of the world's best public squares, including:

- \* Easy accessibility by transit, automobile, bicycle, and foot traffic
- \* Central location in the heart of Downtown
- \* Proximity to a mixture of high-traffic uses (offices, residences courthouse,

restaurants, new hotel)

\* Excellent functionality during programmed events (Farmers Market, concert series, etc.)

However despite these strengths, the Plaza fails to live up to its potential as a great community gathering place. While the space is extremely successful and highly utilized during special events, it is otherwise extremely unsuccessful and void of activity. As part of an ongoing process, the DRAB is examining the Plaza to determine how to improve the health and vitality of this important civic square. Throughout this exercise, CRA will not be utilizing a "project approach" to improve the Plaza. In order to achieve lasting success the Plaza improvement strategy must be place-driven, because the ultimate goal of this exercise is to create a usable place, not to merely formulate a design. Indeed, previous project-driven approaches have resulted in the insertion and deletion of a variety of design elements throughout the Plaza's lifetime, yet none of those efforts succeeded in solving underlying problems with the Plaza's functionality as a civic space.

As a first step in understanding the issues at play at the Plaza, Staff and DRAB examined various models and examples from similar spaces around the country and the world. This exercise was designed to provide a better understanding of the elements common to lively, well-used public plazas, as well as those elements shared by dysfunctional spaces. Now that DRAB has established a fundamental understanding of public spaces, the group can apply this knowledge to local conditions at the Plaza in order to understand what features of the space contribute to its success, and which contribute to its disuse. (This discussion and analysis will occur at the December 17th DRAB meeting.)

At future sessions, Staff/DRAB will utilize this analysis to formulate a mission/statement of goals for the Plaza, as well as a statement of the character of the place. This foundation will be essential before use-related planning activities can occur. The Plaza's form must support its function, so it is critical to first understand and identify the nature of the civic plaza, how the community will use the space, and the desired activities at the Plaza. Subsequent to that understanding, the CRA can begin planning to provide the amenities necessary to support those desired activities.

*Fiscal Note:* \$188,149.49 is budgeted in General Government account 332-M660-5190. The CRA is authorized to utilize these funds for Bethel and Plaza improvements.

**RECOMMENDATION**

The CRA hear presentation from staff and provide input as necessary.

**080462.**

**Status Update on the City Commission Strategic Initiative to Implement the Southeast Gainesville Renaissance Initiative (B)**

**Strategic initiatives have been referred to Standing Committees and the Community Redevelopment Agency (CRA), to promote efficient and effective communication streams between elected officials, city staff and Gainesville residents concerning the implementation of the City's Strategic**



**Strategic initiatives have been referred to Standing Committees and the Community Redevelopment Agency (CRA), to promote efficient and effective communication streams between elected officials, city staff and Gainesville residents concerning the implementation of the City's Strategic Plan. This item is a request for the CRA to receive an update on the progress of Strategic Initiative 2.3: Continue Implementation of the Strategic Redevelopment Plan for GRU Area.**

*Explanation: On October 2, 2008, the City Commission referred each Strategic Initiative included in the FY 09/10 Strategic Plan to City Commission Standing Committees and the CRA to give elected officials the opportunity to receive updates on the progress of each strategic initiative and give policy guidance on the implementation of the strategic plan throughout the year.*

*Fiscal Note: None*

**RECOMMENDATION**

*CRA Executive Director to the CRA: 1) Receive an update on the progress of Strategic Initiative 2.3; and 2) continue implementation of the Strategic Redevelopment Plan for GRU Area.*

**Legislative History**

10/2/08 City Commission Referred

Community Redevelopment Agency

## **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**

#### **080382. Mom's Kitchen Site Redevelopment (B)**

*Explanation: Mom's Kitchen located at 1008 NW 5th Avenue in the Fifth Avenue / Pleasant Street Redevelopment Area is an established restaurant dating back to the 1940's. The owner closed the business and has engaged Rodney Long Real Estate of Gainesville, Florida as its agent and broker.*

*On September 15, 2008, in a presentation to the CRA Board, Mr. Long recommended that the CRA "negotiate a contract for the acquisition of the property..." The appraised value of the property was stated as \$300,000. The CRA subsequently referred the item to the Fifth Avenue/Pleasant Street (FAPS) Advisory Board for review and discussion.*

*On September 30, 2008, the FAPS Board heard a presentation from Mr. Long. At that time, the FAPS Board requested Staff conduct an analysis and provide more detailed information at a later date.*

*Staff conducted an analysis, which included procuring the services of a real estate appraiser, whose appraisal came in at \$220,000, and a general contractor and reported the findings to the FAPS Board on November 25, 2008. The analysis explored the proposed acquisition of Mom's Kitchen in three areas: 1) Strategic Fit 2) FAPS Financial Capacity and 3) Valuation. The full analysis is included in the back-up and will be presented at the December 15, 2008 CRA meeting, but the following provides a summary of the conclusions:*

#### *Strategic Fit*

*Clearly, the redevelopment of Mom's Kitchen site is important to FAPS district, is supported by the Redevelopment Plan and Strategic Planning, and the CRA should participate in the efforts to redevelop this site.*

#### *FAPS Financial Capacity*

*\$39,361 currently budgeted for Acquisitions/Options. However, significant funds are not available from the current Fiscal Year FAPS budget or existing funds and FAPS does not have the capacity to borrow at this time.*

#### *Valuation/Value*

*Even on the low-end of the estimated property value, a significant development would be required to cover the acquisition cost and the cost almost doubles if the CRA is to rehab the building. The property, however, may be of more value to a developer looking to assemble land and create a significant development*

*Given this, CRA staff recommends not to acquire this property. However, there are other ways for the CRA to participate in the redevelopment of this site. CRA can assist offer technical assistance to the property owner (or their agent) with soliciting private developers by issuing a Request for Proposals (RFP). The CRA can also provide financial incentives in the form of Tax Incremental reimbursements, Façade Grants to help make the project more attractive to potential developers.*

**Fiscal Note:** *\$39,361 currently budgeted in the FAPS Acquisitions/Options account (9999-613-790-366- W503-4120- 5520).*

#### **RECOMMENDATION**

*Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: 1) Request agent/broker to re-list property on local MLS for a period of six months; and 2) if property is not sold during this period, authorize staff to enter into negotiations with agent and/or property owner for the purpose of entering into an option agreement, thus allowing the CRA to issue an RFP for redevelopment of the site.*

*CRA Executive Director to the CRA: 1) Recommend that the CRA not acquire this property; and 2) refer to the Fifth Avenue Pleasant Street Redevelopment Board development of a small scale redevelopment incentive*

*program with appropriate standards.*

Legislative History

9/15/08	Community Redevelopment Agency	Approved as Amended and Fifth Avenue/Pleasant Street Referred to (6 - 0 - 1 Absent)	Redev Adv Bd
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**MEMBER COMMENT**

**Member Thomas Hawkins**

**Member Pegeen Hanrahan**

**Member Jeanna Mastrodicasa**

**CITIZEN COMMENT**

**Kali Blount**

**Pat Fitzpatrick**

**NEXT MEETING DATE**

*February 16, 2009*

**ADJOURNMENT - 5:32 PM**