

ORBA

2010

ABOUT

The Gainesville Community Redevelopment Agency



The Gainesville Community Redevelopment Agency (CRA) Fiscal Year 2010 Annual Report covers all activities from October 1, 2009 to September 30, 2010. As required by Florida Statute 163.356(c), the report includes a complete financial statement of the CRA's assets, liabilities, income and operating expenses, amount of tax increment funds collected, and a record of CRA activities for the fiscal year. All financial statements are per City of Gainesville audited statements.

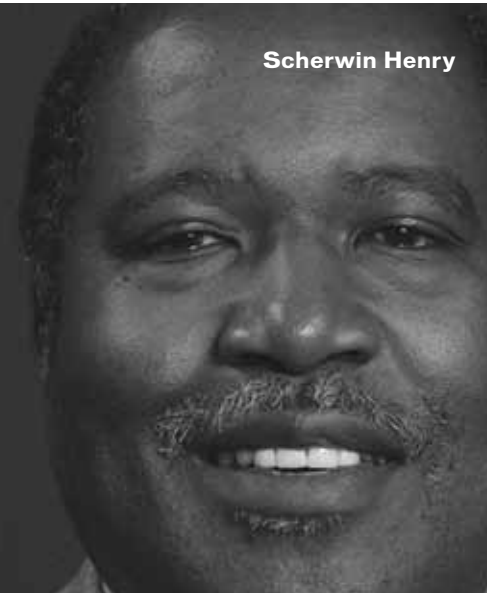
Gainesville's Community Redevelopment Areas comprise 5.1 square miles, or approximately 8% of the total area of the City. The CRA is the official redevelopment body for the City of Gainesville, as described in Chapter 163 of the Florida statutes.

Funding for CRA projects is drawn from tax increment funds, which are collected from each redevelopment area. When a redevelopment area is established, the current assessed values of the property within the project area are designated as the base year value. Tax increment comes from the increased assessed value of property. Any increases in property values will increase tax revenue generated by the property. This increase in tax revenue is the tax increment that funds the CRA.

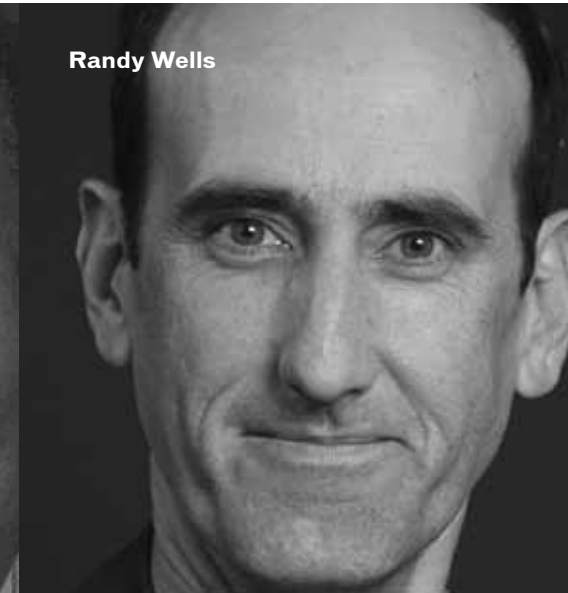
The CRA operates in four Community Redevelopment Areas: Eastside, Fifth Avenue/Pleasant Street, Downtown, and College Park/University Heights. Redevelopment projects in these areas all share a central purpose: to alleviate urban blight and improve economic conditions within the community. Each Redevelopment Area receives input from a citizen advisory board, and formal policy decisions are made by the CRA Board, which is comprised of members of the City Commission. The CRA Executive Director, Russ Blackburn, provides leadership for staff in carrying out redevelopment activities. The CRA has a staff of eleven, plus interns, directed by Anthony Lyons.



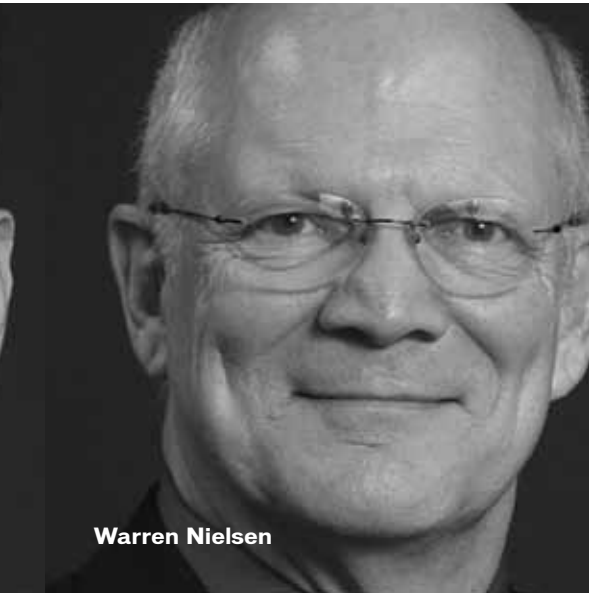
Thomas Hawkins



Scherwin Henry



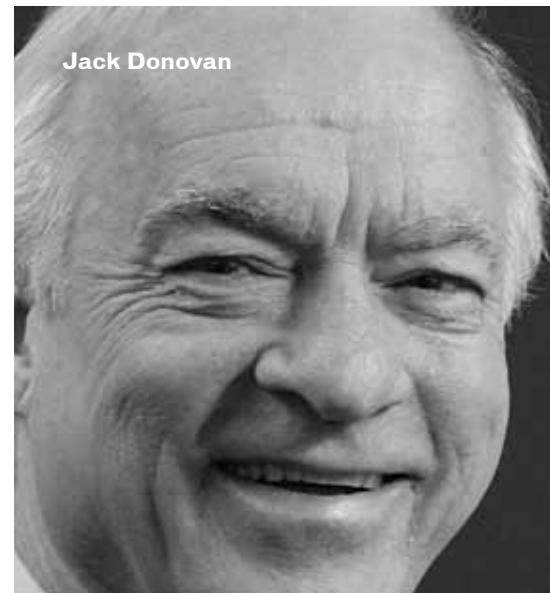
Randy Wells



Warren Nielsen

guided by determination and a passion for our community.

THE CRA BOARD FOR 2010



Jack Donovan



Lauren Poe
- Chair



Jeanna Mastrodicasa



Craig Lowe

EASTSIDE 5th AVE. PLEASANT ST. DOWNTOWN COLLEGE PK. UNIVERSITY HTS.

4 distinct communities -
dynamic, thriving
and flourishing.

The CRA redevelopment areas



Eastside

With established tree-canopied neighborhoods, proximity to downtown and the University of Florida, minimal traffic congestion, and varying land options for housing and retail, beautiful wetlands and other natural resources, eastern Gainesville offers significant opportunity for reinvestment. With the help of the CRA, the Eastside is now experiencing new opportunities such as home-buyer investment, redevelopment planning for the former Kennedy Homes site, and other coordinated economic development efforts. The CRA's redevelopment of a café along the main corridor will provide a refreshing new option for tenants and visitors at the Gainesville Technology Enterprise Center (GTEC). Eastern Gainesville's past is also being preserved, while new cultural opportunities and amenities are attracted to the area. With so much opportunity and potential, the Eastside will continue to become a place in which to reinvest and to call home.

Fifth Avenue/Pleasant Street

Strategically located between the University of Florida and Downtown, the Fifth Avenue/Pleasant Street (FAPS) redevelopment area is home to some of the richest cultural heritage and finest historical examples of residential, religious, and educational buildings in Gainesville. This once-vibrant mixed use neighborhood is currently experiencing a renaissance following decades of disinvestment. FAPS promises new opportunities to embrace creative and innovative redevelopment that honors neighborhood residents' role in the struggle for civil rights. These neighborhoods with their important past and modern potential contribute enormously to Gainesville's arts and culture with their annual activities and festivals, and rich local history.

Downtown

Downtown Gainesville combines the best of the city's southern charm and modern sophistication. The district offers abundant traditional downtown features such as historic architecture, cobblestone streets, public plazas, traditional storefronts, and a pedestrian-friendly street grid. Downtown also provides an eclectic array of cafes, restaurants, art and theater venues, shops and exciting nightlife destinations. With the convenient location of in-town neighborhoods, such as the Porters community, an important residential base for this redevelopment area is provided. Large-scale redevelopment at Depot Park and the Power District also promise to enhance downtown and further establish its status as a local and regional destination center through residential development, business attraction and retention.

College Park/University Heights

The identity and future of the College Park/University Heights Community Redevelopment Area is deeply intertwined with the University of Florida. The diverse residential base and proximity to a center of higher education infuse an aura of freshness and activity in this district. Commercial opportunities abound, and the development of Innovation Square anchored by the Florida Innovation Hub incubator (slated to finish construction later in 2011) will transform the area which bridges the University and the downtown into a cutting edge technology zone that merges science, research and higher education with business, enterprise and economic development. The CRA will continue to guide and influence redevelopment to create a well-designed residential and commercial center.

The CRA

WORKS



Rosa B. Williams

Community Activist

“I think the CRA has made a great impact in the Fifth Avenue/Pleasant Street area, especially on Northwest Fifth Avenue. The building, the office that they have here on Fifth Avenue, I think it’s of great impact and has turned the whole neighborhood around.”

DOWNTOWN

Richard Yoh

The Warehouse Restaurant & Lounge

“Without the CRA we would not be here today. This district needs a lot of help, and the CRA has been very helpful in providing support to restore this downtown traditional building.”

Bethel Station/ The Lunchbox Café

The Gainesville CRA has transformed the Bethel Service Station (built c.1927) from a vacant, neglected structure into a bustling sidewalk café. Despite Bethel Station's prominent downtown location, serious challenges were faced while revitalizing the tiny building. The CRA had to overcome negative perceptions regarding the Station's proximity to an underused plaza, identify a business willing and able to operate in an only 380 sq. ft structure, create a small-business incubation plan which included public and private cost-sharing, and craft meticulous renovation plans that utilized every square inch of space. The result was The Lunchbox Café, a new, locally owned business that opened in spring 2010. This quirky hub of activity boasts delicious Korean barbecue sandwiches, live music, green business practices, and a fun, cozy atmosphere. In addition, the Bethel Station project was also recognized by the FRA as the state's top historic preservation adaptive reuse project in 2010. Not only has this project been a great success in breathing new life into Bethel Station, it has



The Lunchbox Café

rejuvenated a corner of Downtown and has created 12 new jobs for the citizens of Gainesville.

Haisley Lynch Park

Haisley Lynch Park was once an underutilized neighborhood amenity. Despite its ideal location, the site rarely had recreational visitors – largely due to a complete lack of activities, furniture, or fixtures at the park. Seeking to create an active purpose for the park to attract regular patronage and provide “eyes of the street”, the CRA undertook a complete revitalization of the park. Reconstructed in 2010, the park now features an off-leash dog park, a garden area boasting 100% native plantings, and the City's first publically funded, energy-efficient LED lighting system. The park's new funky aesthetic perfectly complements the industrial/artistic vibe of the up-and-coming Power District of downtown, providing an important link between the traditional downtown core and new investment areas in the Power District and Depot Park.

Power District

Presenting tremendous economic opportunities, the Power District is emerging as one of Gainesville's most vibrant districts with an eclectic mix of industrial, artistic, commercial, and residential spaces. The Power District involves the redevelopment of the former Gainesville Regional Utilities (GRU) industrial site located between the central business district and Depot

Park into a creative mixed-use neighborhood. In late 2011, GRU will relocate the majority of its facilities out of this area, turning over approximately 16 acres of land for redevelopment. By identifying the public infrastructure needed to foster both public and private investment, the CRA is literally rebuilding the urban framework in this section of downtown. The CRA is dedicated to nurturing the fresh thinking and new energy developing in this section of town, and is working to enact flexible streamlined regulations that will bolster efforts to attract new commercial opportunities and add to the eclectic mixture of throughout the Power District.

Hampton Inn

To accommodate the growing numbers now visiting the Downtown area and Greater Gainesville, the parking lot formerly owned by the City on the corner of SE 1st Street and SE 2nd Avenue was designated for a new 86,000 sq. ft mixed-use building housing the Hampton Inn hotel. The Hampton Inn is Downtown's first hotel and offers 122 hotel rooms, conference and meeting facilities, and ground floor retail space. Completed in early FY 2010, the hotel features a pedestrian-friendly design and incorporates contemporary and traditional architecture, which complement the existing downtown fabric. The CRA's involvement with the Hampton Inn helped give an economic boost to the city. The Hampton Inn now has 34



Richard Allen
Chief Executive Officer
Xhale, Inc.

“I think the vision for the whole Depot Park project is just astounding. It’s one of those things that years from now people will look back on and realize how visionary it was in scope. I think it is going to be transformative for the downtown area and for the quality of life we have in Gainesville”



Timothy Goldfarb
Chief Executive Officer
Shands HealthCare

“The CRA is a catalyst for collaboration between Gainesville’s public and private sectors. Investments in projects such as the development of Innovation Square, for example, help us fulfill our shared vision to support our community. These efforts result in economic growth, new jobs and ultimately improved quality of life for residents throughout north central Florida.”

employees who generate approximately \$569,000 in annual job income. Later in 2010 a popular restaurant and frozen yogurt shop opened up in the two retail spaces on the ground floor of the hotel, creating additional jobs and providing enticing new downtown amenities to Gainesville residents.

SW 3rd Street Roadway Project

SW 3rd Street is an important though often overlooked corridor, which runs through the heart of the Porters community. Providing an important connection between Depot Park, Downtown and the Innovation Square sites, the CRA has pursued infrastructure improvements along this corridor as a means of supporting both redevelopment and economic development within the urban core. Coordination with the neighborhood and outside agencies has paved the way for critical infrastructure and utility improvements that will support both the local community and the larger economic development efforts for the city as a whole.

Under design throughout 2010, the CRA’s SW 3rd Street project is now under construction. The project maximizes the synergy between the CRA and the electric and water/wastewater utilities. Construction will include major infrastructure upgrades to both the electric and water systems that not only provide improved services to Porters, but also installs critical infrastructure connections that will make development at Innovation Square possible. The project also includes roadway resurfacing, undergrounding of utilities, installation of decorative lighting fixtures, and construction of brick sidewalks. The project is scheduled to be completed in 2011.

Depot Park

A 35-acre industrial Brownfield site, Depot Park is being rehabilitated into a premier urban park and public space. Slated to be Gainesville’s signature park, Depot will be home to the future site of the Cade Museum for Innovation and Invention, a learning museum dedicated to fostering a culture of creativity and innovation. The Depot Park project is a multi-agency endeavor aimed at redeveloping the downtown Power District. As a centerpiece, the park will include a regional stormwater treatment basin designed to treat downtown’s stormwater run-off, and reduce pollutants entering the Sweetwater Branch area and Paynes Prairie. Included in the park’s redevelopment is the rehabilitation and adaptive usage of Gainesville’s oldest train station, the Depot Building, which is listed on the National Register of Historic Places. The City’s Rails to Trails program will also benefit from Depot’s redevelopment. Two of the program’s trails, at Depot and SW 6th Street, will convene at the Park. Depot Park will also serve as a convenient bridge to the Gainesville-Hawthorne Rail Trail.



DOWNTOWN

Josh Greenberg
Co-founder and
Chief Technology Officer
Grooveshark

“The CRA helps Grooveshark connect with the Gainesville Community in a way that I don’t think we would even understand how to get started at otherwise. The CRA is really helpful in providing its unique expertise to companies when we need it. We’re working in a mutually beneficial way that helps to align the overall interests of the city of Gainesville with individual companies like Grooveshark.”



SW 7th Avenue Roadway Project

The SW 7th Avenue Roadway Project was a major roadway construction stretching from SW 9th to 12th Streets. The area desperately needed improvement to address blighted conditions caused by haphazard parking, deteriorated roadways and problematic drainage issues. Due to the selected area serving as a heavy pedestrian connector to the College Park University Heights (CPUH) district and the University of Florida, the project included the addition of curbs and gutters, brick sidewalks, decorative lighting, angled parking to the north side, and parallel, on-street parking to the south side. These improvements provide an aesthetic finish to the major infrastructure improvements undertaken by the CRA. As there was little previous stormwater treatment along the roadway, a new approach to the area's stormwater management was needed. Working closely with the Public Works Department and St. Johns River Water Management District (SJRWMD), the SW 7th Avenue Roadway Project was the first within the City of Gainesville to use an innovative stormwater treatment of pervious concrete in a parking area. Taking steps toward greener practices, the new stormwater design prevented the destruction of the City's large heritage oak trees.

SW 8th Avenue Roadway Project

The SW 8th Avenue Roadway Project consisted of the milling, resurfacing and reconstruction of the University of Florida's Sorority Row area. The project included on-street parallel parking, wide brick sidewalks, lining of the roadway with flowering trees, and the laying of new asphalt, with additional coordination with GRU on the project construction to upgrade the water and gas lines. As a location where RTS bus traffic, garbage trucks and heavy delivery vehicles ran regularly, pedestrians were often forced to walk in the roadway due to incomplete sidewalk connectivity. The overhead powerlines also contributed to the area's unattractive conditions. As an alternative, the overhead powerlines and utilities were moved underground. A retaining wall with drought-tolerant landscaping was added to round out the design and functionality of the improvements. To aid the site's unmet water retention needs (due to limited right-of-way areas and value of land for development), an alternative approach other than surface treatment was needed. Working closely with the Public Works Department (PWD) and the St. Johns River Water Management District (SJRWMD) staff for permitting, the solution was a new underground exfiltration stormwater system. The system was successfully installed and proudly marked as the first project within the City to have exfiltration beneath a roadway.



SW 8th Avenue Roadway Project

Innovation Square

Redevelopment of the former AGH site and surrounding properties into the Innovation Hub and Innovation Square has the capacity to bring huge benefits to Gainesville with the greatest potential impact in the areas of economic development, job creation and retention. As an added benefit, redevelopment of the area will affect many other facets of the community as well. The CRA is taking the lead in coordinating public and private efforts to ensure that the full economic development potential of the area is maximized. Efforts include a comprehensive infrastructure analysis to understand current and future utility, transportation, and other needs in order to effectively plan and execute infrastructure improvements to meet the needs of Innovation Square. The CRA is also spearheading an initiative to overhaul the zoning standards and framework for the site. The new zoning code is streamlined and simplified in order to better serve the needs of the City and developers, and to provide the flexibility and innovation necessary to support the world-class businesses and cutting edge technologies that will come to define Innovation Square.

COLLEGE PARK / UNIVERSITY HEIGHTS

Jane Adams

Vice President of University Relations
University of Florida

"For many years, the Community Redevelopment Agency has worked to improve the areas surrounding the University of Florida. Its efforts have enhanced the lives of university staff and students - and the residents of College Park and University Heights. Recently, the CRA made invaluable contributions to the planning, infrastructure and development for Innovation Square, an emerging technology park linking UF with downtown. It is the CRA's partnership with the University of Florida and Gainesville that will help make this vision a reality and provide a needed boost to the Gainesville economy."

5TH AVE. PLEASANT ST.

NW 5th Avenue Streetscape Infrastructure Improvements

Once home to a historically thriving African-American business community, 5th Avenue has suffered years of neglect and was in great need of redevelopment. As an extension of Phase 1 (the redevelopment of NW 3rd to 6th Street completed in 2008), Phase 2 of the NW 5th Avenue Streetscape Improvements Project included the corridor between 6th and 10th streets and was constructed in 2010. Roadway improvements focused on curbs and gutters, the laying of new asphalt, wide brick sidewalks, and decorative pedestrian and roadway lighting. To complete 5th Avenue's new look, damaged chain-link fencing, including landscaping cut-outs within the right-of-way areas were also replaced. Drainage and utility issues were addressed along the corridor, a water line upgrade was coordinated with GRU, and overhead powerlines were moved underground allowing room for future development. Moving the powerlines underground also made way for GRU-Com to bring fiber optic services to the community.

New Commercial Building

The first commercial development in a generation was constructed in the NW 5th Avenue corridor in 2010. Developed by the CRA, the new mixed-use commercial building at 802 NW 5th Avenue is anchored by the CRA office on the second floor,



5th Avenue
Infrastructure
Improvements

Desmon Walker

Project Manager/Granddaughter
Duncan Brothers' Funeral Home

"It was very exciting to see the big trucks steamroll down the street, as the new pavement and the brick pavers and the brand new lights were erected along Fifth Avenue. It was such a beautiful and uplifting improvement. This area is very, very rich in its history, and I felt like the CRA did a wonderful job in the planning and implementation of the project to actually pay homage to that rich history."



Jackson N. Sasser, PhD

President, Santa Fe College

"The missions of the Community Redevelopment Agency and Santa Fe College are more than in parallel, they are in concert. While the CRA preserves and restores our priceless community heritage and Santa Fe education provides opportunity for career and community development, in the end both have in our commitment the well being of the people of Gainesville and beyond."



Erik Sander

Director of Industry Programs
University of Florida, College of Engineering

"The CRA has a unique position in that that they're a community group that's focused on building the region's culture of innovation and entrepreneurial ecosystem with a very strong tie to the infrastructure of Gainesville. A big part of the university's innovation success will be driven by not just the university programs that we're building, but also how they link to the community and more specifically to development of the necessary infrastructure in the community. The fact that the CRA has taken on a larger role of looking at investment opportunities is, I think, gold. CRA is that critical link they've got the pieces of the puzzle, and have expanded their processes to include community innovation programs that speak directly to the business community such as investment funds, entrepreneurship and education programs."



5TH AVE. PLEASANT ST.

and offers a much-needed commercial storefront on the ground floor. The building is intended for jumpstarting reinvestment and revitalization of the neighborhood and to help transition the community to greater economic sustainability. Employing innovative architectural design and green practices in order to minimize the economic footprint of the development, the building utilizes creative design solutions, innovative building materials, and sustainable construction techniques that reduce waste production and resource consumption. In recognition of these achievements, the building was the first commercial building in Gainesville to be awarded LEED Silver certification. The building's design excellence was recognized by a Merit Award bestowed by the AIA Florida Northwest.

Model Block

The Model Block Project was conceived to help address the issue of vacant and abandoned properties in the Fifth Avenue/Pleasant Street Redevelopment Area. Over the past few years, the CRA has acquired ten properties, including vacant lots and houses to rehabilitate. Six projects have been completed and sold for home ownership (three were rehabbed earlier and three were newly constructed and sold in 2010). Only four



Model Block Project

properties remain, and they are slated for completion in 2011 and 2012. The Model Block Project is designed to promote long-term home ownership and provide stability to the neighborhood through the development of infill lots. Though the homes were built with modern construction techniques and outfitted with energy efficient appliances, they were built in line with the Historic Preservation Guidelines and retain the original architectural character of the neighborhood.

Satchel Raye

Satchel's Pizza

"As an artist, I'm always looking for inspiration. The projects of the CRA are one place I have found inspiration locally. I still notice the beauty of the gateway feature several times per day. The design and colors are just perfect. The work of the CRA makes me proud to live in Gainesville."



Omar and Arpita Oselimo

The Reggae Shack

“The Southern Charm & Pie Factory is really going to have a huge impact in the area. There are no restaurants around there and it’s a brand new building and looks modern. I really feel it’s going to have an influence on the surroundings and people will upgrade their buildings. It’s a catalyst for a positive direction and will motivate people in the surrounding areas to step up their game, so to speak.”

EASTSIDE



Hawthorne Road Café



The Citizens Field Youth and Adult Triathlon

The CRA organized the first annual Citizens Field Triathlon. The triathlon was held within the Eastside redevelopment area with events taking place at the MLK Center, Dwight Hunter Pool, Citizen’s Field and Citizen’s Field Park. “Support neighborhood centers for social, recreation, and education opportunities” is one of the Eastside Redevelopment Plan initiatives. Sanctioned by USA Triathlon, the sanctioning authority for more than 2000 diverse racing events nationwide, over 100 racers competed the first year with each participant receiving a finisher medallion along with other gifts and prizes. The event was a great success, bringing locals and visitors to eastern Gainesville, showcasing local amenities.

1714 Hawthorne Road (Hawthorne Road Café)

In the fall of 2010 the CRA completed construction of a café shell building located at 1714 SE Hawthorne Road. The property was purchased to help renovate and redevelop the area and the café will provide an amenity that benefits the residents of East Gainesville as well as the residents of greater Gainesville. Omar and Arpita Oselimo were selected to operate a contemporary, southern-style restaurant called the Southern Charm & Pie Factory. Judging by the sheer number of inquiries that the CRA has fielded about the café’s anticipated opening, this highly anticipated project

will instill new vibrancy to an under-served corridor as well as spark additional opportunities for development along Hawthorne Road.

The Former Kennedy Homes Site

The Kennedy Homes site is the largest undertaking of the Eastside Redevelopment area. Once used as a housing project, the dilapidated buildings were demolished in order to stabilize and revitalize the surrounding community. The site consists of a vacant 15-acre parcel including approximately 5 acres of wetlands. Its redevelopment will be a national model for comprehensive sustainable development, moving beyond current conventional planning techniques. The CRA, embracing the innovative spirit of Gainesville, is developing a national benchmark community that will stand as a positive infill development.

GTEC

A city-owned technology incubator, Gainesville Technology Enterprise Center (GTEC) is managed through a contract with the Gainesville Area Chamber of Commerce. This 30,000 sq. ft center provides resident companies with office and laboratory space, shared meeting space, equipment, technical assistance and access to networking opportunities. GTEC is a critical component of the City’s efforts to grow local technology companies and in 2010, the City Commission transferred responsibility for GTEC to the CRA. This new

transition will allow the CRA to leverage its economic development incentives and assist GTEC and its resident companies to become more successful at its ultimate goal of creating high-wage jobs in Gainesville.



Former Kennedy Homes Site

ECONOMIC DEVELOPMENT FINANCE

The CRA is well positioned for carrying out economic development initiatives in the City's core, particularly in the area of economic development finance. In 2010 the CRA contracted with the National Development Council to launch several economic development loan programs, including the Grow Gainesville Fund and the Capital Access Program to supplement the Small Business Association's SBA 504 Loan program. In addition, the Small and Minority Business Development Coordinator position and management responsibilities associated with GTEC were transferred from General Government to the CRA. This shift in the City's economic development posture presents an opportunity to reexamine the tools available in Gainesville to grow local businesses. To that end, the CRA and other community stakeholders have identified early-stage funding as key to attracting and growing local companies, and is a critical gap in Gainesville's funding continuum. The CRA has developed the framework for the creation and implementation of a community-based seed fund program, as well as other initiatives to help businesses access technical assistance and capital for growth and expansion.

FINANCIALS

Eric Godet

2010 Chairman of the
Gainesville Area Chamber of Commerce

The Chamber and private business community greatly appreciate the CRA's engagement and involvement. By bringing forth a spirit of cooperation in its efforts to expedite critical initiatives, they've really strengthened relationships between the City and the business community. The CRA has taken the lead on various Innovation Gainesville efforts and has been a great asset in educating the business community. The CRA has made a truly meaningful impact and we're seeing the benefits stemming from greater cooperation among all of the entities striving to strengthen and grow our business base.



CRA Operating Fund - Balance Sheet

	FY10
Assets	\$ 770,638
Liabilities	29,393
Fund Balance	741,245
Total Liabilities and Fund Balance as of 09.30.10	\$ 770,638

CRA Operating Fund - Fund Balance

	FY10
Fund Balance, October 1	\$ 283,039
Additions:	
Miscellaneous Revenue	1,154
Realized Gain / (Loss) - Investments	3,839
Unrealized Gain / (Loss) - Investments	229
Transfer - Downtown Redevelopment Trust	619,005
Transfer - 5th Avenue Redevelopment Trust	192,705
Transfer - College Park Redevelopment Trust	929,235
Transfer - Eastside District	237,541
Total Additions	1,983,708
Deductions:	
Transfer to POB 2003A Debt Service	2,908
Transfer to OPEB 2005 Debt Service	11,181
Principal	197,600
Interest	157,033
Downtown	314,863
5th Avenue/Pleasant Street	112,599
College Park/University Heights	597,443
Eastside	131,875
Total Deductions	1,525,502
Fund Balance for Approved Expenses, September 30	\$ 741,245

DOWNTOWN - Balance Sheet

	FY10
Assets	\$ 1,825,138
Liabilities	16,362
Fund Balance	1,808,776
Total Liabilities and Fund Balance as of 09.30.10	\$ 1,825,138

DOWNTOWN - Trust Fund Balance

	FY10
Fund Balance, October 1	\$ 1,649,301
Additions:	
Property Taxes - County	1,109,802
Transfer-General Fund (City Property Taxes)	606,128
Realized Gain/(Loss)-Investments	41,105
Unrealized Gain/(Loss)	2,467
Other Revenue	19,911
Total Additions	1,779,413
Deductions:	
Downtown CRA Project Expenses	1,619,938
Fund Balance for Approved Projects, September 30	\$ 1,808,776

5TH AVE. / PLEASANT ST. - Balance Sheet

	FY10
Assets	\$ 601,061
Liabilities	17,482
Fund Balance	583,579
Total Liabilities and Fund Balance as of 09.30.10	\$ 601,061

5TH AVE. / PLEASANT ST. - Trust Fund Balance

	FY10
Fund Balance, October 1	\$ 761,228
Additions:	
Property Taxes - County	384,939
Transfer - General Fund (City Property Taxes)	210,239
Model Block Home Sales	497,910
Realized Gain/(Loss)-Investments	16,349
Unrealized Gain/(Loss)	981
Miscellaneous Revenue	5,138
Total Additions	1,115,556
Deductions:	
FAPS CRA Project Expenses	1,293,205
Fund Balance for Approved Projects, September 30	\$ 583,579

COLLEGE PARK / UNIVERSITY HEIGHTS - Balance Sheet

	FY10
Assets	\$ 7,324,013
Liabilities	105,482
Fund Balance	7,218,531
Total Liabilities and Fund Balance as of 09.30.10	\$ 7,324,013

COLLEGE PARK / UNIVERSITY HEIGHTS - Trust Fund Balance

	FY10
Fund Balance, October 1	\$ 7,072,280
Additions:	
Property Taxes - County	2,014,697
Transfer - General Fund (City Property Taxes)	1,100,343
Realized Gain/(Loss) - Investments	150,799
Unrealized Gain/(Loss) - Investments	8,770
Total Additions	3,274,609
Deductions:	
CPUH Project Expenses	3,128,358
Fund Balance for Approved Projects, September 30	\$ 7,218,531

EASTSIDE - Balance Sheet

	FY10
Assets	\$ 803,875
Liabilities	33,253
Fund Balance	770,622
Total Liabilities and Fund Balance as of 09.30.10	\$ 803,875

EASTSIDE - Trust Fund Balance

	FY10
Fund Balance, October 1	\$ 824,870
Additions:	
Property Taxes - County	446,857
Transfer - General Fund (City Property Taxes)	244,055
Other Contributions	2,360
Realized Gain/(Loss) - Investments	19,298
	924
Total Additions	713,494
Deductions:	
Eastside CRA Project Expenses	767,742
Fund Balance for Approved Projects, September 30	\$ 770,622

2010 Annual Report



Gainesville Community Redevelopment Agency

802 NW 5th Avenue,

Suite 200

Gainesville, FL 32601

(352) 334-2205

www.gainesvillecra.com