

CITY OF GAINESVILLE
COMMUNITY REDEVELOPMENT AGENCY
2003 ANNUAL REPORT
SERVING YOUR COMMUNITY

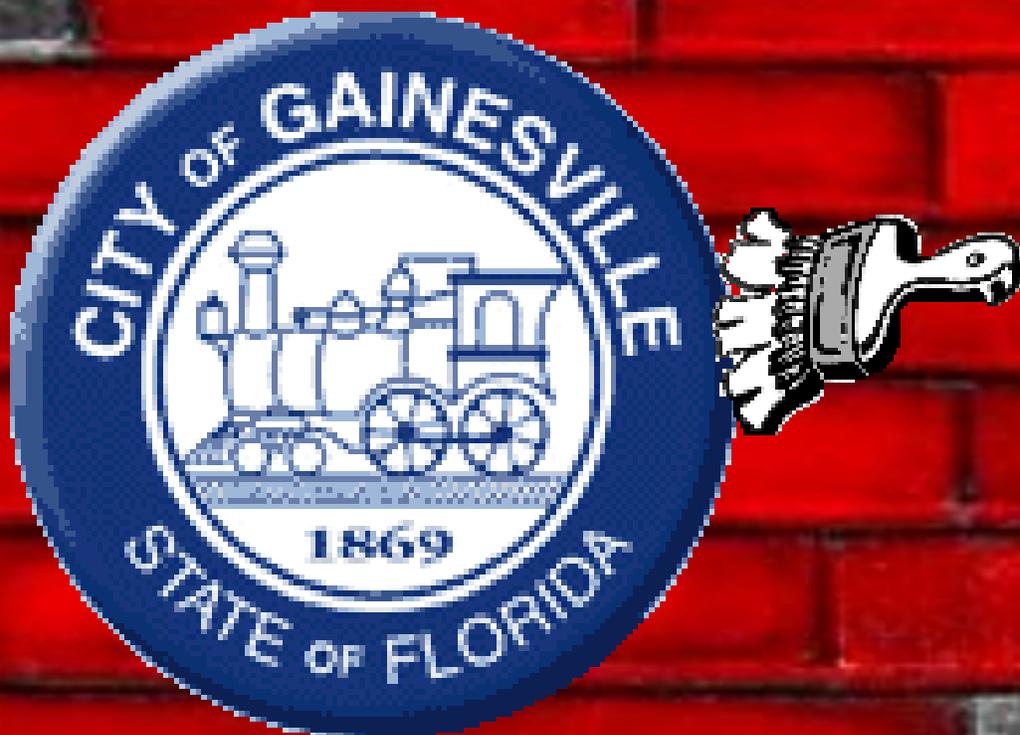


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Community Redevelopment Agency

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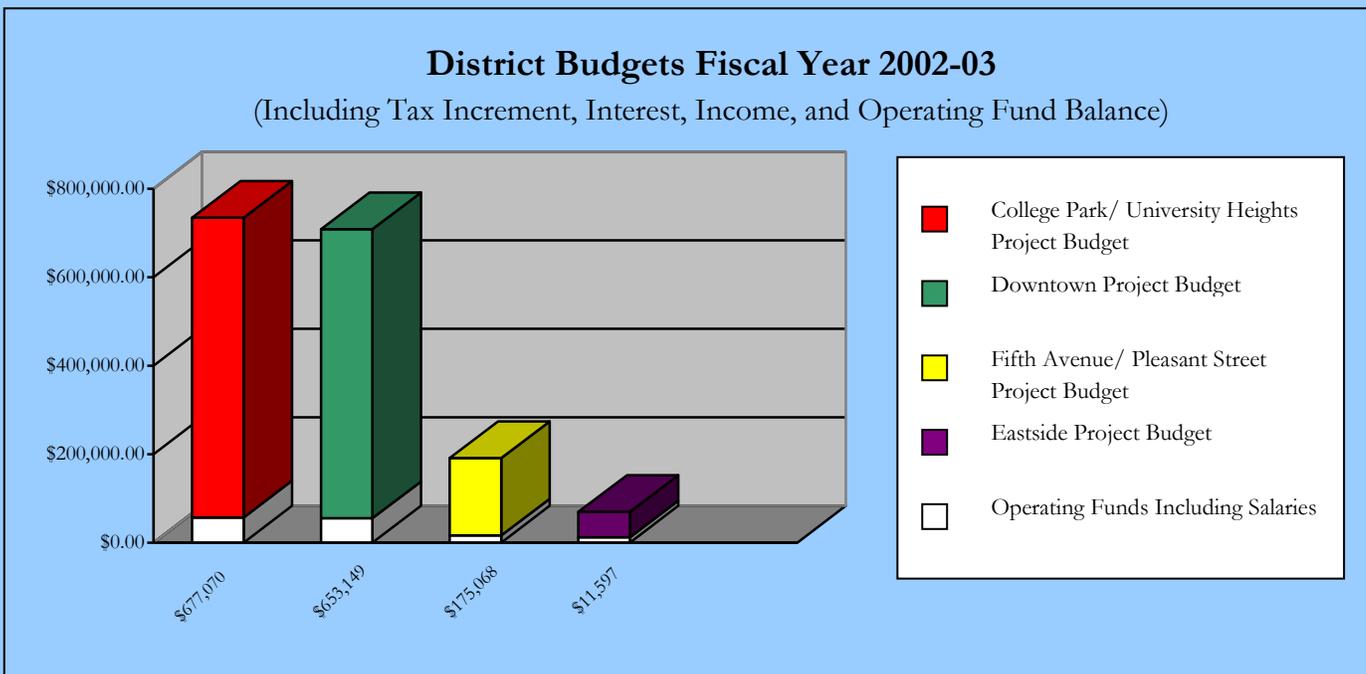
Letter from Commissioner Nielsen



About The CRA

Introduction

The City of Gainesville Community Redevelopment Agency Fiscal Year 2003 Annual Report covers all activities from October 1, 2002 to September 30, 2003. The report includes complete financial statements of CRA 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 were audited by The City of Gainesville.



Origins

The City of Gainesville DRA, later replaced by the City of Gainesville Community Redevelopment Agency (CRA) was established in 1981. The original purpose of the CRA was to create a redevelopment framework in which the Central City District would evolve into a more dynamic office, service, financial, entertainment, residential, and governmental area. As of 2001 the CRA operates in four districts: Downtown, Fifth Avenue/ Pleasant Street, College Park/ University Heights, and the Eastside District. Redevelopment projects are coordinated in these districts by the CRA and implemented by a team of partners that include other City departments and private citizens. Each of the districts are provided guidance through its individual Advisory Board. The CRA Board, which is made up of members of the City Commission, adopts redevelopment plans, budgets, and provides direction to staff. CRA projects all have a public purpose with the intent to “alleviate urban blight” in the districts.

Funds for CRA projects are drawn from tax increment funds, which are collected from the four districts. When a redevelopment district 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, not from an increase in tax rates. Any increases in property values, as assessed because of change of ownership or new construction, will increase tax revenue generated by the property. This increase in tax revenue is the tax increment that goes to the CRA.

The CRA staffing is a part of the City of Gainesville’s Community Development Department, headed by Thomas Saunders. The purpose of the Development Department as a whole is to provide long-term strategy for the city’s growth, including preservation of the natural environment, enhancing neighborhoods and businesses through assistance programs, reviewing zoning proposals, and creating GIS maps of the area. The CRA has a staff of six, including interns, managed by Karen Slevin.

CRA Wide Projects

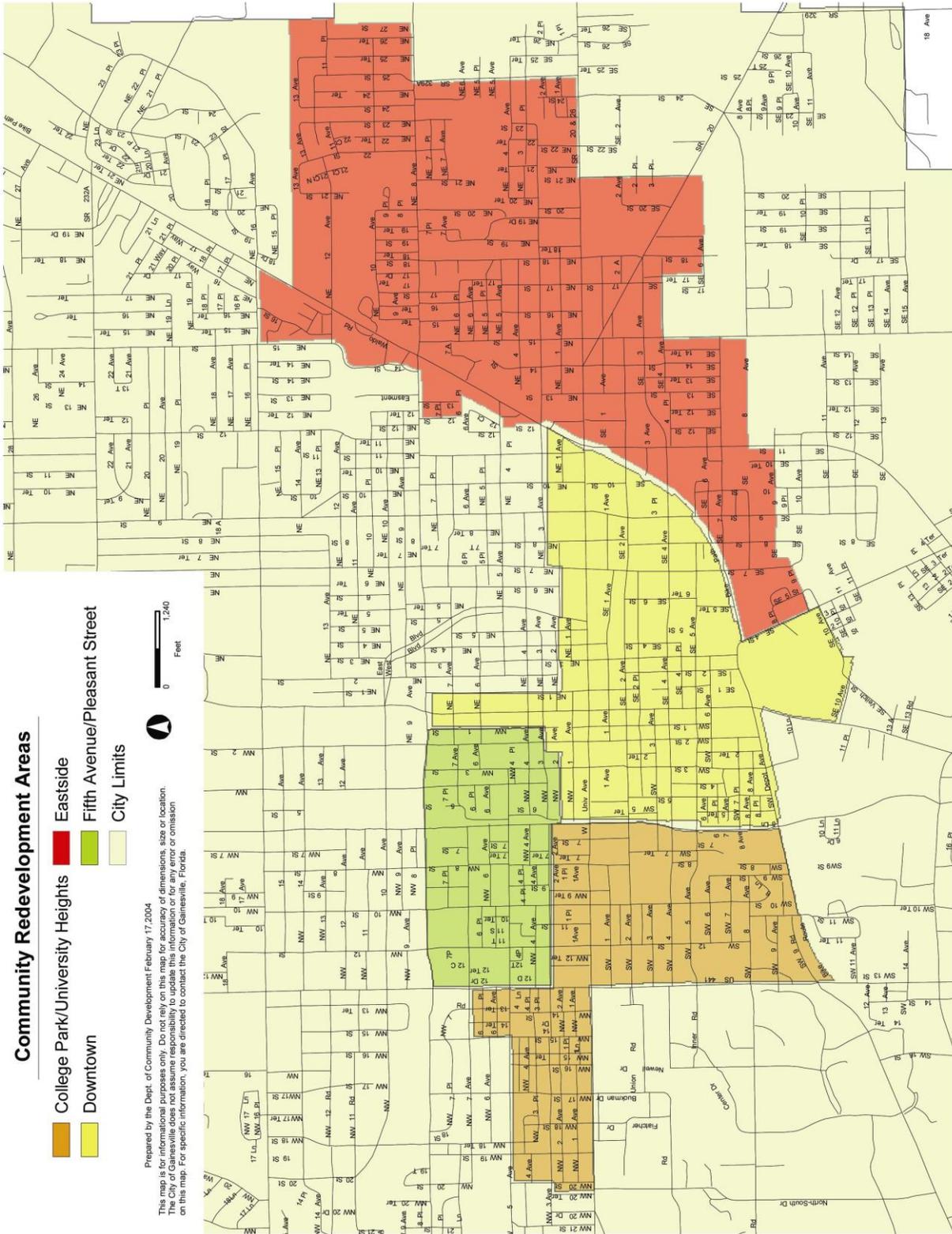
Litter Cleanup Enhancement Program - The CRA began this program in 2003 to provide high efficiency litter removal and sidewalk sweeping. The Green Machine used in this program is a visible sign of the CRA’s commitment to improvements to the City’s primary corridors. This initiative is currently taking place in the Downtown, Fifth Avenue/Pleasant Street and College Park/University Heights Districts.



Graffiti Abatement Program – The CRA has created a program to improve the physical look of the College Park/ University Heights, Downtown, and Fifth Avenue/ Pleasant Street Districts. This program offers free graffiti removal to businesses within the districts.

Façade Grant Program – This program provides matching grants for façade improvement to homeowners and business owners in the West University Avenue area as well as in the Northwest Fifth Avenue and East University Avenue Corridors. Within targeted areas this program also provides free digital design assistance in order to ensure that those eligible receive the most out of the program.

Redevelopment Project Areas Map



Downtown Redevelopment District

2002 – 2003 Advisory Board

Rick Cain
 David Castine
 Elizabeth Fetty
 Linda McGurn
 Angela Pate
 Mark Sexton
 Kinnon Thomas

The downtown district was expanded in December 2001 to include the Depot area, Porters neighborhood and Southeast Historic District.



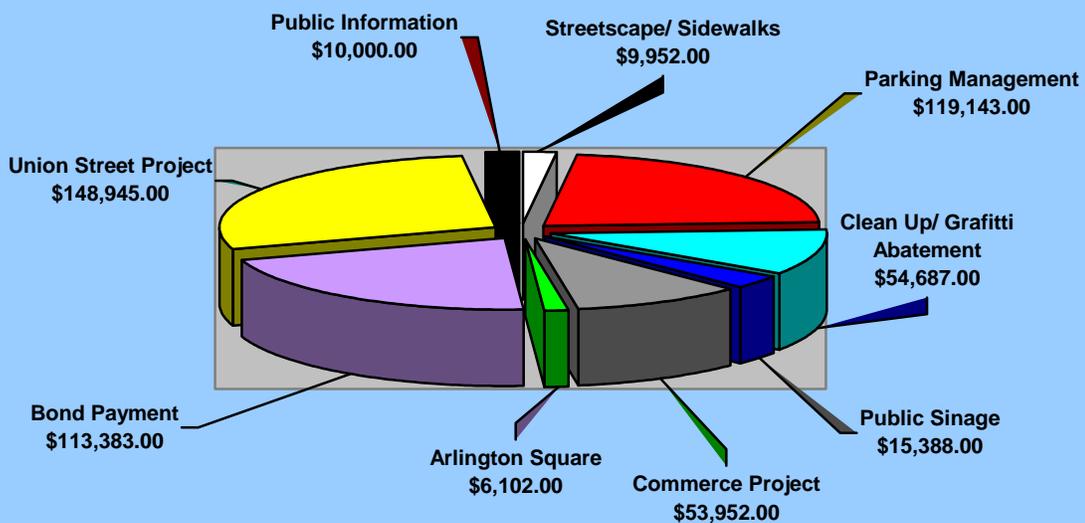
Redevelopment projects in the Downtown District include:

Regents Park - Construction is underway on Regents Park, a residential community located on NE 3rd Street in downtown Gainesville. The project will house 45 luxury condominiums and offer upscale living close to downtown attractions.

SE 2nd Avenue Streetscape Project - The CRA provided funding for new curbing, pedestrian improvements, and landscaping along SE 2nd Avenue between South Main Street and SE 3rd Street.

Depot Park Project - The Depot Park Project is a proposed 32-acre park with an 11-acre stormwater basin, near Depot Avenue and South Main Street. The basin will treat stormwater from an 80-acre downtown watershed while the park elements surrounding the basin, including rail trails and walking paths, will provide recreational opportunities.

Downtown Project Budget 2003



Total Project Budget: \$531,552.00

Fifth Avenue/Pleasant Street Redevelopment District

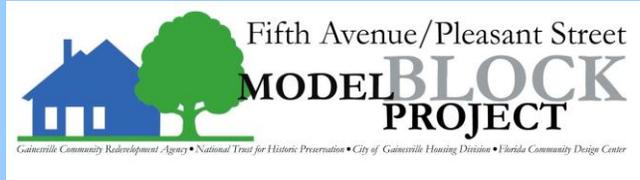
2002 – 2003 Advisory Board

- Carlton-Jane Beck
- Kali Blount
- Dorothy Butler
- AnnNeter Heard
- Carl Rose
- Cleve Sharpe, Jr.
- George Tedford
- Pam Thomas

Redevelopment projects in the Fifth Avenue/Pleasant Street Redevelopment District include:

NW 6th Street Gateway Project - The Gateway Project includes textured paved crosswalks and other gateway features to complement the proposed 6th Street rail trail. The textured crosswalks were completed in early 2003.

Sidewalk Construction - The CRA installs sidewalks, wherever feasible, to improve public safety in the district. Several hundred linear feet of new sidewalks have been installed in the Fifth Avenue and Pleasant Street neighborhoods in recent years.



A joint effort using tax increment funds partnering with other funding sources to renovate clusters of historic houses, complemented by new construction. The Fifth Avenue and Pleasant Street Neighborhoods each contain a model block targeted by this initiative with construction planned to begin Spring 2004.



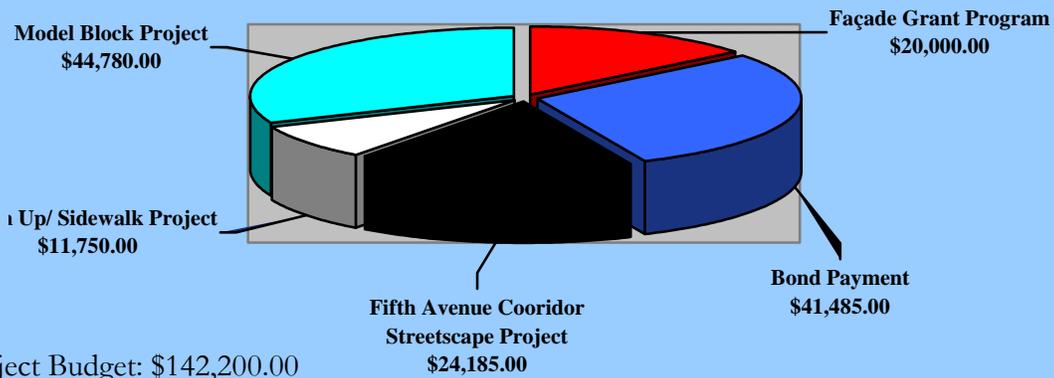
Before



After

For additional information about the Fifth Avenue/ Pleasant Street Project Please call (352) 334-5058 or visit us online at [http:// comdev.cityofgainesville.org](http://comdev.cityofgainesville.org)

Fifth Avenue/ Pleasant Street Project Budget 2003



College Park/University Heights Redevelopment District

2002 – 2003 Advisory Board

Arnall Downs
 Raquel Ellsworth
 Dotty Faibisy
 John Fleming
 Reid Fogler
 Diana Moss
 Alex Patton
 Brad Pollitt
 Tom Rider
 Patty Schnell
 Phil Wagner

Redevelopment projects in the College Park/University Heights Redevelopment District include:

University Avenue Lighting - New street lighting was installed in early 2003 along University Avenue between NW 6th Street and NW 20th Terrace. The new fixtures improve lighting along the corridor as well as enhance its aesthetics.



West University Avenue Lofts Project - The Lofts is a mixed-use project to be developed by the LB Jax Company. This redevelopment project will feature traditional façade elements and building massing to harmonize with the elements and building massing to harmonize with the appearance and scale of the block.

NW 17th Street Streetscape Project - This project reconstructed NW 17th Street between University Avenue and NW 3rd Avenue. The reconstruction included new sidewalks, crosswalks, lighting, street signs, benches, and trees.

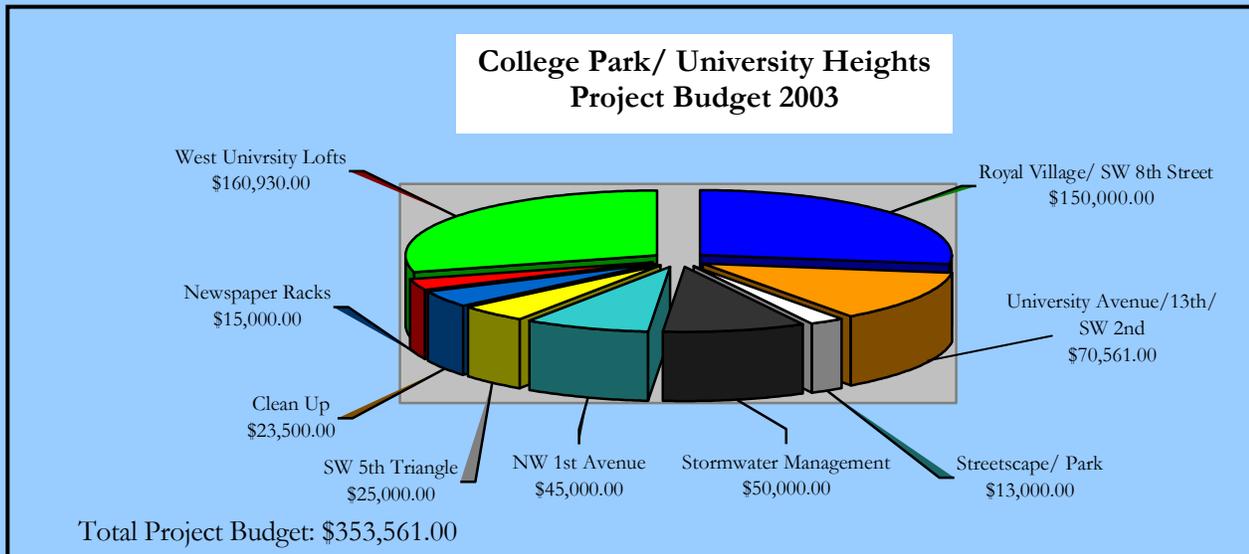


Sidewalk Construction - The CRA installs sidewalks,

wherever feasible, to improve public safety in the district. New sidewalks have been constructed recently and several other construction opportunities have been identified.

University Avenue "Bricks on the Avenue" - This project replaced worn strips of weeds and bare earth with new bricks along the sidewalk. The bricks complement the newly installed street lighting.

New Construction Incentive Program - These cost reduction incentives are intended to encourage redevelopment that complies with the goals of the Redevelopment Plan and the College Park and University Heights Special Area Plans



Eastside Redevelopment District

2002 – 2003 Advisory Board

- Shirley Feagin
- Vivian L. Filer
- Cathy Foerster
- Juanita Miles Hamilton
- Helen Harris
- Dave Mays
- Kim Monroe
- Rina Patel



The City's newest tax increment district was established in December 2001. Redevelopment efforts in the Eastside District include:

Eastside Redevelopment Districts First Work Plan- The City adopted the Eastside Redevelopment Plan in December 2001 to provide administrative and funding mechanisms to facilitate redevelopment. The first tax increment was collected in January 2003.

Façade Grant Program- This program provides matching grants for façade improvement to homeowners and business owners in the East University Corridor. This program also provides digital design assistance in order to ensure that those eligible receive the most out of the program.

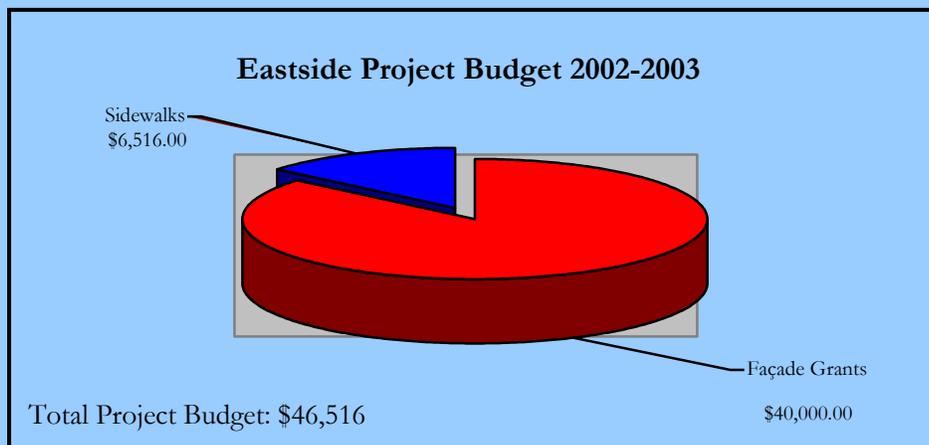
Sidewalk Funding- The CRA has budgeted funds to install sidewalks, wherever feasible, to improve public safety in the district. The Advisory Board and staff are working to identify sidewalk runs for construction.

City Efforts in the Eastside-

The City has several ongoing efforts in the Eastside CRA that support the districts goals.

Cedar Grove II - A City-developed neighborhood in Duval, featuring 131 affordable single-family homes. A range of architectural styles is available, all with front porches and recessed garages. Contact the City's Housing Division for more information.

Neighborhood Planning Program for Duval - The Duval area is the heart of the Eastside District. This neighborhood offers residences near employment centers, schools and parks. The Neighborhood Planning Program for Duval capitalizes on these strengths to enhance the neighborhood.





Produced by the City of Gainesville Community Redevelopment Agency

