

Gainesville Community
Redevelopment Agency
2009 Annual Report





*Thomas Hawkins, CRA Chair
and Commisioner-at-large*

"Cities have long been acknowledged as primary organs of cultural development; that is, of the vast and intricate collections of ideas and institutions called civilization ... my purpose now is to show that cities are also primary economic organs."

-Jane Jacobs, *The Economy of Cities*

A Message from the CRA Chair

Urban areas are important to the commerce, character and vitality of communities. Consequently, urban redevelopment supports our economy and quality of life. Each year, the CRA dedicates passion, creativity and hard work to revitalizing Gainesville's center – thereby benefitting our entire community. Redevelopment initiatives are often highly visible construction projects. However, redevelopment also involves extensive work behind the scenes to lay the framework for future opportunities. In both regards, FY 2009 was an important year for the CRA. Many projects, including the Downtown Hampton Inn and the Eastside Gateway, are now complete. Other projects, including Depot Park, the 5th Avenue commercial building, Bethel Station, A. Quinn Jones' house, the Model Block, NW 17th Street and the Hawthorne Road café, progressed greatly. Finally, The CRA and the community began new projects such as the 5th Avenue Heritage Trail and the Innovation Hub on the SW 2nd Ave Corridor.

I am proud of the great things the CRA achieved in 2009. Serving as Chair has been an honor. Please join me in reflecting on FY 2009's accomplishments and in looking forward to FY 2010's opportunities.

Thomas Hawkins



About the CRA

The Gainesville Community Redevelopment Agency Fiscal Year 2009 Annual Report covers all activities from October 1, 2008 to September 30, 2009. 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 4.3 square miles, or approximately 7.4% 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. Funds for CRA projects are 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 the CRA's direction. The CRA has a staff of ten, plus interns, managed by Anthony Lyons.

View a video presentation at
www.gainesvillecra.com

Community Redevelopment Areas

Eastside

Although historically eastern Gainesville has not enjoyed the same levels of investment and development as western Gainesville, today the Eastside Redevelopment Area is brimming with opportunity. Eastside offers close proximity to Downtown and the University of Florida, minimal traffic congestion, established tree-canopied neighborhoods, beautiful wetlands and other natural resources, and ample opportunity for both commercial and residential development. The CRA is pursuing large and small scale redevelopment projects, and 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

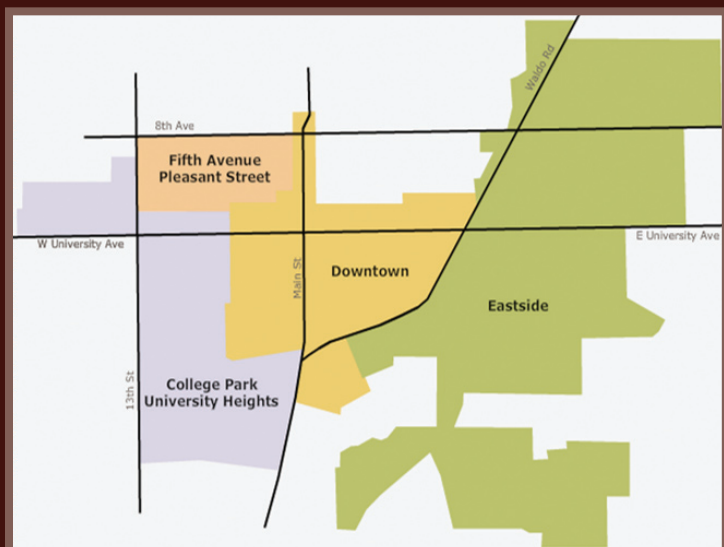
Strategically located between Downtown and the University of Florida, Fifth Avenue/Pleasant Street (FAPS) is a microcosm of Gainesville's rich history and modern opportunity. FAPS exudes a vibrant and colorful heritage, and boasts some the finest historical examples of residential, religious, and educational buildings in Gainesville. This once-vibrant mixed use neighborhood is currently experiencing a renaissance following decades of disinvestment. FAPS is rebuilding and embracing creativity and innovation while remaining respectful of the community's unique contributions to local history.

Downtown

Downtown Gainesville combines the best of the city's southern charm and modern sophistication. The district offers an abundance of character, featuring historic architecture, brick streets, public plazas, traditional storefronts, and a pedestrian-friendly street grid. However it also provides a modern and eclectic array of shops, cafés, restaurants, art and theater venues and exciting nightlife destinations. Conveniently located intown neighborhoods, such as the Porters community, provide an important residential base for the redevelopment area. Additionally, large-scale redevelopment opportunities at Lot 10, Depot Park, and the soon-to-be-vacated GRU site promise to enhance downtown and further establish its status as a local and regional destination center.

College Park/University Heights

Redevelopment in 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 also abound, with the new Florida Innovation Hub poised to transform the area and fully link the university to the Downtown core. The Innovation Hub will merge technology, research, and higher education with business, enterprise and economic development. The CRA will continue to guide and influence redevelopment to create a vibrant and well-designed residential and commercial center.



Multi-district projects

5th Avenue Mixed-use Commercial Building – Construction began on a two-story building that will house the CRA Offices in the short-term, but more importantly serve as a redevelopment project will provide new investment dollars in Fifth Avenue / Pleasant Street Redevelopment Area, serve as a catalyst for more commercial development on 5th Avenue corridor, and bring a mix of uses to the neighborhood. Construction will be completed by the end of summer 2010.

Strategic Planning – The Florida Chapter of the American Planning Association (FAPA) has recognized the Gainesville CRA for outstanding achievement in Neighborhood Planning. FAPA has recognized both the FAPS Redevelopment Plan and the Gainesville CRA's strategic planning process as exemplary and innovative achievements which link visioning, budgeting, and project management into a holistic framework allowing for timely and efficient implementation of redevelopment projects. The award highlights a standard of excellence in planning, community participation, and project implementation at the Gainesville CRA, and recognizes the CRA's unwavering commitment to identify and pursue quality projects that cover both the full physical extent of a Redevelopment Area as well as the breadth of objectives outlined in the Redevelopment Plan.

GRU Redevelopment – Properly designed, street, block, and lot dimensions are essential to healthy city development. Cities such as Paris, London, New York, and Savannah have proven that thoughtfully arranged streets and blocks can successfully accommodate endless changes in landuse, social norms, and construction conventions over very long time periods. The CRA has utilized this fundamental lesson in urban design as the basis for approaching redevelopment at the GRU site (16 acres located between the central business district and Depot Park which the utility plans to turn over for redevelopment). By creating a clear delineation of the public and the private realms and identifying the public infrastructure needed to foster both public and private investment, the CRA is creating a framework that will allow successful redevelopment in both the short and long terms.

Rail Trails – Gainesville developed as a rail town, and today it is still bisected by the corridors which originally brought trains, freight, and commerce to the area. These now-dormant rail corridors have been reclaimed by the community and are being rebuilt into an extensive and interconnected system of activity trails and bicycle paths. The CRA supports the Rails-to-Trails system and is compiling signage, trail furniture, and lighting which will create a cohesive and welcoming environment for this well-loved local amenity.

Parking Study – An adequate parking supply and proper management of parking resources is important for successful urban areas. Understanding that successful redevelopment will increase the demand for parking, the CRA has coordinated a technical, data-based assessment of current and future parking needs within Downtown and College Park/University Heights. Conclusions and recommendations from the study have been accepted by the CRA Board and forwarded to the City Commission for action.

Eastside

Cotton Club – In its prime, this cultural landmark hosted musical legends BB King, Brook Benton, and James Brown. Thanks to tireless community advocates and partners such as the CRA, the site is on its way to a triumphant renaissance. Rehabilitation of the historic Cotton Club structure is underway, with construction adhering to sustainable, green building practices.

Eastside Gateway –Gainesville’s eastern entrance is visually dominated by a sliver of land prominently situated at the intersection of University Avenue and Hawthorne Road. Once the location of a well-known local business, the site fell vacant and became a major contributor to visual blight. The CRA was determined to overhaul the highly visible, highly unattractive site; however the location’s small size, abnormal shape, accessibility issues, and environmental contamination severely limited redevelopment options. The CRA poured vision, creativity, and a lot of hard work into the project and developed a stunning new landmark which serves as a gateway to eastern Gainesville. Designed in conjunction with the community, the Eastside Gateway includes both plantings and topographic elements which reflect the local landscape’s real-world progression from west to east and which recall eastern Gainesville’s unique wetlands and natural water features. The site is colorful, eye-catching, and iconic, and (in conjunction with CRA improvements such as utility undergrounding, decorative street-lighting, and newly landscaped medians) provides eastern Gainesville with a beautiful and balanced counterpart to an existing gateway feature located on West University Avenue.

Kennedy Homes – An exceptional redevelopment opportunity, this 15-acre site was once home to an infamous low-income housing development. Purchased and cleared by the City, the site is now the responsibility of the CRA. The CRA will pursue a new residential community at the site, with a focus on affordability and sustainability. The community will incorporate a holistic approach to sustainable development, through a comprehensive systems approach fully integrating design, technology, policy, and partnerships at all levels and scales. High level visioning is currently underway, with additional progress to come in FY 2010.

Redevelopment Area Expansions – The Eastside Redevelopment Area is currently undergoing the process to establish potential boundary expansions to the CRA. Concurrent with this process, CRA staff and the Eastside Redevelopment Advisory Board are utilizing this opportunity to update and fully revise the Eastside Redevelopment Plan. These revisions will result in a more dynamic and powerful redevelopment tool to assist and support redevelopment activities in eastern Gainesville.

Hawthorne Road Café – Design development was completed for a visually appealing restaurant site at the corner of Hawthorne Road, SE 2nd Avenue and SE 17th Street. This project will serve as a catalyst for commercial development along the Hawthorne Road Corridor in Eastern Gainesville. Additional parking will be added along SE 2nd Avenue to help accommodate the parking needs associated with this development and a competitive solicitation will be completed in 2010 for a small business to lease (and eventually own) the property.

Fifth Avenue/Pleasant Street

NW 5th Avenue - Historically, NW 5th Avenue was a vibrant, mixed-use corridor functioning as the epicenter of the Fifth Avenue/Pleasant Street communities. Unfortunately, the corridor and surrounding neighborhood experienced a decades-long decline as a result of disinvestment. To combat this problem, the CRA has systematically pursued an ambitious, large-scale infrastructure and beautification improvement program along 5th Avenue. The reconstructed Phase I of the revitalized streetscape was completed in Spring 2008, and planning for Phase II was completed in FY 2009. The project will begin construction in early 2010 (the timeline is coordinated with the CRA's 5th Avenue mixed-use commercial building) and will include new brick sidewalks, ADA accessibility upgrades, undergrounding overhead utilities, decorative street-lighting fixtures, roadway resurfacing, and coordination for water infrastructure upgrades with Gainesville Regional Utilities.

Model Block Pleasant Street – This project was conceived to construct, market and sell three new homes on existing infill lots located on NW 4th Avenue and NW 4th Street in the Fifth Avenue / Pleasant Street Redevelopment Area. The designs of these homes were based on historic patterns and architectural typographies of the existing neighborhood. Each home contains three bedrooms and two full bathrooms and range from 1,437 to 1,537 square feet. The CRA engaged "Team Dynamo" of Bosshardt Realty to list and sell the homes and construction financing was secured with SunState Federal Credit Union.

Fifth Avenue / Pleasant Street Historic Heritage Trail

Design development began on a project to create a physical system to recognize the historic significance of key locations along NW 5th Avenue. Community meetings were held at Mt. Pleasant AME Church to gather stories, photographs and interviews to verify and prioritize historic sites and create an overall Master Plan. Once completed, this project will support commercial activity and growth along the 5th Avenue Corridor.

A. Quinn Jones House – A. Quinn Jones (1893 – 1997) devoted his life to ensuring Gainesville's African-American community had access to the transformative power of quality education. This year, his home received the National Historic Registry designation, and the CRA completed building stabilization and exterior renovations. The next phase will be creating a signature African-American House Museum that provides a broader community awareness of the significant contributions made by A. Quinn Jones, creating an educational and cultural destination that draws visitors to Gainesville and the Fifth Avenue neighborhood.

Downtown

Depot Park – Depot Park is a massive redevelopment project with the potential to transform Downtown Gainesville. The project incorporates brownfield remediation, economic development, innovative stormwater management, top-caliber landscape architecture, and a world-class innovation museum. In 2008, the CRA became the lead agency for development of the park, and since that time, the Redevelopment Agency has dedicated countless hours towards steadily moving the project

from concept to reality. Design & Technical Standards for the park are now complete, and construction documents for Phase I of park construction are well underway. Construction documents for rehabilitation of the historic Depot Building are approximately 75% complete, and planning for tenant identification and interior build-out is currently underway. Plans for the park and the Depot Building have been coordinated with Depot Avenue reconstruction, which is now partially complete. CRA has also worked closely with the City of Gainesville Public Works Department to ensure the Depot Avenue roadway project includes streetscape elements and elements integral to the Depot Building design.

Construction of the Depot Building and the park itself are linked to environmental remediation of coal tar contamination at the Depot Park site, a process which is being managed by Gainesville Regional Utilities. The CRA continues to coordinate with GRU, and anticipates beginning park construction in December 2010. Park development will continue through 2011, with a grand opening planned for 2012.

Hampton Inn - Surface parking lots typically function as placeholders for future urban development. This was the case for a downtown property formerly known as Parking Lot #9, a city-owned site that created a hole in the heart of downtown. The CRA envisioned infill redevelopment at Lot 9, and through creativity and hard work, was able to capitalize on Lot 9's potential to bring a much-needed use to the central business district. The CRA assembled and executed an innovative redevelopment program for the site -partnering with both the City and a private developer- to transition the underutilized vacant lot into a mixed-use hotel/retail development. The project, completed in 2009, brings a \$14.7 million dollar, 86,000 sq. ft. investment to downtown Gainesville, providing 122 new hotel rooms and 7,500 sq. ft. in retail space. The hotel will generate approximately \$750,000 in yearly payroll, or roughly 28 new full-time jobs. As a whole, the project is anticipated to generate approximately \$115,000 in yearly tax increment which the CRA will be able to utilize in funding future redevelopment and economic development initiatives.

Bethel Station Adaptive Reuse/The Lunchbox Café

Bethel Station, a unique historic building located on the Downtown Community Plaza, is the site of an exciting CRA small-business incubation project. Bethel benefits from a prime location in the heart of downtown (adjacent to the new Hampton Inn, offices, residential, shops, and nightlife destinations), however with less than 400 sq. ft. interior space, the site presents distinct redevelopment challenges. The CRA issued a request for proposals from entrepreneurs interested in operating at the Bethel site, and identified the Lunchbox Café as the ideal tenant for the Bethel site. Through a unique public/private partnership, the CRA is restoring the Bethel building and bringing The Lunchbox to downtown Gainesville. The café will offer a fast, fresh, healthy menu, with an operational focus towards sustainability. Additionally, The Lunchbox will provide an eclectic and welcoming atmosphere, making full use of Bethel Station's ample outdoor space to anchor the Plaza by providing patio dining, public art, and live music, all of which will provide a lively contribution to downtown's character. The RFP process, design, and permitting was completed in 2009, with construction beginning in early 2010. The Lunchbox Café, which is the first

of many projects aimed at revitalizing the Downtown Plaza, is anticipated to open in Spring 2010.

Porters Community – The CRA has completed 30% construction documents for a major streetscaping project along SW 3rd Street. The project will include sidewalks, decorative brick elements, undergrounding of overhead utilities, and decorative street lighting. Plans are currently underway to bring these construction documents to 100% completion, with SW 3rd Street construction anticipated for late 2010.

Haisley Lynch Park – Void of activities, Lynch Park was once a classic example of an underutilized neighborhood amenity. Despite its great location, the site received virtually no recreational visitors – largely due to a complete lack of activities, furniture, or fixtures at the park. Seeking to stimulate redevelopment along South Main street and create an active purpose for the park in order to attract regular patronage and provide “eyes on the street”, the CRA launched a redevelopment project that will encompass a total revitalization of the downtown park, including a 100%-native-species garden area, an off-leash dog park, and a future public artwork showcase. Construction is currently underway, with a grand re-opening of the park scheduled for Spring 2010.

College Park/University Heights

SW 13th Street Overpass – Plans are underway to transform this non-descript feature into a beautiful and functional gateway element. A competitive solicitation was completed for the design team who will work to create the new “face” of Gainesville by redesigning the SW 13th Street Pedestrian Overpass. The selected design firm is RS&H, and in 2010, the CRA will be moving forward to select a construction management firm who will build out their design. The design will specifically address the aesthetics of the bridge and the vertical access to the bridge in order to promote multi-modal transportation and link the University of Florida and Shands to the City’s expansive Rails-to-Trails system and surrounding neighborhoods.

Innovation Hub/SW 2nd Avenue Corridor – University of Florida is building a 45,000 sq. ft. building at the corner of SW 2nd Avenue and SW 7th Terrace (the former AGH site) that will house the University’s Office of Technology Licensing and UF Tech Connect and provide office space for technology start-up companies. The CRA is identifying key players and projects that will compliment redevelopment in the College Park / University Heights Redevelopment Area. Issues that the CRA may assist in addressing include stormwater, utility, parking and streetscaping upgrades to not only accommodate this project, but address existing concerns in the University Heights neighborhood.

NW 17th St. Streetscape – Directly adjacent to both University Avenue and the University of Florida, NW 17th Street is one of the busiest pedestrian corridors in Gainesville, and a defacto “front door” between the University and the City. Unfortunately, an aging streetscape presented concerns relating to aesthetics, safety, and functionality. The CRA has addressed this issue through a complete streetscape

reconstruction, including new brick sidewalks and landscaping. Planning, permitting, and design occurred in FY 2009, with construction spanning late 2009 into early 2010.

SW 7th Ave – The CRA has finalized engineering plans to pursue major infrastructure improvements along SW 7th Avenue. The roadway will receive a complete reconstruction, and pedestrian areas will receive full CRA streetscape enhancements; however the project will most importantly serve as a major stormwater initiative. The CRA will pilot the use of permeable pavement materials within a public roadway – the first such application within the City of Gainesville – as a component of on-going efforts to address stormwater management in the area. Construction is anticipated for FY 2010.

SW 8th Ave – In FY 2009, the CRA worked towards finalizing plans for a full streetscape and roadway reconstruction along SW 8th Avenue. The project will address severe pedestrian accessibility issues along an important corridor to campus and the design will also help clarify the locations available for on-street parking. Construction will occur in 2010.



CRA Board

Meets 3rd Monday of the month at 3pm at
City Hall, 200 E University Ave



Commissioner Thomas Hawkins (Chair)
Commissioner Scherwin Henry
Commissioner Jeanna Mastrodicasa
Mayor Pegeen Hanrahan
Commissioner Craig Lowe
Commissioner Lauren Poe (Vice-Chair)
Commissioner Jack Donovan

CRA Advisory Boards

Eastside

Meets 1st Thursday every other month at 6pm at Gainesville
Technology Enterprise Center, board room, 2153 Hawthorne Road

Cindy Campbell
Andrew Coffee
Juanita Miles Hamilton
Namanda Henderson
Byron Harper*
Vivian Filer
Mary Rhodes
Noah Shitama
Mark Stowe*

Fifth Avenue/Pleasant Street (FAPS)

Meets 1st Tuesday every other month at 5:30pm at the
Wilhelmina Johnson Center, 321 NW 10th Street

Melanie Barr
Kali Blount*
Dotty Faibisy
Cesar Fernandez
Russ Ingram
Timothy Jones
Roberta Parks
Carl Rose*

CRA Staff

Russ Blackburn, CRA Executive Director

Anthony Lyons, CRA Manager

Diane Bennett

Greg Bradley

Matt Dube

Kelly Henderson

Kelly Huard Fisher

Malcolm Kiner

Rebecca Sanders

Stephanie Seawright

Sarah Vidal-Finn

Downtown

Meets 2nd Wednesday every other month at 8:30am

At the Florida Community Design Center, 300 E University Avenue,
suite 101

Michael Amish

Christina Barone*

Jim Beeler

David Castine

Michael Giddings

Gigi Simmons

Janie Williams

College Park/University Heights (CPUH)

Meets 1st Wednesday every month at 5pm at the Wadsworth
boardroom, UF Foundation 2012 W University Avenue

Florida Bridgewater-Alford

Anne Haisley

James Harnesberger

Philip Heflin

Lynn Holt *

Diane Hurtak*

Clayton Kallman

Brad Pollitt

Tom Rider

Eric Wild

*Denote board members who served during FY 2009 but are no
longer active advisory board members

CRA Financials

CITY OF GAINESVILLE
COMMUNITY REDEVELOPMENT AGENCY FUND 111
BALANCE SHEET
FOR THE YEAR ENDED SEPTEMBER 30, 2009

CRA OPERATING FUND	FY09
Assets	
Equity in Pooled Cash	\$305,784
Total assets	\$305,784
Liabilities and Fund Balance	
Liabilities	
Salaries and Wages Payable	22,649
Accounts Payable	96
Total Liabilities	22,745
Fund Balance	
Unreserved:	
Undesignated	283,039
Total Fund Balance	283,039
Total Liabilities and Fund Balance	\$305,784

CITY OF GAINESVILLE
COMMUNITY REDEVELOPMENT AGENCY FUND 111
STATEMENT OF EXPENDITURES
FOR THE YEAR ENDED SEPTEMBER 30, 2009

CRA OPERATING FUND	FY09
Fund Balance, October 1	\$172,001
Additions:	
Document Reproduction Fees	(434)
Realized Gain / (Loss) - Investments	3,582
Unrealized Gain / (Loss) - Investments	125
Transfer - Downtown Redevelopment Trust	261,204
Transfer - 5th Avenue Redevelopment Trust	156,582
Transfer - College Park Redevelopment Trust	640,096
Transfer - Eastside District	152,912
Total Additions	1,214,067
Deductions	
Transfer to POB 2003A Debt Service	2,651
Transfer to OPEB 2005 Debt Service	10,690
Principal	136,401
Interest	106,238
Downtown District	220,624
5th Avenue/Pleasant Place	80,456
College Park/University Heights	445,651
Eastside Development	100,318
Total Deductions	1,103,029
Fund Balance, September 30	\$283,039

CRA Financials

CITY OF GAINESVILLE
 CPUH REDEVELOPMENT TAX INCREMENT
 TRUST FUND (618)
 BALANCE SHEET
 FOR THE YEAR ENDED SEPTEMBER 30, 2009

COLLEGE PARK/UNIVERSITY HEIGHTS	FY09
Assets	
Equity in Pooled Cash	7,126,732
Total Assets	\$ 7,126,732
Liabilities	
Accounts Payable	\$48,505
Due to Other Funds	4,947
Deposits	1,000
Total Liabilities	54,452
Fund Balance	
Reserved:	
Reserve-Encumbrances	220,997
Unreserved:	
Designated for Future Use	6,851,283
Total Fund Balance	7,072,280
Total Liabilities and Fund Balance	\$7,126,732

CITY OF GAINESVILLE
CPUH REDEVELOPMENT TAX INCREMENT
TRUST FUND (618)
STATEMENT OF EXPENDITURES
FOR THE YEAR ENDED SEPTEMBER 30, 2009

COLLEGE PARK/UNIVERSITY HEIGHTS	FY09
Fund Balance, October	\$5,207,250
Additions:	
Value of Taxes - County	1,756,034
Value of Taxes - City	986,800
Realized Gain/(Loss) - Investments	164,200
Unrealized Gain/(Loss) - Investments	21,389
Total Additions	2,928,423
Deductions:	
Transfer to CRA Fund	547,827
Coordinated Signage	262
Stormwater Management	10,385
W University Ave. Loft	34,074
CPUH Maintenance	61,422
Façade Grant Program	5,683
CPUH Marketing	1,584
University Ave Interim improvements	20,913
SW 5th Avenue Improvements	14,100
Tax Increment - College Park Uh	14,942
Woodbury Row Project	12,949
SW 7th Avenue Improvements	13,385
Depot Rail Trail	1,150
CPUH Project	11,330
SW 2nd Ave Note	58,195
Campus View 1	61,911
Stratford Court	12,664
Parking Management	18,440
Primary Corridors - SW 13th Street	860
SW 8th Avenue Improvements	115,390
5th Ave Commercial Building - CPUH Portion	32,983
Camden Court	12,944
Total Deductions	1,063,393
Fund Balance, September 30	\$7,072,280

CRA Financials

CITY OF GAINESVILLE
DOWNTOWN REDEVELOPMENT TAX INCREMENT
TRUST FUND (610)
BALANCE SHEET
FOR THE YEAR ENDED SEPTEMBER 30, 2009

DOWNTOWN	FY09
Assets:	
Equity in Pooled Cash	\$1,659,115
Total Assets	\$1,659,115
Liabilities and Fund Balance	
Liabilities	
Current Liabilities	
Accounts Payable	\$7,453
Deposits-Gainesville Greens	2,361
Total Liabilities	9,814
Fund Balance	
Reserved:	
Reserve-Encumbrances	116,776
Unreserved:	
Designated for Future Use	1,532,525
Total Fund Balance	1,649,301
Total Liabilities and Fund Balance	1,659,115

CITY OF GAINESVILLE
DOWNTOWN REDEVELOPMENT TAX INCREMENT
TRUST FUND (610)
STATEMENT OF EXPENDITURES
FOR THE YEAR ENDED SEPTEMBER 30, 2009

DOWNTOWN	FY09
Fund Balance, October	\$1,732,944
Additions:	
Value of Taxes-County	840,027
Value of Taxes-City	471,391
Realized Gain/(Loss)-Investments	52,858
Unrealized Gain/(Loss)-Investments	7,093
Total Additions	1,371,369
Deductions:	
University Ave Improvments	17,575
Streetscape	1,714
Transfer to Operating	255,104
Parking Management Agreement	36,622
Downtown Maintenance	89,564
Arlington Square Grant/Loan	6,100
Coordinated Signage,	124
Marketing	764,000
Main Street	28
Union Street Tax Increment Recapture	154,744
Downtown Sidewalks	189
Downtown Marketing	1,316
Downtown Façade Grant	2,618
Downtown Improvements	965
SE 7th Street	61
Downtown Project - Professional Activity	2,625
Porters Neighborhood Improvements	5,556
Depot Building Rehab	83,308
Lynch Park	7,127
Depot Avenue Lighting & Paving	3,800
5th Ave Commercial Building - Downtown Portion	15,592
Depost Area Master Plan	6,280
Total Deductions	1,455,012
Fund Balance, September 30	\$1,649,301

CRA Financials

CITY OF GAINESVILLE
FAPS TAX INCREMENT TRUST FUND (613)
BALANCE SHEET
FOR THE YEAR ENDED SEPTEMBER 30, 2009

FIFTH AVE / PLEASANT STREET	FY09
Assets:	
Equity in Pooled Cash	\$763,495
Notes Receivable	1,390
Total Assets	\$764,885
Liabilities and Fund Balance	
Liabilities	
Accounts Payable	2,267
Deferred Revenues	1,390
Total Liabilities	3,657
Fund Balance	
Reserved:	
Reserve-Encumbrances	35,250
Unreserved:	
Designated for Future Use	725,978
Total Fund Balance	761,228
Total Liabilities and Fund Balance	764,885

CITY OF GAINESVILLE
 FAPS TAX INCREMENT TRUST FUND (613)
 STATEMENT OF EXPENDITURES
 FOR THE YEAR ENDED SEPTEMBER 30, 2009

FIFTH AVE / PLEASANT STREET	FY09
Fund Balance, October 1	\$481,329
Additions:	
Value of Taxes - County	270,763
Value of Taxes - City	152,156
Realized Gain/(Loss)-Investments	17,470
Unrealized Gain / (Loss)-Investments	2,641
Capital Contribution	120,000
Total Additions	563,030
Deductions:	
Transfer to CRA Fund	104,564
NW 5th Avenue Coordinated Signage	38
5th Ave Streetscape	(46,880)
Model Block Program	12,232
Transfer - FFGFC 2002 Debt Service Fund	52,018
FAPS Maintenance	15,930
A. Quinn Jones House	16,952
Public Art	2,942
5th Ave Arts Festival	2,000
5th Ave Commercial Building - FAPS Portion	6,670
Model Block C	21,122
Model Block E	3,382
Model Block F	3,382
Model Block G	3,382
Model Block H	3,382
Model Block I	3,382
University House on NW 13th Street	28,994
FAPS Primary Corridors - NW 5th Avenue	30,801
Model Block J	16,475
Historic Heritage Trail	2,363
Total Deductions	283,131
Fund Balance, September 30	\$761,228

CRA Financials

CITY OF GAINESVILLE
EASTSIDE TAX INCREMENT TRUST FUND (621)
BALANCE SHEET
SEPTEMBER 30, 2009

EASTSIDE	FY09
Assets:	
Equity in Pooled Cash	\$865,042
Total Assets	\$865,042
Liabilities and Fund Balance	
Liabilities	
Accounts Payable	\$21,233
Contract Retainage	15,615
Due to Other Funds	3,324
Total Liabilities	40,172
Fund Balance	
Reserved	
Reserve-Encumbrances	92,242
Unreserved:	
Designated for Future Use	732,628
Total Fund Balance	824,870
Total Liabilities and Fund Balance	\$865,042

CITY OF GAINESVILLE
 EASTSIDE TAX INCREMENT TRUST (621)
 STATEMENT OF EXPENDITURES
 FOR THE YEAR ENDED SEPTEMBER 30, 2009

EASTSIDE	FY09
Fund Balance, October 1	\$1,010,009
Additions:	
Value of Taxes - County	371,436
Value of Taxes - City	208,693
Realized Gain/(Loss) - Investments	27,576
Unrealized Gain/(Loss) - Investments	3,875
Total Additions	611,580
Deductions:	
Transfer to CRA Operating Fund	131,087
Coordinated Public Signage	52
Eastside Marketing	317
Eastside Maintenance	5,160
FFGFC 2005 Loan (Xfr to Other Funds)	21,825
Eastside Streetscaping	213,608
East Univ Ave. Medians	4,663
Eastside Project - Prof Activity	956
Cotton Club Project	30,654
Gateway Project	341,617
Hawthorne Road Redevelopment	40,183
5th Ave Commercial Building - Eastside Portion	6,597
Total Deductions	796,719
Fund Balance, September 30	\$824,870

Notes



**Gainesville Community
Redevelopment Agency**

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