

## City fortunate to sign Pinnacle/Ram contract by January

*on 23 July 2007*

By Debbie Carson, Staff Writer

Two months. City leaders had hoped to have a negotiated contract in that timeframe with Pinnacle/Ram, the development team that is supposed to create Temple Terrace's downtown.

Those two months have come and gone. And now it looks like it could be the first of the year before any signatures will be inked to the development agreement.

Community Services Director Ralph Bosek told the city's council last week that the process is moving slowly and that they would be fortunate enough to sign with Pinnacle/Ram by January.

In March, Bosek had told the council that he hoped to have a contract signed in 60 days.

At this point, we don't know when, said Councilman Ron Govin regarding the timeframe of signing an agreement with the development team. Movement is so slow.

He said that the city would have to wait a couple months and see where it sits with Pinnacle/Ram.

City Manager Kim Leinbach told the council last Tuesday that there was a meeting scheduled with Pinnacle/Ram for Thursday.

We'll keep pressing on, he said.

Councilman Govin, who had been sitting in on the developer negotiation meetings, was again asked to attend the meetings.

The council voted 4-1 to reassign Govin. Councilman Ken Halloway voted against the motion, though did not express his reasons.

City Attorney Ted Taub took issue with remarks that the negotiations were at a standstill and no work was getting done.

He explained that there have been frequent meetings over the phone and otherwise. Taub also said that the city was to receive an answer on July 24 from Scott Skipper Peek, of Pinnacle,

regarding the company's intent.

That answer is expected to be presented at the Aug. 7 city council meeting, Taub said.

Yes, time is marching on, he said.

We're still wallowing, Taub later added.

We just want to move forward, said Temple Terrace Mayor Joe Affronti.

As of March, Pinnacle/Ram's plans for the downtown project consisted of:

#### Overall

- New Retail/Restaurants: 91,500 sq. ft.
- Existing Retail: 86,100 sq. ft.
- Arts & Education Building: 21,000 sq.ft.
- New Offices: 22,000 sq. ft.
- New Live/Work: 53,500 sq. ft.
- New Townhomes: 50 units (along the river)
- Surface Parking: 808 spaces (mostly in front of Sweetbay)
- Structured Parking: 478 spaces total (in 2 structures)

#### Block A

- New Retail/Restaurants: 40,700 sq. ft.
- New Offices: 22,000 sq. ft.
- New Live/Work: 16,000 sq. ft.
- Surface Parking: 217 spaces
- Structured Parking: 192 spaces

#### Block B

- New Retail/Restaurants: 34,800 sq. ft.
- New Live/Work: 37,500 sq. ft.
- Surface Parking: 125 spaces
- Structured Parking: 283 spaces

#### Block C (Sweetbay Plaza)

- New Retail/Restaurants: 16,000 sq. ft.
- Existing Retail: 86,100 sq. ft.
- Arts & Education Building: 21,000 sq. ft.
- Surface Parking: 466

#### Block D (2nd Phase)

- Undefined, could include residential or civic uses.

#### Block E (between Riverhills Dr. and the river)

- 50 units of townhomes

#### Temple Terrace's Downtown Project at a glance

Site: Southeast quadrant of Bullard Parkway and N. 56th Street

Size: 27 acres

Anticipated profit: \$42 million

Current development team: Pinnacle Realty Advisors, Ram Development, and Cooper Carry, an architectural firm

First started: Community meetings were held 7 years ago to get an idea of what residents want

Possible completion: 2034 ñ city debt paid off; construction unknown