

Temple Terrace/University

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## Of 11 developers, at least 3 are bidding for downtown

By Debbie Girard-Carson

*Staff Writer*

Community Services Director Ralph Bosek said that he knows of at least three firms that are working to bid on the downtown redevelopment project.

Bosek, the city's downtown development leader, said that because the city has not yet received the responses, he would not name the firms.

However, he said that the companies are "reputable" and in "good standing."

"I'm excited," Bosek said.

The search for a new downtown devel-

oper started when Unicorp National Developments asked to back out.

"The parting was mutual," Bosek said, though it meant a setback for the city.

Late last month, the city held a pre-bid conference for developers. At least 11 firms or their representatives attended the conference to learn more about the project and to get clarification on the specifics.

The firms that attended include:

—Feltrim Development, of Davenport, Fla.

—DeBartolo Development, Tampa

—Pinnacle/Ram Development, Palm

Beach Gardens, Fla.

—Jacoby Development, Atlanta

—Newkirk Ventures, Tampa

—Cornerstone Realty Group, San Diego, Calif.

—Cushman Wakefield/Rockefeller Group, New York

—Exceed Development, Chicago

—Transwestern Development, Texas with office in Miami

—American Realty Development, Lake Mary, Fla.

—UPI, LLC

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During the pre-bid conference, the developers and their representatives asked questions about the project and sought clarifications to some of the details, Bosek said.

Such questions included (See related story.):

—Why did Unicorp and the city part ways?

—Why hasn't the city purchased Regions Bank?

—Is it realistic to expect that the City's \$18.63 million investment to purchase 21.5 acres of Phase I can be recouped when the City bought improved property and will essentially be selling back raw land?

—The City is planning to keep approximately 2.76 acres Phase I acres. Will the requested \$18.6 million be reduced by an appropriate amount since the City plans to keep the 2.76 acres?

—Can the City-developed parking garages have reserved parking for shopping center tenants?

—Is the City open to sharing the Tax Increment Financing (TIF) revenue with the master developer?

Through the session, Bosek said the city was able to refine its Request for Qualifications — the application form, of sorts, that developers must submit in order to be considered for the project.

Bosek said that inconsistencies and typos were recognized and corrected and minor items were tweaked within the plan itself.

While the city has yet to receive any RFQs from developers as of yet, Bosek said he is confident the city will receive some. Developers have until 4:45 p.m. Sept. 15 to submit their applications.

DeBartolo, one of the developers that expressed interest in the project from the beginning, is expected to score well in at least one category, Bosek said.

DeBartolo, established in Tampa, has a long track record of projects in the Tampa Bay area. Though the company started out developing mostly shopping malls, the developer has evolved to include other large-scale commercial projects.

"They probably will rank very well," Bosek said, provided they submit their RFQ. He would not say that DeBartolo was one of the three known developers working on their responses.

DeBartolo was eliminated from consideration the first time around because the company missed the RFQ deadline by about five minutes.

Bosek said that, though doubtful, if no developers submit their RFQs by the deadline, the city would have to rethink the downtown redevelopment project.

"There is no Plan B developed," he said.

**A Question/Answer session between developers and the City**  
Provided by Community Services Director Ralph Bosek.

**Q. Why did Unicorp and the City part ways?**

A. This was a mutual decision by both the City and Unicorp. The City wanted Unicorp to move faster with the town center process. Unicorp wanted to make some changes to their portfolio of projects, and wanted to disengage from town center development activities with both the City of Casselberry and the City of Temple Terrace.

**Q. Why hasn't the City purchased Regions Bank?**

A. Regions Bank has indicated that they want a new branch to be located within the redevelopment project, and once they receive an acceptable site plan from the project's developer, they will begin negotiations with the City to sell their property. The City holds access and parking easement rights on both the north and south side of the bank. The City receives \$3,500 per month from Regions, and the agreement is on a month-to-month basis.

**Q. Is it realistic to expect that the City's \$18,628,000 investment (including soft costs and capitalized interest) to purchase 21.5 acres of Phase I can be recouped, when the City bought improved property and will essentially be selling back raw land?**

A. It is the City's stated goal to be reimbursed for its hard and long effort to aggregate 92.5 percent of the Phase I and II project areas. Property values have risen significantly in the Temple Terrace Redevelopment Area since the City project area properties were purchased beginning in late 2003. Additionally, since the Phase I project will be built in sub-phases, revenue will be received from those tenants that will continue operating while new facilities are being built. With all this said, the sale price of the land will be fairly negotiated with the master developer, and the sale price will be determined by the economics of the whole project as well as the City's stated goals.

**Q. The City is planning to keep approximately 2.76 acres Phase I acres. Will the requested \$18.6 million be reduced by an appropriate amount since the City plans to keep the 2.76 acres?**

A. This is a negotiable item. However, it should be recognized by the master developer that the acreage in question will have City-owned parking garages and an arts center located on the land. Both of these types of facilities should significantly help make the overall development a much more economically viable one.

**Q. Can the City-developed parking garages have reserved parking for shopping center tenants?**

A. From conversations with the City's consultant on the BEDI/Section 108 grant program, parking garage spaces can be reserved if the development partner pays the proportionate share for those spaces that are not general public spaces. The City's grant application for the BEDI/Section 108 funding would need to be amended to allow for private parking in the public parking garages.

**Q. Is the City open to sharing the Tax Increment Financing (TIF) revenue with the master developer?**

A. The City is not eliminating any potential financial arrangement with the master developer in regard to sharing the TIF revenue. However, if the City builds the parking garages as part of the BEDI/Section 108 program, TIF revenue would need to pay the long-term principal and interest on the improvements.

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until his dorm room was available.

"Basically, he was homeless," Klingebiel said, though the student has a Port Richey address.

Living in various classrooms and lounges, Marshall took showers at the school's recreation center, Klingebiel said.

Marshall was referred to Student Affairs, he said. On Aug. 29, Marshall met with Jason Spatt, the Associate Dean of Students.

Klingebiel said that Marshall was already upset prior to the meeting and continued to become even more upset during the meeting.

Marshall is accused of lunging across Spatt's desk and putting the man in a chokehold, according to the arrest affidavit.

Spatt was able to free himself from the hold and gain control over Marshall, Klingebiel said.

Spatt suffered lacerations to his lips and inside his mouth, along with his knuckles. Marshall received a cut to his forehead.

"He was pretty lucky," Klingebiel said of Spatt.

Marshall faces charges of battery on a university official, resisting arrest without violence and disruption of a school function, according to the arrest report.

"He did struggle," Klingebiel said of Marshall when police arrested him. However, the struggle was not severe enough to warrant a more serious charge.

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for civilians. CSOs respond to non-emergency calls for assistance and assist in traffic crashes, helping to preserve evidence and render aid until help can arrive.

The position allowed him to remain active, but "still be retired a little bit, too," he said.

With the transfer to the Crime