

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Meeting Agenda - Final

May 16, 2016

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

*Craig Carter (Chair)
Todd Chase (Member)
Helen Warren (Chair Pro Tempore)
Charles Goston (Member)
Lauren Poe (Member)
Harvey Budd (Member)
Adrian Hayes-Santos (Member)*

CALL TO ORDER**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT**[150974.](#)**April 18, 2016 CRA Meeting Minutes (B)***Fiscal Note: None***RECOMMENDATION**

CRA Secretary to the CRA Board: Approve the minutes of the April 18, 2016 meeting.

[150974 MINUTES 20160516.pdf](#)

EXECUTIVE DIRECTOR CONSENT[150975.](#)**Amendment of CRA Purchasing Policy (B)**

Explanation: On July 19th, 2010 the CRA Board approved the current CRA purchasing policy. In the past the CRA utilized the City's purchasing policy. However the nature of CRAs necessitated a standalone policy to acknowledge the CRA governing board as a separate entity from the city commission and to adjust monetary thresholds.

On January 21st, 2016 the City Commission passed resolution #150616 which amended the City of Gainesville's purchasing policy to reflect its commitment to working with small, local, diverse and Service-Disabled Veteran owned businesses and vendors.

The proposed CRA policy mirrors the recent changes made to the City of Gainesville's policy as included in the amended policy provided as backup to this item.

*Fiscal Note: None***RECOMMENDATION**

CRA Executive Director to the CRA Board: Adopt proposed changes to the CRA purchasing policy to mirror recent policy changes made by the City of Gainesville, adopted January 21st, 2016 by Resolution 150616.

*Legislative History
6/21/10 Community Redevelopment Agency -*

Continued item 091028
7/19/10 Community Redevelopment Agency -
Passed item 091028

[150975 RESOLUTION 20160516.pdf](#)

[150976.](#)

CRA Project Summary May (NB)

Explanation: As a regular informational item on CRA agendas, Staff provides a brief update on selected referrals, redevelopment projects and development agreements under review. This monthly update is typically a limited sampling of the CRA's many on-going projects, as opposed to a complete list.

CRA Wide

Façade Grant, Project Manager, Michael Beard - The Façade Grant program is a competitive matching grant program that is designed to encourage reinvestment in building facades, specifically those located on highly visible target corridors within each district. Staff continues to meet with potential applicants in each district. Staff is also developing a modified program that will coincide with the NW 1st Ave Streetscape Project.

Eastside Redevelopment Advisory Board (ERAB)

Heartwood, Project Manager, Michael Beard- Through the executed contract with EDSA for Architectural Standards and Design Guidelines, 4 Floor plan options and 4 Elevation options have been produced. Staff are in the process of developing cost estimates for the horizontal improvements and appraisals for the conceptual designs on the approved lots. The completion of the Architectural Standards will also provide the final elements needed to fulfill website development for Heartwood, which will act as a major marketing component for the community, as well as a source for progress updates. Staff is continuing to reach out to the builder/developer community in order to discuss innovative approaches to partner on the new development. As we move forward, CRA will work with the community, builder/developer's, as well as the local finance and real estate professionals to create the new Heartwood community.

Cotton Club Grant Management, Project Manager, Stephanie Seawright - At its April 18, 2016, the CRA Approved \$233,141 to continue the renovation of the Cotton Club Museum & Cultural Center.

GTEC Area Master Plan & Phase 1 Development, Project Manager, Michael Beard - On Agenda

ERAB Residential Paint Program, Project Manager, Malcolm Kiner - The Eastside Redevelopment Area Program provides an eligible applicant with a voucher for paint and painting supplies up to \$500 to be used for

the exterior painting of their home. Staff will make a push during the month of May to reach out to the residents of the Springhill and North Lincoln Heights neighborhoods.

Greater Duval Neighborhood Revitalization Initiative (NRI), Project Manager, Malcolm Kiner - CRA launched a partnership with Alachua Habitat for Humanity called the "Partnership for Paint" program. Habitat's A Brush with Kindness program provides volunteer groups who assist homeowners in completing minor repairs, painting, and other home maintenance. The program allows the CRA to offer a grant of up to \$500 to eligible home owners in the NRI area. The \$500 grant will be applied to the fee associated with participation in "A Brush with Kindness".

As a member of the NRI coalition staff is actively participating in a new marketing and branding effort for the Duval Community. The results of the effort will influence the look and design of a new gateway entry sign for the community.

Downtown Redevelopment Advisory Board (DRAB)

Downtown Plaza, Project Manager, Malcolm Kiner - Staff is currently working with Jan and David Patterson on the build out of "Patticakes on the Plaza" we anticipate a 4 to 6 week build out period.

BDP welcomes back the "Free Friday Concert Series" in the month of May. For more information on the series or any other events at the Plaza please visit www.Bodiddleplaza.com <<http://www.Bodiddleplaza.com>>.

University Avenue Substation, Project Manager, Stephanie Seawright - Staff is still in discussions with County Staff with regards to the property being transferred to the City or CRA through the surplus program. CRA Staff plans to take the project through our First Step process to determine the viability of the types of projects envisioned for the site. Possible uses for the redeveloped site are a restaurant, newspaper kiosk, juice bar, pizza take-out and a specialty shop to name a few.

Downtown Redevelopment Area Residential Paint Program, Project Manager, Stephanie Seawright - To date the DRA Residential Paint Program has completed seven (7) homes (407 SW 5th Ave, 428 SW 3rd St., 436 SW 3rd St., 507 SW 6th Pl, 608 SW 4th St., 627 SW 5th St., 703 SW 5th St.). We have six (6) pending applications (621 SW 5th St., 704 SW 5th Terr., 803 SW 5th Terr., 614 SW 3rd St., 321 SW 7th Ave; and 403 SW 7th Ave.)

Depot Park Phase II, Project Manager, Cindi Harvey - On this agenda.

Power District, Project Manager, Andrew Meeker - After receiving Board approval at the February CRA meeting, Staff has proceeded with the advertisement of the Development Partner RFQ (Request for

Qualifications) for the Power District. The goal of the solicitation is to identify potential private development partners by way of an RFQ that will advertise, market, and promote the redevelopment opportunity within the Power District to a local, regional, and national audience. Because of the uniqueness of the Power District as well as the significant amount of existing due diligence work with the site, a RFQ will serve as a mechanism to announce our desire to formalize private public partnerships and begin strategic development driven implementation of the master plan. The 60-day solicitation advertisement will be followed by a shortlist ranking of qualified respondents that will be submitted to the CRA and/or City Commission for review/approval. Based on the feedback such as phasing and sequencing of development received during the RFQ process, shortlisted respondents will then participate in subsequent RFP's (Request for Proposals) for specific redevelopment projects that will result in potential development agreements.

College Park University Heights Redevelopment Advisory Board

NW 5th Avenue (1300-2000 blk), Project Manager: Suzanne Wynn -The CRA has received preliminary electrical undergrounding designs and required easement locations from GRU. The easements required are extensive and involve numerous properties along the entire project corridor from NW 13th Street to NW 20th Street. The CRA's next steps for this project will be meeting with individual property owners over the next several months to determine the feasibility of the acquisition of all of the easements required. We will be moving toward a community meeting after all potential easement stakeholders have been contacted.

NW 1st Avenue (1600-1900 blocks): Project Manager, Sarit Sela - On this agenda.

South Main Street, Project Manager, Andrew Meeker - Over the past several months a series of activities such as Façade Facelift outreach targeted towards businesses and properties along South Main St., coordination with planning and construction activities related to Depot Park and the Cade Museum has been underway. Staff is beginning to strategize on possible next steps related to short and long term safety, aesthetic, functional, and accessibility improvements that could be made to the corridor to support existing as well as future users. A strategy and schedule to advance the project will be included in the upcoming Workplan Update to be presented to the CRA Board in June 2016.

Fifth Avenue Pleasant Street Redevelopment Board

A.Q. Jones House Museum, Project Manager, Stephanie Seawright - Construction for the interior renovations of the home has been completed. We are currently securing services for the additional site work and landscaping. We will be working with Cultural Affairs to move forward with management of the facility. We are also working on the exhibit design and programming for the center.

FAPS Residential Paint, Project Manager, Malcolm Kiner -Like the Eastside Residential Paint Program the FAPS Residential Paint program provides an eligible applicant with a voucher for paint and painting supplies up to \$500 to be used for the exterior painting of their home. We are currently accepting applications and received pending applications for homes along NW 7th & NW 6th Avenue.

Seminary Lane, Project Manager, Sarit Sela - In February 2016, the GFHC and GHA boards approved an intention to sell the NW quadrant of the former Seminary Lane site, a 2.77-acre lot located northwest of the NW 5th Avenue and NW 12th Street intersection. Proceeds will be used to finance construction of the affordable housing component of the project. The CRA is working with GFHC and GHA on drafting the Request for Proposals for selling the NW quadrant as the next step in the redevelopment plan.

Fiscal Note: None at this time

RECOMMENDATION

*CRA Executive Director to the CRA Board:
Receive project update from Staff*

ADOPTION OF THE REGULAR AGENDA

SECRETARY

[150977.](#)

CRA Advisory Board Appointments to the Eastside Redevelopment Advisory Board (B)

Fiscal Note: None

RECOMMENDATION

CRA Secretary to the CRA Board: Appoint one citizen to serve on the Eastside Redevelopment Advisory Board to occupy a seat for the following term: one (1) partial term ending June 18, 2017.

[150977_ERAB APPLICANTS_20160516.pdf](#)

[150978.](#)

CRA Advisory Board Appointments to the Fifth Avenue Pleasant Street Redevelopment Advisory Board (B)

Fiscal Note: None

RECOMMENDATION

CRA Secretary to the CRA Board: Appoint three citizens to serve on the Fifth Avenue Pleasant Street Redevelopment Advisory Board to occupy a seat for the following term: one (1) full term ending June 20, 2019.

[150978_FAPS APPLICANTS_20160516.pdf](#)

[150979.](#)**CRA Advisory Board Appointments to the Downtown Redevelopment Advisory Board (B)***Fiscal Note: None***RECOMMENDATION**

CRA Secretary to the CRA Board: Appoint two citizens to serve on the Downtown Redevelopment Advisory Board to occupy a seat for the following term: one (1) full term ending June 20, 2019.

[150979_DRAB APPLICANTS_20160516.pdf](#)

[150980.](#)**CRA Advisory Board Appointments to the College Park University Heights Redevelopment Advisory Board (B)***Fiscal Note: None***RECOMMENDATION**

CRA Secretary to the CRA Board: Appoint three citizens to serve on the College Park University Heights Redevelopment Advisory Board to occupy a seat for the following term: one (1) full term ending June 20, 2019.

[150980_CPUH APPLICANTS_20160516.pdf](#)

EXECUTIVE DIRECTOR[150981.](#)**GTEC Area Redevelopment Update (B)**

Explanation: The largest undertakings of the Eastside Redevelopment District include the redevelopment of the Gainesville Technology Entrepreneurship Center (GTEC) area and the former Kennedy Homes site. The sites are located within a quarter mile of each other, about one mile from downtown Gainesville and two miles from the University of Florida.

In May 2015, the CRA Board approved the 100% master plan for the 13.6 acre GTEC site. The master plan is a blueprint for a mixed-use site with up to ten new commercial buildings, which will provide opportunities to retain GTEC graduates on site as well as attract new economic activity to the area. The fully permitted construction documents and approved master plan set is anticipated by June 2016. Staff has been working to foster full development of the site, combining tenant recruitment, marketing and physical improvements for a cohesive economic development strategy. Staff has been in communication with a viable tenant with a strong desire to locate to the GTEC site. In addition, Staff has reignited communications with the respondents of the 2014 RFP and they have a renewed interest in the project.

In 2015, staff hosted two naming and branding community workshops

for the GTEC Redevelopment Area. The inspirations from those community meetings were used to create a Style Guide including a name and logo for the project. Staff will present a full update to include information on the design, construction, tenant/developer recruitment, and marketing efforts.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear Presentation

[150981 PRESENTATION 20160516.pdf](#)

[150983.](#)

Depot Park Update (B)

Explanation: In January 2016, the CRA worked with staff at the Capital City Bank headquarters in Tallahassee to explore a potential partnership opportunity and apply for a Tipping Points Grant to fund a shade structure at Depot Park. The Tipping Points Grant is an opportunity created by Capital City Bank to provide funding for project elements that cannot be funded through the current project budget. The grant is typically awarded in one \$50,000.00 increment to a selected project, or in two \$25,000.00 increments to two selected projects.

The CRA submitted a proposal in February 2016 identifying the need for a substantial shade structure in the children's play area at Depot Park. The proposal included sketches of the shade structure, desired materials including metal shingles and copper gutters to match the Depot Building aesthetic, an identified location, and a cost estimate totaling \$60,000.00. Although the estimated budget for the shade structure exceeded the typical annual grant amount, Capital City Bank selected Depot Park as the recipient of the 2016 Tipping Points Grant.

Today, CRA staff will provide a brief update to the board on the status of Phase II construction at Depot Park and an overview of the added shade structure element. Capital City Bank staff will also formally award the grant to the CRA Board.

Fiscal Note: \$60,000.00 Tipping Points Grant awarded by Capital City Bank to the Community Redevelopment Agency

RECOMMENDATION

CRA Executive Director to the CRA Board: Authorize the Executive Director to receive the Tipping Points Grant funds in the amount of \$60,000.00.

[150983 PRESENTATION 20160516.pdf](#)

[150984.](#)

NW 1st Avenue Streetscape: Project Update (B)

Explanation: NW 1st Ave, between NW 16th St and NW 20th St, is an important

mixed-use corridor located just a block away from the University of Florida and the Ben Hill Griffin Stadium. The NW 1st Ave Streetscape project has been a top priority Community Initiative for the College Park / University Heights (CPUH) redevelopment area, and is part of the District's approved work plan and budget for FY15-16.

From its inception, the project team has been extensively involving the local community in the project development and creation. Through extensive stakeholder engagement, the design team developed a desired scope of improvements and created a conceptual street layout. 15% and 50% Construction Documents sets were approved by the CRA board in April and September 2014, respectively. In November 2015, CRA Boards approved engineering and design contracts to complete the design and permitting for the full scope of the project, including two separate efforts: NW 1st Ave Project 1: Underground Infrastructure and Roadway Improvements, and NW 1st Ave Project 2: Utility Conversions and Streetscape Improvements. In 2016, the project team has been extensively coordinating with stakeholders to finalize the proposed design, including holding four stakeholder meetings dedicated to each of the four project blocks, numerous one-on-one stakeholder meetings, and many cross-departmental meetings with City staff.

To complement the physical impact of the streetscape project, staff has been working closely with local property and business owners to encourage façade improvements via expansion of the CPUH Façade Grant program. Staff will discuss these proposed program changes along with other efforts to support the local businesses during construction.

On May 9th, Tree Advisory Board members unanimously voted in favor of recommending to the City Commission to dedicate an amount of \$285,000 of Tree Mitigation Funds to support NW 1st Ave project tree related costs. This amount will contribute to cover costs associated with the planting of 51 new shade trees and supporting underground Silva Cell infrastructure, quality soil, irrigation, root barriers and permeable pavers. This comprehensive infrastructure will enable the trees to thrive in the tight urban environment and keep roots away from underground utilities.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear presentation

[150984a PRESENTATION 20160516.pdf](#)

[150984b LETTERS OF SUPPORT 20160516.pdf](#)

[150985.](#)

CRA Website Update (B)

Explanation: Last updated in 2008, the CRA's main website was based on an outdated software program and layout that became "User-Unfriendly."

The CRA recently partnered with local web development firm Red Zero Web Design to create a citizen-centered, mobile-optimized website <<http://www.gainesvillecra.com>> that adjusts to fit devices like tablets and smartphones. The new website features: an events tab to promote community workshops, blog functionality for news, a Legistar embed for improved access to agenda information, and integration with social media.

The CRA also partnered with the City's Planning and Development Department to create detailed ESRI ArcGIS maps that showcase the more than 74 CRA projects completed over the past ten years. At the meeting, staff will give a brief update on the changes and request feedback from the Board.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear presentation

[150985 PRESENTATION 20160516.pdf](#)

[150986.](#)

CRA Awards Update (B)

Explanation: The Gainesville CRA was recently honored with two City Beautification awards: one for the Porters SW 5th Avenue Community Project and a second for the renovated Bo Diddley Plaza. Earlier this year, the North West Florida Chapter of the American Institute of Architects (AIA) awarded the Bo Diddley Plaza a 2015 Honor Award of Excellence in the Unbuilt Design category.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear presentation

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT