

City of Gainesville

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



Meeting Agenda - Final

November 19, 2018

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

*Harvey Ward (Chair)
David Arreola (Chair Pro Tempore)
Helen Warren (Member)
Gigi Simmons (Member)
Lauren Poe (Member)
Gail Johnson (Member)
Adrian Hayes-Santos (Member)*

CALL TO ORDER**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT**[180537.](#)**Community Redevelopment Agency Minutes (B)****RECOMMENDATION**

The Community Redevelopment Agency approve the minutes of October 15, 2018.

[180537 CRA Minutes 15-Oct-2018 20181119.pdf](#)

EXECUTIVE DIRECTOR CONSENT[180523.](#)**CRA Project Summary November 2018 (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 Multi-District

Economic Development, Project Manager, Jessica Leonard: CRA Staff is currently looking to partner with developers or businesses interested in investing in the CRA redevelopment districts. Please contact CRA Director, Sarah Vidal, at vidalsc@cityofgainesville.org <<mailto:vidalsc@cityofgainesville.org>> for more details. Key priorities include: Heartwood neighborhood (15.1-acre residential neighborhood), Cornerstone (13-acre commercial site), Innovation Square (17-acre mixed use site), and the Power District (17-acre mixed use site).

Façade Grant Program, Project Manager, Jessica Leonard: 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 is pleased to announce our interactive CRA District Wide Map has afforded the opportunity and empowered multiple area stakeholders to verify eligibility by visually showing address verification.

<<http://www.gainesvillecra.com/community-initiative/cra-project-map>> Our newest completed Façade Grants by District; Eastside is 1735 SE Hawthorne Road being reimbursed for \$10,000. Downtown has

experienced the addition of two different murals and façade renovations finishing up at The 204 Building and Florida Theater. Fifth Avenue Pleasant Street has seen the remodel of the third generation Plumbers Barber as they are nearing their 100th year anniversary as a family business. College Park University Heights has three façade grants that just completed this month that focused on creating outdoor spaces to enjoy First Lutheran Church, St. Augustine Catholic Church, and Pascal's Coffee. We currently have numerous façade grants underway at various stages throughout our four (4) redevelopment areas as they work to complete projects.

Residential Paint Voucher Program, Project Manager, Jessica Leonard: The Residential Paint Program now provides applicants pressure washing with an increased amount of up to \$750 to be used for the exterior painting of their home.

Eastside has twenty-three (23) homes painted to date in the area and ten (10) pending completion of paint this month. We recently shared the Paint Program again on the Gainesville East Marketing site to create awareness of resources and programs within our City.

Downtown has seen thirteen (13) homes painted to date and one (1) pending completion this month of paint this month.

Fifth Avenue Pleasant Street has twenty-three (23) homes painted to date and two (2) pending completion of paint this month.

Eastside Redevelopment Advisory Board (ERAB)

Cornerstone Phase 1 Development, Project Manager, Andrew Meeker: Construction of the Phase 1 Infrastructure Site Improvements is substantially complete with the exception of the areas immediately adjacent to the Merieux building development. Concept Companies construction on the Merieux building is well underway with a projected completion date of Fall 2018 which will bring over 50 new employees to the Gainesville East area. The Condominium Association is complete and Front Street Commercial Real Estate is actively advertising the additional development opportunities.

<<http://www.frontstreet.net/commercial-real-estate-listings/?propertyId=250493-sale>>

Gainesville East, Project Manager, Tricia Lopez: The second Eastside Community Information Session took place on Wednesday, November 14 from 5:30-7pm at DaySpring Missionary Baptist Church. Many City departments will be participating this year, including Wild Spaces and Public Places, PRCA, Public Works, GRU, GPD, RTS, Strategic Initiatives, Housing and Community Development, Economic Development, and more.

The Gainesville East social media pages have experienced more growth in followers. Staff continues to explore options for murals along main

corridors and is continuing community outreach and participating and promoting events in East Gainesville.

Greater Duval Neighborhood Revitalization Initiative (NRI), Project Manager, Jessica Leonard: As of March 2018, Habitat for Humanity's "A Brush with Kindness" program partnership has completed 27 homes in the Greater Duval Neighborhood.

Heartwood, Project Manager, Daniel Gil: On Agenda

Downtown Redevelopment Advisory Board (DRAB)

Downtown Plaza, Project Manager, Nigel Hamm: Bo Diddley Plaza continues to offer free Yoga and Capoeira classes during the week.

*For additional event information visit: www.bodiddleyplaza.com
<file:///I:\gg\cog\CRA\++%20CRA_Agendas%20&%20Backup\+%20CRA%202018%20Agendas%20&%20Back-Up\PROJECT%20SUMMARIES%202018\www.bodiddleyplaza.com%20> and
<<https://www.facebook.com/BoDiddleyPlazaGNV/>>*

Power District, Project Manager, Andrew Meeker: Following the CRA Board's approval of the Phase 1 Development Framework in July 2018, Staff is working internally as well as with the developer to draft and negotiate the terms of the Development Agreement and Purchase Sale Agreement. Once the terms of these agreements are completed, Staff will provide a presentation to the Board for consideration of approval.

College Park University Heights Redevelopment Advisory Board

Innovation Square, Project Manager, Dan Gil: The CRA continues to serve as a participant in the many on-going private public partnership discussions between the University of Florida Development Corporation (UFDC) and private development. On September 17, 2018, the CRA Board approved the public private partnership associated with the 800 Second at Innovation Square building for the northern extension of the SW 9th Street public walkway from SW 2nd Ave. to SW 1st Ave. Staff is currently drafting the development agreement with Concept Companies, the project developer. Construction on the public walkway project is projected to begin in November of 2018 and is expected to be completed by February 2019. CRA Staff will provide project updates while construction is on-going.

South Main Street, Project Manager, Andrew Meeker: Construction continues on the three quarter mile section of South Main Street with complex underground utility work and hardscape improvements such as sidewalks and curbing. New traffic patterns are in place that incorporate the new roundabout as well as the reverse angle parking at Depot Park/Cade Museum. Currently spectators of the project can view some of the decorative street lights being placed as well as several landscape planters being completed. Driveway tie-ins are underway and the large

live oak was recently installed in the roundabout.
 <<https://www.facebook.com/DestinationSouthMain/>> The project website is serving as the communications hub for the project at www.destinationsouthmain.com <<http://www.destinationsouthmain.com>> Businesses, residents, and stakeholders are being informed on the project progress via on-site meetings, physical and electronic newsletters, press releases, and social media. Additionally, Destination South Main Street is a vital part of the recently launched Trans4ming East GNV communication initiative aimed to inform community stakeholders of the multiple street improvement projects underway in the area. www.trans4mingeastgnv.com <<http://www.trans4mingeastgnv.com>>

Fifth Avenue Pleasant Street Redevelopment Board

Heritage Trail, Project Manager, Jessica Leonard: Staff is working to provide a presentation to the Board for consideration of approval once the CRA reviews and consolidates all the community input from the meeting. Staff is working internally as well as continued partnerships within the community and Manley Designs to draft the Trail Feasibility Study and Implementation Strategy. Once the layout of this trail is completed, Staff will provide a presentation to the Board for consideration of approval.

Seminary Lane, Project Manager, Sarah Vidal: Last year, the Gainesville Florida Housing Corporation (GFHC) and Gainesville Housing Authority (GHA) boards and the CRA listed their respective properties totaling 6.55 acres for redevelopment. Conditions of the sale include honoring parts of the Master Planning that was accomplished over the years with the Fifth Avenue Community. Multiple offers have been submitted via various real estate agencies for the properties that were listed. GFHC, as the majority owner, is leading the negotiations with joint participation from the CRA.

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

[180552.](#)

CRA January 21, 2019 Meeting Cancelled (NB)

Explanation: As the January 21, 2019 CRA board meeting falls on the Martin Luther King Jr. Day, we are asking that the meeting be cancelled in observance of this federal holiday.

Fiscal Note: None

RECOMMENDATION

CRA Secretary to the CRA Board: Approve the cancellation of the January 21, 2019 CRA Board meeting in observance of the Martin Luther King, Jr. holiday.

EXECUTIVE DIRECTOR

[180549.](#)

Gainesville CRA Wins Florida Redevelopment Association Roy F. Kenzie Award for NW 1st Avenue (B)

Explanation: At its 2018 Annual Conference held in October, CRA Staff was presented with the Florida Redevelopment Association's 2018 Roy F. Kenzie Award for Capital Projects and Beautification for its undergrounding and streetscaping projects along NW 1st Avenue in the College Park/University Heights District.

The Florida Redevelopment Association Awards program recognizes the best in redevelopment in Florida. It is open to any member of the association. To recognize the projects and people involved in redevelopment throughout the state, three awards series have been established. The Roy F. Kenzie and Thomas J. Mills Awards are given for outstanding examples of redevelopment and leadership, respectively, in Florida. Additionally, the President's Award is given for the "Best of the Best," to honor the top project across all categories. A winning entry acknowledges excellence in an organization's work. Within 14 juried categories, the Roy F. Kenzie Awards celebrate the most innovative and effective redevelopment programs in Florida. Winners demonstrate innovation and positive impact on their communities and inspire other Florida communities.

The N.W. 1st Avenue Streetscape/More in Midtown projects and campaign were a multifaceted approach to transforming four blocks in a dense, urban neighborhood from a back alley to a destination while supporting the businesses and residents along the corridor. N.W. 1st Avenue between 16th and 20th streets is a mix of commercial and residential buildings located one block north of the University of Florida campus and the 88,000 seat Ben Hill Griffin Stadium, home of the Florida Gators. This complex project required immense community outreach and collaboration. The new street is changing the way that people interact with Midtown.

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear presentation from Staff.

[180549_FRA-2018-Best-Book-FINAL-1_20181119.pdf](#)

[180525.](#)

Heartwood Internet (B)

Explanation: The Heartwood neighborhood is one of the two major community initiatives in the Eastside Redevelopment District for the Gainesville CRA. The development includes major site and infrastructure construction associated with the 34-single family building pad sites on the former Kennedy Homes site in East Gainesville. Community stakeholders worked with the CRA on the naming, design, and planning for this initiative and the project has been much anticipated by the community, the CRA, and its Boards.

At its September 17, 2018 meeting, the CRA Board received a presentation related to internet service at Heartwood. During that discussion, the Board requested additional information from the other internet providers; AT&T and Cox, as well as to take this item before the Eastside Advisory Board. CRA Staff has reached out to both providers for the additional information but both providers were unable to present the information prior to the November agenda being published.

An item was presented to the Eastside Advisory Board on October 9, 2018 and the Board made a motion schedule a special meeting to discuss it further prior to the CRA Board on November 19, 2018. CRA Staff attempted to schedule a special meeting, but Staff was unable to find a date where quorum could be reached. The Eastside Advisory Board members were informed of this and invited to attend the November 19, 2018 CRA Board meeting to participate.

The site construction contract is on schedule to be completed by April 2019 with construction of the new single family residential housing units immediately following. CRA Staff continues to work on the homebuilding piece in tandem with the other deliverables on this projects and will provide a robust update to the Board at this meeting.

Fiscal Note: The current account balance for Heartwood account # W920 is \$102,774.40. The CRA Board may want to consider the different options and decide the best procurement process for CRA Staff to proceed with.

RECOMMENDATION

CRA Executive Director to CRA Board: 1) Discuss the fiscal impact and funding sources needed to provide internet services at Heartwood 2) Give CRA Staff direction on how to move forward with internet services at Heartwood.

[180333 2017-197 HARTWOOD SUBDIVISION PROPOSED CONDUIT SYSTE](#)

[FINAL_FY19-20_Approved Budget_FY19-20.pdf](#)

[GRUCom Rate Options_No Upfront Payment.pdf](#)

[GRUCom Rate Options_With Upfront Payment.pdf](#)

[180525 Heartwood Internet Update 11-19-2018.pdf](#)

[180389.](#)

CRA Discussion (NB)

On November 1, 2018, the City Commission unanimously approved a plan for the Gainesville Community Redevelopment Agency as memorialized in an “Agreement between the City of Gainesville and Alachua County” (Legistar No. 180389). The Agreement has been forwarded to the Alachua County Board of County Commissioner’s for consideration. If approved, the Gainesville CRA will work towards formalizing a Community Engagement Plan in early 2019 to begin to host community conversations about the work underway in the Districts and the pivotal projects and programs that will help catalyze redevelopment in the CRA.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to the CRA Board: For Board Discussion

Legislative History

10/11/18	General Policy Committee	Approved, as shown above
11/1/18	City Commission	Approved as Recommended

[180389A_GCRA What's Next II Final OB_PPT_GPC_101118.pdf](#)

[180389B_Agreement - CRA consolidation GPC_101118.pdf](#)

[180389C_Agreement CRA Consolidation CC_20181101.pdf](#)

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT