

Power District Recommendations



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Prepared for:
 gainsville
community
redevelopment
agency

Agenda

Previously Accomplished

Recommendations

Considerations for Project to Move Forward

Timeline for Disposition

GCRA Previously Accomplished

- Eastside Operations Center
- Catalyst Project + Leasing
- 2013 Redevelopment Plan
- Rezoning
- 2015 Infrastructure Analysis Report
- Sweetwater Daylighting Feasibility
- 2015 Building Needs Assessments
- 2007 Environmental Analysis
- Aesthetic Improvements
- Programming & Special Events
- 2016 & 2017 Solicitations for disposition to developer
- Appraisals
- Depot Park + Cade Opening + South Main

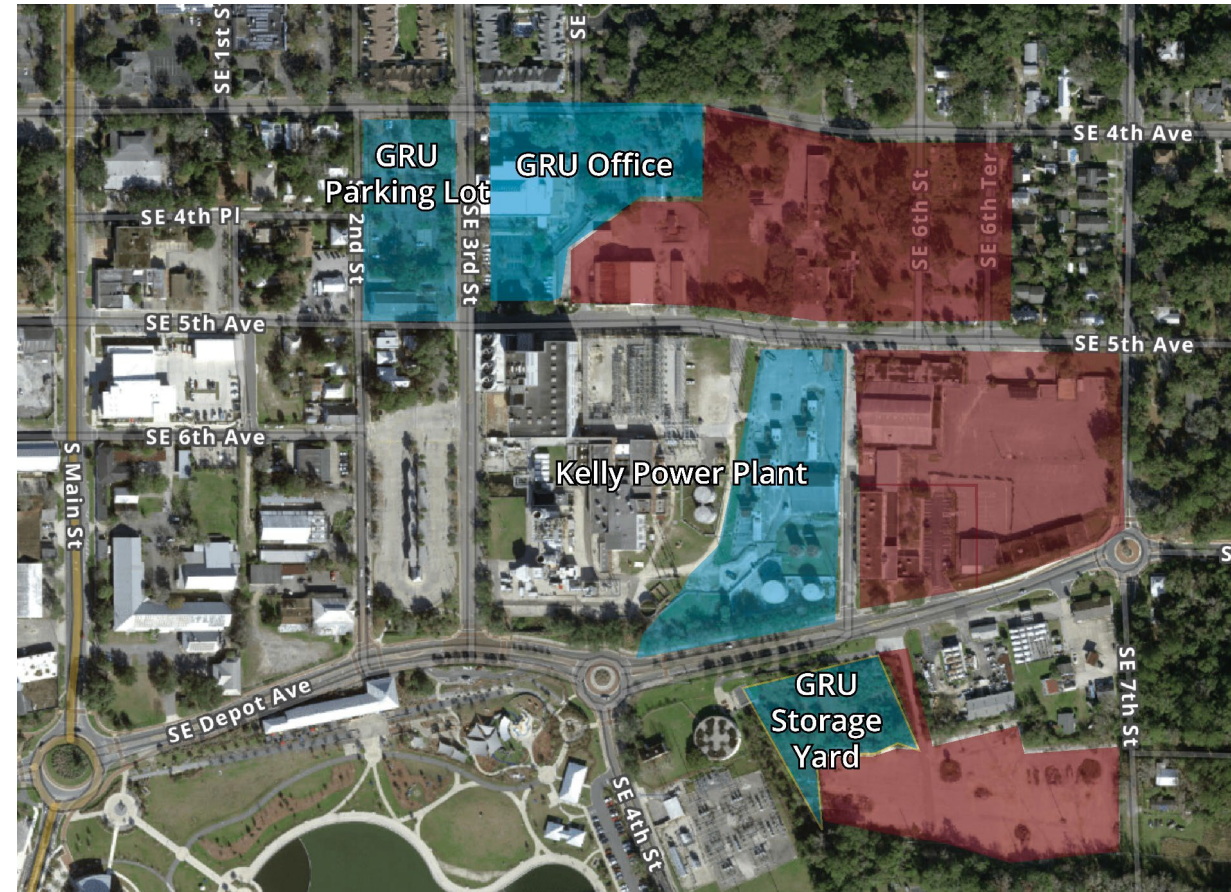
Last Action Taken:

Commission voted October 3, 2019 to approve the addition of the GRU Administration Building, GRU Administration Parking Lot, portion of Kelly Power Plant* and expanded GRU storage yard.

Original Boundaries 2013



Approved Expanded Boundaries 2019



*GRU has deemed the portion of Kelly Power Plant included in the approved expanded boundaries 2019 as necessary to the operation of Kelly Power Plant.

New Solicitation Recommendations:

Core Property Offering +/-16 Acres (All GRU Owned):

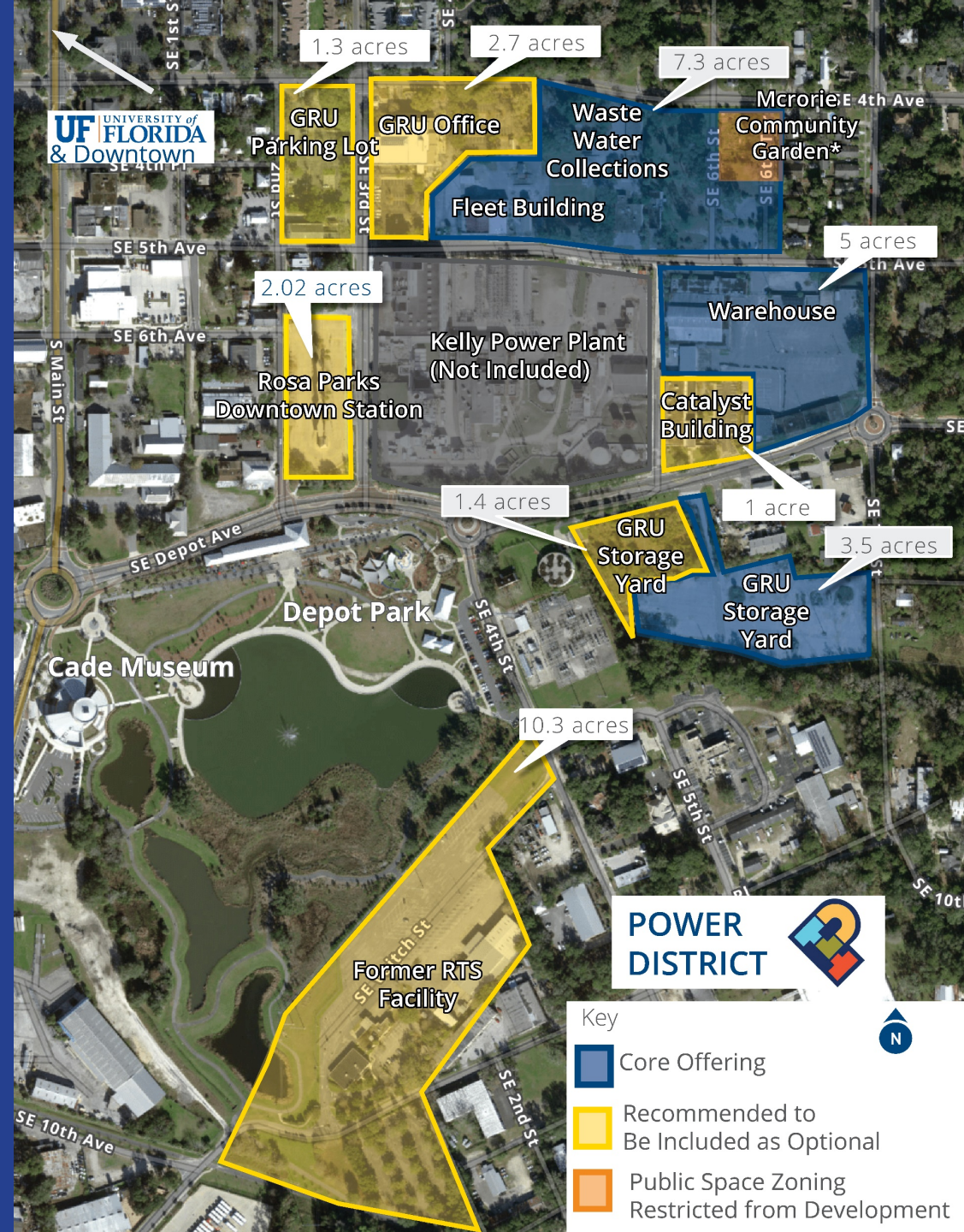
- a. GRU Storage Yard
- b. Warehouse Building Adjacent to Catalyst Building
- c. Wastewater Collection, Fleet Building and Mcrorie Community Garden*

Include as Optional:

- a. GRU admin building east of SE 3 Street (GRU owned)
- b. GRU parking lot west of SW 3 Street (GRU owned)
- c. Rosa Parks RTS transfer station (City owned)
- d. Catalyst Building (City owned)
- e. Former RTS Facility (City owned)



*Restricted from development, only for enhancement as community garden



Key

- Core Offering
- Recommended to Be Included as Optional
- Public Space Zoning Restricted from Development

Recommendation:

Reaffirm the 2013 Redevelopment Goals

- Attract Private Investment
- Adaptively Re-use Buildings
- Temporary Programming Events
- Multiple Smaller Scale Buildings
- Daylight Sweetwater Branch Creek
- Celebrate The Industrial Character
- Eclectic And Wide Range Of Land Uses
- Integrated Pedestrian And Vehicular Facilities
- Innovative Environmentally- Friendly Architecture
- Complement The Adjacent Surrounding Neighborhood
- Flexible Spaces For Independent Local, And Diverse Businesses
- Small, Diverse, Local Developers + Larger Developers To Ensure Local Participation

Considerations for Project to Move Forward

- Update Memorandum of Understanding between GRU and City
 - Explore transferring properties from GRU to the City prior to sale
 - Additional properties need to be declared surplus
- Determine Funding for:
 - Updating infrastructure analysis report
 - Updating infrastructure requirements for SW 6th street extension between 4th and 5th Ave
 - Updating building needs assessment for usability of existing properties
- Need updated appraisals of properties

Timeline for Disposition



Request for Qualifications (RFQ) Phase – Request from proposers their project goals, vision, organization information, history with previous projects of similar type to determine that the proposers are qualified and can accomplish the City’s and GCRA’s goals and vision

Invitation to Negotiate (ITN) Phase – From previously short-listed proposers, request detailed proposal detailing specifics on project sites plan, financials, timeline for development