

# City of Gainesville

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



## **Meeting Agenda**

**November 21, 2011**

**3:00 PM**

**City Hall Auditorium**

## **Community Redevelopment Agency**

*Randy Wells (Chair)  
Susan Bottcher (Vice-Chair)  
Todd Chase (Member)  
Thomas Hawkins (Member)  
Scherwin Henry (Member)  
Craig Lowe (Member)  
Jeanna Mastrodicasa (Member)*

*Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least 48 hours in advance.*

**CALL TO ORDER****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****110506.****Community Redevelopment Agency (CRA) Minutes (B)****RECOMMENDATION**

*The CRA approve the minutes of October 17, 2011, as circulated.*

110506\_october 17, 2011 minutes\_20111121.pdf

**110508.****Appointment of Susan Miller-Jones and Omar Oselimo to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (NB)****RECOMMENDATION**

*The CRA appoint Susan Miller-Jones and Omar Oselimo to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board for terms to expire 6/17/2014.*

*Member Bottcher: Miller-Jones and Oselimo*

*Member Chase: Miller-Jones and Oselimo*

*Member Hawkins: Hamilton and Oselimo*

*Member Henry: Miller-Jones and Oselimo*

*Member Lowe: Miller-Jones and Oselimo*

*Member Mastrodicasa: Miller-Jones and Oselimo*

*Chair Wells: Hamilton and Oselimo*

**EXECUTIVE DIRECTOR CONSENT****110510.****CRA Model Block Project – Bid Award – Consent (B)**

**This item involves a request for the CRA to approve the bid award to CBC Group LLC for the construction of 3 new Model Block Fifth Avenue homes in the amount of \$355,165.**

*Explanation: The Model Block Project (MBP) was conceived to help address the issue of vacant and abandoned properties in the Fifth Avenue Pleasant Street Redevelopment Area. Since 2003, the CRA has acquired ten properties, including both vacant lots and houses to rehab. To date, three houses have been*

rehabilitated and sold, and three new construction homes have been built. There are four properties remaining to be completed: three for new construction (Fifth Avenue neighborhood) and one for historic rehabilitation (Pleasant Street).

#### *The Homes*

3 Homes have been designed for the model block 5th avenue project: (1) a 3 bedroom 2 bath home at 321 NW 7th Terrace approximately 1254 Sq/Ft, (2) a 3 bedroom 2 bath home at 403 NW 8th Street approximately 1320 Sq/Ft, and (3) a 3 bedroom 2 bath home design for 725 NW 4th Avenue 1320 Sq/Ft.

#### *The Bid*

On August 31, 2011, the City's Purchasing Department solicited bids for the construction of the 3 new Model Block homes. Bid qualification submittals and price proposals were due to the City's Purchasing Department on October 12, 2011. A total of six (6) firms responded to the bid solicitation. City purchasing staff opened and evaluated on a low bid basis. Through the bid process it was determined that CBC Group was the lowest responsive, responsible bidder. The bid tabulation is attached for reference. The bid amount for the project is \$355,165.

**Fiscal Note:** This project will be funded by a City of Gainesville line of credit to the CRA for the construction of 3 new homes. The line of credit loan was approved by the CRA on September 19, 2011 and by the City Commission on November 17, 2011.

#### **RECOMMENDATION**

CRA Executive Director to CRA: 1) Award the bid in the amount of \$355,165.00 for the Model Block Homes to CBC Group LLC, as the lowest responsive, responsible bidder, contingent upon funding and execution of the loan documents for the line of credit; and 2) authorize the CRA Executive Director to execute the construction contract and any related documents, subject to approval by the CRA Attorney as to form and legality.

110510\_BID TABULATION\_11212011.pdf

## **110526.**

### **CRA Project Summary (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*

*Economic Development Finance - Staff continues to market the Grow Gainesville Fund and Capital Access Program to business owners and financial institutions. Staff is in the research and development phase of additional economic development programs.*

*Eastside*

*GTEC–CRA staff has begun the planning phases of building renovations, grounds improvements and programming improvements at GTEC.*

*1717 SE 8th Avenue Redevelopment – In November 2010 the CRA contracted with Perkins & Will a firm specializing in Architecture, Urban Design, Planning and Strategy to complete a three phase analysis of the redevelopment site. This work includes a strategic analysis which will aid in identifying the appropriate project team, and strategic framework which will help staff create the guidelines for moving forward with the vision of the project. Staff is developing an RFQ for design and development of the site.*

*Exterior Paint Program- Staff is currently accepting paint program applications; this includes marketing and distributing applications to interested parties. Special focus will be placed on 8th Avenue & Waldo Road corridor.*

*Hawthorne Road Café - Staff has executed a lease agreement with an option to purchase with Southern Charm and Pie Factory to operate the café as a contemporary southern influenced restaurant. The next step is for the tenant to begin their interior build-out of the café. Construction is proposed to take 6-8 weeks from commencement.*

*Downtown*

*SW 3rd Street Improvements – Utility, roadway, and sidewalk construction is largely complete, and the corridor is reopened to normal traffic patterns. Installation of the new light fixtures, conversion to the underground power system, and removal of the old utility poles/wires is being coordinated with GRU and the project is scheduled for full completion by autumn of this year.*

*Art Line – CRA staff presented the concept and proposed routes for the Art Line project to the Downtown and CRA boards during their last meetings. The CRA received good feedback on the project concept and possible routes from the boards. The CRA is currently conducting an in-depth analysis of the most favored route options and beginning to develop the project scope.*

*Depot Building Phase I Rehabilitation – Rehabilitation of the Depot Building is currently underway. The project includes historic rehabilitation for adaptive reuse and core/shell building construction. The building is anticipated to achieve LEED Gold status and construction will last approximately 10 months.*

*Cade Museum at Depot Park – Staff is drafting a ground lease agreement and working with the Cade Foundation on coordination issues.*

*Power District Redevelopment – CRA staff continues to examine a variety of issues at play in the Power District. The CRA is working with the City Manager, City Attorney, and GRU General Manager in order to navigate the issues at play in the Power District and coordinate a successful transition from utility*

*support uses into redevelopment. Work on zoning for the Power District has begun, and an initial redevelopment project has been identified (more information about this project is on the discussion portion of this agenda.)*

*Downtown Redevelopment Plan – The updated plan was approved by the CRA Board and the City Commission will consider final approvals on November 17th.*

#### *CPUH*

*13th Street Overpass – FDOT has approved the construction plans submitted on September 20th. Staff is routing the Construction Agreement for execution by the CRA Executive Director. The construction start date has shifted due to the extended permitting process and is anticipated to commence in January 2012.*

*SW 12th Street Lighting – The CRA has authorized Scherer Construction to begin work and site preparation activities began during the week of November 7th. The project is expected to be completed by mid-December. The first phase of this project extends from SW 8th Avenue to SW 4th Avenue.*

*SW 13th Street Streetscape – Construction is mostly complete on the west side of the roadway from the Archer Road intersection to the Shands PRC building. Lighting installation will be among the final tasks. Work on the east side of the roadway has begun and is progressing at a rapid pace from SW 16th Avenue to the north. The project is expected to be substantially complete in late-December.*

*NW 1st Avenue – This project consists of reconstructing the roadway from NW 16th Street to the UF Foundation. Parking, solid waste, utilities and streetscaping are being assessed for improvement. Staff is in the process of developing an engineering scope and procuring engineering services through the RFQ process. Coordination work has been initiated with Stadium Club and Campus Christian House. It is anticipated that an engineer will be on-board in early 2012.*

*6th Street Improvements – Phase I of the visioning for the 6th Street corridor was completed by Dix.Lathrop and presented to the CRA board during the July 2010 meeting. The PWD has included a portion of SW 6th Street on the City's Capital Improvement Project plan for initiation in 2015. The CRA has reached out to the PWD to inquire about coordinating on this project, thereby expediting the design and construction in order to address infrastructure needed for this area. The CRA is working to identify infrastructure needs in the area that can be coordinated within the project scope. A Request for Qualifications for Engineering Services will be released this fall.*

*Façade Program – The Façade Grant Program is currently open and staff is accepting applications.*

#### *FAPS*

*Legacy Project – The capital campaign is in progress and staff continues to reach out to community members. The website is completed and is now live (<http://aqjmuseum.org/>). Looking ahead, the next phase of design work is expected to begin once project funds become available.*

*Model Block 5th Avenue – On agenda*

*Façade Program – The Façade Grant Program is currently open and staff is accepting applications.*

*NW 5th Ave Commercial Building – The first floor office/retail space is available for lease. Interested parties should contact Shaad Rehman at 334-2298.*

*Fiscal Note: None at this time*

**RECOMMENDATION**

*CRA Executive Director to CRA: Receive project update from Staff.*

**END OF THE CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA****SECRETARY****EXECUTIVE DIRECTOR****110514.****Prioria Robotics Letter of Intent (B)**

*Explanation: Local company Prioria Robotics, Inc. has sent a Letter of Intent to the City of Gainesville requesting negotiations concerning terms and conditions for the rehabilitation and lease of Warehouse #2 on property located at 555 SE 5th Avenue (Tax Parcel Identification Number 12720-000-000.)*

*Prioria Robotics, Inc. is a rapidly growing locally owned technology-based firm which produces the Maveric Unmanned Air System. Prioria has done an extensive search of available and prospective properties in Gainesville and has selected this site based on its strong commitment to Gainesville, Gainesville's Downtown and the future expansion potential that this site offers. Prioria's project represents the very significant business retention opportunity of a rapidly growing company which is actively being recruited by other communities.*

*This project would be the first major redevelopment project in the Power District. Prioria's Letter of Intent requests the City, GRU and the CRA negotiate the terms and conditions of Prioria's use of certain property within the Power District for its proposed business expansion and job creation. This will require the City, GRU and the CRA to review and analyze the proposed project in order to negotiate the terms and conditions of Prioria's use of City Property.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

*CRA Executive Director to CRA board: 1) Receive the Letter of Intent from Prioria; 2) authorize the Executive Director to review and analyze the proposed project and negotiate terms and conditions for Prioria's use of certain property within the Power District; and 3) bring back a draft mutual letter of intent or other form of agreement for consideration by the CRA Board, subject to approval by the CRA Attorney as to form and legality.*

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**110511.****Downtown Gainesville Hotel and Conference Center Proposal Process (NB)**

*Explanation: In April 2010, the CRA issued an RFI for a publicly owned conference center/hotel in order for the CRA to respond to Alachua County's (the County) "Capital Projects that Promote Tourism" request. The proposed development was to be a publicly-owned, multi-level conference center with highly flexible space, a privately-owned, full service hotel and potentially, street-level retail. The project was not chosen for award by the County. Since that time, interest in a hotel and conference center in Gainesville's urban core has remained high. At its September 19, 2011 meeting, the CRA Board directed CRA staff draft language for some type of competitive proposal for a hotel and/or conference center to be located on either the City-owned Lot 10 parcel or elsewhere in/near Downtown Gainesville. Placement of a hotel and/or conference center will be limited to the boundaries of the Community Redevelopment Agency redevelopment areas. The proposed solicitation process is envisioned to be jointly issued by the City and CRA in two phases; an initial solicitation requesting the qualifications of the developer demonstrating successful completion of similar projects elsewhere, team composition, as well as a general understanding of the CRA or City financial assistance sought in order to pursue this project. Initial proposals will be evaluated solely on qualifications. Financial assistance sought would be requested for informational purposes only.*

*Following evaluation, the applicant pool would be narrowed to the top ranked developers. Up to three top ranked developers would be invited to participate in the second phase of the solicitation. If no proposals meet the qualifications, there would be no second step.*

*The second phase of the solicitation would require developers to provide a more detailed proposal of the project, detailed information on the economic impact and job creation potential of the project, and more specific information regarding the financial assistance sought by the CRA or City. Potential financial assistance may include such things as land or City or CRA incentives.*

*The anticipated schedule is issuing the first phase in January 2012, evaluating proposals and issuing the second phase by March 2012, followed by thorough evaluation of potential economic impacts and benefits, and ranking of the respondents.*

*Negotiations would then begin starting with the top ranked proposal. The CRA and City reserve the right to determine ultimate feasibility of this project and are not required to make an award in this solicitation.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

*CRA Executive Director to CRA Board: Receive update from staff.*

**CRA ATTORNEY**

**REPORTS FROM ADVISORY BOARDS/COMMITTEES**



**College Park/University Heights Redevelopment Advisory Board**

**Downtown Redevelopment Advisory Board**

**Eastside Redevelopment Advisory Board**

**Fifth Avenue/Pleasant Street Redevelopment Advisory Board**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**NEXT MEETING DATE**

**ADJOURNMENT**