

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

March 16, 2021

5:30 PM

Hybrid Meeting

City Hall Auditorium

Gainesville Community Reinvestment Area Advisory Board

Jason Atkins-Tuffs

K. Richard Blount

Carrie Bush

Linda Dixon

Evelyn Foxx

Armando Grundy-Gomes

Jacob Ihde

Christopher Merritt

Jason Mitchell

Warren Nielsen

Michael Palmer

Bradley Pollitt - Chair

Stephanie Seawright – Vice Chair

Jessica Turner-Evans

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CALL TO ORDER

ROLL CALL

ADOPTION OF THE AGENDA

APPROVAL OF MINUTES

COMMUNICATIONS

Chair's Report

Director's Report

Staff Report

BUSINESS DISCUSSION ITEMS

[200936.](#)

Community Partnership Grant Program: Fifth Avenue Arts Festival

Explanation: The Community Partnership Grant is a Community Enhancements and Housing initiative identified in the GCRA's 10 Year Reinvestment Plan. Historically the CRA/GCRA has supported local groups through grants, in-kind contributions, and staff support. With the transition to City Department, the former program is in need of revision. Due to the lack of special events during COVID-19, the GCRA has begun this work but has not made it a priority. GCRA Staff intends to put together a program that will complement the City's current offerings and will better coordinate this effort with other departments. This work is expected to be complete by FY-end and brought back to GCRAAB for consideration.

The project charter for this initiative defines community partners as local non-profit groups that directly impact an area within the district or neighborhood associations. Examples of eligible grants would include funding for: special events and campaigns that raise awareness, encourage economic development and sense of community; programming that directly assists with reinvestment in a community such as employment programs or after school programs; and groups that bring a needed amenity to an area such as a health clinic, shelter, or food share program.

The Cultural Arts Coalition was approved in February of 2020 for \$3,000 in funding for the Fifth Avenue Arts Festival - however, the festival was cancelled due to COVID-19 and the grant was not dispersed. The Cultural Arts Coalition is requesting \$2,000 in funding for this year's Fifth Avenue Arts Festival, which will be held virtually.

Fiscal Note: \$30,000 is budgeted for FY 21 for Community Partnerships in fund 620.

RECOMMENDATION

GCRA Director to GCRA Advisory Board:
Approve a \$2,000 community partnership grant for
the Fifth Avenue Arts Festival

[200758.](#)

A. Quinn Jones Context Area Improvements (B)

Explanation: In 2009 the former CRA, now GCRA, embarked in the stabilization and renovation of the A. Quinn Jones house. Subsequently, in February, 2014, Phase II (interior and exterior Renovations) was started. The CRA held the Ribbon Cutting ceremony for the museum and cultural center on February 26, 2017.

In 2020 the Exterior Renovations & Parking Lot portion of Phase II began. This final portion of the Legacy Project was possible thanks to a partnership between Wild Spaces Public Places (WSPP) and the GCRA. Participation by the GCRA in this project was essential, as the A. Quinn Jones museum and its exterior will serve a trail head for the Fifth Avenue/Pleasant Street Heritage Trail by providing visitors, not only the opportunity to learn about Dr. Jones' legacy, but also a respite area and parking for those walking the trail.

The project cost was \$297,343.00, of which WSPP funded \$207,342.96, and the GCRA \$90,000.04. The services of One Day Came, a minority owned business, were retained by WSPP as project CM. The project included the installation of storm water collection and drainage system, paving of the parking lot, the construction of a storage shed, a sitting wall, and the installation of new lighting, and landscape work.

Strategic Connection: This project is connected to Goal 3: A Great Place to Live and Experience in the City's Strategic Plan and is ranked under Major Projects 2020 - 2021.

Fiscal Note: Funds for this project were allocated as follows: \$297,343.00 from WSPP Fund, and the GCRA Fifth Avenue Pleasant Street Tax Increment Fund in the amount of \$90,000.04.

RECOMMENDATION

GCRA Director to Advisory Board: Hear update
from staff

[200758 AQJ Context Area Improvements.pdf](#)

[200756.](#)

GCRA Roadmap Prioritization (B)

Explanation: On March 5, 2020 the City Commission approved Gainesville Community Reinvestment Area (GCRA) initiatives listed in the 10 Year Reinvestment Plan. The City's strategic planning process began on May 7, 2020 and through a series of workshops was approved on August 6, 2020. Overall, neighbor input and City Commission direction developed the criteria for how GCRA initiatives are prioritized in the upcoming years.

Today's agenda item will discuss this prioritization process.

The GCRA 10 Year Reinvestment Plan describes community priorities as identified by neighbors, residents and stakeholders during the public engagement process. These priorities were used to rank the Plan's initiatives in order of importance from community feedback received. The City Strategic Plan and Action Agenda 2020-2021 also underwent a public process and identified community and the priorities of elected officials. The City strategic goals that were developed from these planning documents based on public engagement formed the basis of how GCRA initiatives were ranked in importance and timing to be completed.

An initiative's level of completion also contributed to how it was prioritized. Several initiatives that are midway or nearing completion were carried over from the previous community redevelopment agency. Eight major GCRA initiatives are being managed outside the department either by the Office of Capital Asset Planning and Economic Resilience (CAPER), Office of Strategic Initiatives, Office of the City Manager, or Department of Transportation and Mobility as outlined in the City Strategic Plan.

The GCRA team, along with its partner departments will present the current prioritization of GCRA initiatives, take a look at current and proposed funding through Fiscal Year 2023, and to discuss the status of each initiative and next steps.

Strategic Connection: The following initiatives from the 10 Year Reinvestment plan are listed in the City's Strategic Plan and Action Agenda 2020-2021: 8th Avenue and Waldo Road Improvements, Former RTS Site Redevelopment, Job Training/Career Development Program, Downtown Master Plan, University Avenue Corridor Improvements, Heartwood Neighborhood (GRUCom), Business Improvement Grant, Cornerstone Development, GTEC Management, Innovation District Improvements, and the residential paint program.

Fiscal Note: Proposed funding is in draft format and will return to the Board as part of the City's fiscal year 2022-2023 budget process.

RECOMMENDATION GCRA Director to GCRA Advisory Board: Hear presentation and provide feedback

[200756 A GCRA Roadmap Prioritization Presentation.pdf](#)

[200756 B Status of CAPER Assigned Projects-Initiatives.pdf](#)

[200759.](#)

GCRA FY 2020 Annual Report (B)

Explanation: The GCRA became a City department effective October 1, 2019. Per Ordinance No. 181001, sec. 2-407, the City of Gainesville and Alachua County Commissions are required to meet on or before April 1st of each year to present an annual work plan and a report of the previous year's

activities.

Included in the backup is the 10 Year Reinvestment Plan and the FY20 Annual Report which contains a summary of the activities and financials for the previous fiscal year. This report will be distributed to the taxing authorities before the March 31st deadline and will be included on the March 29, 2021 Joint City/County agenda. Tax increment funds remain in the trust funds for the former Community Redevelopment Areas and the GCRA will continue to report on those funds until they are spent to meet the requirements of F.S. Chapter 163.

The Annual Report was formatted as a mailer for easy distribution to the taxing authorities and district residents and businesses and will be posted on the GCRA website in coordination with the posting of the March City Commission agenda.

Fiscal Note: None

RECOMMENDATION GCRA Director to GCRA Advisory Board: Hear presentation

[200759_A_FY20_GCRA_Annual_Report.pdf](#)

[200759_B_GCRA_Reinvestment_Plan.pdf](#)

[200937.](#)

My Neighborhood Grant Program (B)

Explanation: On August 31, 2020 the City Commission approved a motion for agenda item #200150-Equitable Development and Moratorium, directing GCRA staff return with details and possible funding source for a proposed program, to be known as the My Neighborhood Grant Program (formerly Welcome Back Program) to invest in neighborhoods by acting as a financial partner with individuals who want to move back into an eligible neighborhood where they grew up. The program would also be open to applicants already living in those neighborhoods.

Successful program applicants will receive a grant of \$25,000 to purchase a house or vacant lot. To be eligible, a recipient must be able to prove that they are a former or current resident for at least three years of one of the following neighborhoods: Cedar Grove II, Duval, Fifth Avenue, North Lincoln Heights, Pleasant Street, Porters, Springhill, and Sugarhill.

The intent of the program is to increase neighborhood stability, grow individual and family wealth in Gainesville's black communities and increase access to affordable/attainable housing. This program is supported by GCRA and city planning documents. One of the main objectives of the GCRA 10 Year Reinvestment Plan is to support Community Enhancement and Housing initiatives that directly benefit community members by maintaining the culture and population of an area. The proposed program is an Infill and Attainable Housing initiative that encourages homeownership within target neighborhoods. This

initiative also supports the City Action Agenda 2020-2021 and forthcoming Gainesville Affordable Housing Action Plan which both recommend that infill housing be constructed to maintain affordable housing within neighborhoods.

Staff presented the proposed program to the GCRA Advisory Board on December 15, 2020. Advisory Board recommendations from this meeting were presented to the City Commission on January 21, 2021 and their input was received.

During this agenda item, staff will present to members of the GCRA Advisory Board feedback about the program from the City Commission and the forthcoming program policies.

Strategic Connection: This item is connected to Goal 3: A Great Place to Live and Experience in the City's Strategic Plan. An objective of this goal is to increase affordable housing opportunities for all neighbors.

Fiscal Note: The not to exceed amount of \$75,000 is budgeted for the My Neighborhood Grant Program in the GCRA Fund 620 "Community Enhancements & Housing" account for the remainder of Fiscal Year 2021.

RECOMMENDATION

*GCRA Director to GCRA Advisory Board:
Approve the My Neighborhood Grant Program as presented, once approved by the City Attorney as to form and legality*

[200937_A_My_Neighborhood_Presentation.pdf](#)

[200937_B_My_Neighborhood_Program_DRAFT.pdf](#)

PUBLIC COMMENT

MEMBER COMMENT

NEXT MEETING DATE

April 7 Joint City Commission/GCRA Advisory Board Workshop

ADJOURNMENT