

Community Redevelopment Agency

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



Meeting Agenda

December 19, 2011

3:00 PM

City Hall Auditorium

*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****110576.****Community Redevelopment Agency (CRA) Minutes (B)****RECOMMENDATION**

The CRA approve the minutes of November 21, 2011, as circulated.

110576_Nov. 21, 2011_minutes_20111215.pdf

110577.**Cancellation of the January 16, 2012 Community Redevelopment Agency (CRA) Meeting (NB)****RECOMMENDATION**

The CRA cancel the January 16, 2012 CRA meeting due to the Martin Luther King, Jr., holiday.

110581.**Resignation of Kinnon Thomas from the Downtown Redevelopment Advisory Board (NB)****RECOMMENDATION**

The CRA accept the Resignation of Kinnon Thomas from the Downtown Redevelopment Advisory Board effective immediately.

EXECUTIVE DIRECTOR CONSENT**110578.****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. Update is on this agenda.

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. Meetings are being scheduled in 2012 to facilitate completing the terms of the agreement. An update is on this agenda.

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, additionally the catalyst project involving Prioria Robotics continues to move forward. Agenda items regarding this issue are on this month's agenda

Downtown Redevelopment Plan – The updated plan was approved by the CRA Board and the City Commission adopted a resolution granting final approval on November 17th.

CPUH

13th Street Overpass – Permitting is entering its final stages. Coordination with GRU is in progress to finalize utility issues. Construction start is anticipated in early 2012.

SW 12th Street Lighting – The project is expected to be completed by mid-December. Update is on this agenda.

SW 13th Street Streetscape – Construction is nearing completion. The project is expected to be substantially completed in early January. Update is on this agenda.

NW 1st Avenue – This project consists of reconstructing the roadway from NW 16th Street to the UF Foundation. Parking, stormwater, solid waste, utilities and streetscaping are being assessed for improvement. Staff is in the process of developing an engineering scope and procuring engineering services. 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 developed

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 – CBC Group LLC was selected to construct 3 new model block homes in the 5th Avenue neighborhood. CRA staff is finalizing the construction contract and preparing to close on a City line of credit approved

by the CRA and City Commission to cover construction cost. Upon closure of the line of credit CBC Group LLC will break ground on the new homes.

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

CRA SECRETARY

EXECUTIVE DIRECTOR

110579.

Depot Park and Cade Museum Update (B)

Explanation: The vision for Depot Park is to create a contemporary public greenspace that will serve as Gainesville's "Central Park". As the signature city park located within downtown, it will be the gateway to central Gainesville and provide a space for public outdoor enjoyment unique to the city. The park will offer community residents' opportunities to experience the renovated historic train depot, enjoy a system of walking paths, and participate in family activities at several children's areas. The stormwater facility planned for the site is also an important feature in that it will enable cost-effective and environmentally sound stormwater management for downtown's evolving development pattern. The Cade Museum for Creativity and Invention will be a cornerstone of the newly revitalized Depot Park - one of the most important environmental reclamation and urban renewal projects in the city's history. The proposed 45,000 square foot facility will include state of the art exhibit galleries, dedicated space for top traveling exhibits, science labs, workshops and studios for use by visitors, school groups and others. The building is also designed to serve as an entrance to Depot Park and as a venue for community meetings and events.

Since September 2011, CRA staff and Dorrie Hipschman, Executive Director of the Cade Museum Foundation, began focusing on a list of critical issues and timelines to facilitate the museum's anticipated groundbreaking at Depot Park in early 2015 with completion to follow in approximately 14 months. The intent is to develop a work plan with tasks to be assigned between the museum, CRA and City of Gainesville. Further discussions are planned for January to refine

issues and timelines. The list of issues to be addressed consists of the following:

1. Resolution of environmental issues
2. Stormwater management capacity
3. Park construction funding and phasing
4. Park maintenance responsibilities
5. Planning issues

CRA staff will provide an update and share the critical dates and timeline for moving forward.

Fiscal Note: None

RECOMMENDATION

Hear presentation from CRA staff.

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110319.

Innovation District Utilities (B)

Explanation: For a number of months, the CRA has worked with stakeholders from GRU, the City of Gainesville, UF, Shands, UFDC, and the private sector in order to facilitate on-going coordination of utilities, other infrastructure, and development in the Innovation Square area and in the larger Innovation district. Work in the Innovation Square area is an important initiative that has been highly prioritized via the CRA Strategic Planning process. The initiative implements a number of redevelopment objectives identified in the CPUH Redevelopment Plan, most notably Infrastructure, Private Investment, and Urban Form; additionally, the Plan identifies both the SW 2nd Avenue corridor and the former AGH site/iSquare area as “Cornerstone Projects” for the district.

As part of the on-going iDistrict collaboration, GRU has developed a scope of work for surveying and utility master planning within the Innovation district. The information compiled through this surveying and planning analysis will be utilized by the utilities in preparing a long term strategy for addressing the needs of the area. Additionally, this information will also be made available to the CRA for use in bringing redevelopment projects in the district to implementation. In order to foster collaboration between the various entities involved in infrastructure initiatives within the iDistrict, it has been requested that all partners provide some funding for this initiative to move forward; however GRU will bear responsibility for managing this engineering initiative. Moving forward, CRA responsibilities in the Innovation District will primarily be directly connected to the design and implementation of redevelopment projects. CRA staff will bring additional information to the CRA board about specific projects in the coming months as details are identified and moved forward.

Fiscal Note: The proposed CRA portion of funding is not-to-exceed \$75,000. This project will be funded from the CPUH “AGH/ SW 2nd Ave Improvements (Innovation Square)” account.

RECOMMENDATION

CPUH to CRA Board: approve cost sharing with GRU and other entities to fund the surveying and utility

planning, at a cost (to the CRA) not-to-exceed \$75,000

Legislative History

9/19/11 Community Heard
 Redevelopment
 Agency
110319_90PCTPLANS_09192011.pdf
110319_MOD_PP_09192011.PDF
110319_SCOPE_12192011.pdf

110580.

Construction Update (B)

Explanation: This item is a status update of three construction projects that the CRA initiated in 2011. All projects are now underway and nearing completion. Staff will give a brief presentation and opportunity for questions and answers.

*1. SW 13th Street Improvements Phase I (College Park/University Heights)
The CRA and Oelrich Construction, Inc. are improving this important transportation corridor between SW 16th Avenue and the SW 9th Avenue intersection by making functional changes to existing lighting and pedestrian facilities. Work started in August to remove outmoded facilities and replace them with widened sidewalks and brick paving, modern Renaissance lighting to match the northern parts of the roadway, reduced driveway entrances, improved erosion controls near the pedestrian overpass and a new pedestrian plaza connection between the east sidewalk and the Pedestrian Overpass. This project coordinates with improvements planned by the Gainesville Public Works Department to install a new turn lane onto SW 16th Avenue.*

This month, the CRA expects to complete the retaining wall, brick sidewalks and lighting installation. Pending approval of the FDOT permit, the CRA anticipates starting the pedestrian plaza construction in early 2012.

Completion percentage: 70%

Date of Completion (Projected): January 2012 (Streetscape Phase)

Project Partners: CRA, GRU, Public Works, Shands Healthcare, FDOT

*2. SW 12th Street Lighting - Phase I (College Park/University Heights)
SW 12th Street is a major auto and pedestrian corridor connecting West University Avenue to SW 8th Avenue. The existing roadway lighting does not provide uniform illumination and needed upgrading for improved public safety. The corridor will receive upgraded street lighting in two phases. Phase 1 is underway and consists of installing underground secondary wiring and 21 Lumec Domus lights in a staggered pattern between SW 4th Avenue and SW 8th Avenue. The lighting pattern will basically match lighting previously installed on SW 5th, 7th and 8th Avenues. Scherer Construction is performing the installation of this work. The CRA is considering a Phase 2 project to install lighting from SW 4th Avenue to University Avenue. The design phase is expected to begin in early 2012.*

Completion percentage: 80%

Date of Completion (Projected): December 12th week, 2011

Project Partners: CRA, GRU, Public Works

3. SW 3rd Street Improvements (Downtown)

SW 3rd Street is a heavily travelled neighborhood street connecting the Porter's neighborhood with University Avenue. Early this year, the CRA started reconstructing the roadway and implementing a comprehensive slate of improvements. The improvements consist of installation of new brick sidewalks, roadway light fixtures, conversion to the underground power system and removal of the old utility poles and wires. To date, the sidewalk, utility, roadway construction is largely complete and the corridor is open to normal traffic patterns. However, the underground conversion is the last step and this work is being coordinated with GRU. The CRA anticipates that the entire project will be complete before the end of 2011.

Completion percentage: 90%

Date of Completion (Projected): Late December 2011

Project Partners: CRA, GRU, Public Works

Fiscal Note: None

RECOMMENDATION

Hear presentation from CRA staff.

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110514.

Memorandum of Understanding for Power District Catalyst Project (B)

Explanation: The City Commission designated the CRA as the lead agency, and designated the CRA Director as the Champion for the City's Strategic Initiative 2.3, which involves planning for redevelopment of a portion of real property owned by the City and listed as a GRU asset and located in the general vicinity of Depot Park and the Kelly Power Plant. This Strategic Initiative Project is commonly referred to as the "Power District." A portion of the Power District property is no longer needed for GRU operations, due to the relocation of GRU's operations facilities to the new GRU Eastside Operation Center (EOC) on North Main Street, and can be declared surplus and made available for private ownership and/or use.

At its meeting on November 21, 2011, the CRA Board received a Letter of Intent from Prioria Robotics, Inc. a company interested in occupying a portion of the Power District property approximately located at 555 SE 5th Avenue (Tax Parcel Identification Number 12720-000-000). The CRA Board authorized 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 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. The City Commission took similar action at its meeting on November 17, 2011.

Since November 21, CRA, City and GRU management, attorneys and other staff have been meeting to review and analyze an initial catalyst project for the Power District and have identified key actions that must be taken to bring any

such project to fruition. The attached draft Memorandum of Understanding (MOU) is the first step outlining key tasks and authorizations to move a catalyst project forward. Under the terms of the MOU, the CRA would act as agent for the City and GRU in changing the land use and zoning of the property and in negotiating with Prioria and other third parties for use/occupancy of the property. In addition, the CRA is being authorized to develop a plan for funding necessary improvements to the property and to make improvements to the property, as may be approved by GRU.

The Power District project is being carried out in accordance with the Downtown Redevelopment Area Plan; Power District redevelopment carries out a number of Initiatives identified in the Redevelopment Plan, particularly those identified under the Economic Development, Commercial & Business Activity, and Urban Form Redevelopment Objectives.

In furtherance of the MOU and the Downtown Redevelopment Area Plan, the CRA staff proposes to fund engineering and design work on the catalyst project site. The initial proposed scope of work will include design criteria as well as preliminary investigation of building envelope stabilization. This work is necessary regardless of the specific end use or occupant. This initial phase of this work is proposed to be carried out under a continuing contract that the City has with Brown & Cullen, Inc. The work will commence immediately and will occur simultaneously with zoning changes, financing arrangements and occupancy negotiations. If financing and occupancy negotiations are successful, future phases of engineering and design work will be necessary to develop construction documents and to address more specific needs of the property and end user. Additional information for design will be brought to the Board in February.

Fiscal Note: The cost for this phase of engineering and design work is estimated not to exceed \$50,000. Funding will come from the Downtown budget for GRU/Power District Redevelopment and Downtown Professional Services.

RECOMMENDATION

CRA Executive Director to CRA Board: 1) Approve the Memorandum of Understanding between the CRA, the City and GRU, subject to approval as to form and legality by the CRA Attorney; and 2) Appropriate an amount not to exceed \$50,000 from the Downtown budget for GRU/Power District Redevelopment and Downtown Professional Services.

Legislative History

11/21/11 Community Approved as Recommended (7 - 0)
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110514_MOU_12192011.pdf

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110514_MOU EXH. B_12192011.pdf

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

February 20, 2012

ADJOURNMENT