

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

November 17, 2020

5:30 PM

City Hall Auditorium and Teleconference

Gainesville Community Reinvestment Area Advisory Board

Lane Abraben
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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please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.

CALL TO ORDER

ROLL CALL

ADOPTION OF THE AGENDA

APPROVAL OF MINUTES

COMMUNICATIONS

Chair's Report

Director's Report

Staff Report - 19-20 Annual Report

BUSINESS DISCUSSION ITEMS

[200491.](#)

Downtown Hyatt Place Development Agreement (B)

Explanation: In the heart of Downtown, a Hyatt Place mixed-use development is being permitted for construction to begin by year-end. The ~\$30M project will include one building totaling 132,000 sf of hotel, retail and residences and has frontage along SE 1st Avenue, SE 1st Street, South Main Street and SE 2nd Street. The initial site plan approval was given by the City in November of 2019; leaving the right-of-way around the project in its current condition.

The Developer, Magnolia Street Hospitalities, LLC, approached the GCRA about a partnership to improve the right-of-way surrounding the site with potential improvements to create better public spaces along all four edges. An interdepartmental team consisting of GCRA, Public Works, Mobility and Planning reviewed and discussed the proposed improvements and the Public Works Department provided a not to exceed cost estimate for the proposed improvements. That estimate is the basis for the total amount eligible for reimbursement once completed, inspected/approved and the appropriate paperwork is submitted for reimbursement.

Similar to development agreements completed by the GCRA in Innovation Square and Midtown; the GCRA will give a presentation of the proposed improvements to the right-of-way that would be completed by the Developer as part of their project timeline and delivery. An explanation of the process and costing information regarding each discrete task is outlined in the draft development agreement as "Exhibit B." If approved by the City Commission, this agreement would be finalized and executed by the City Manager, once approved as to form and legality by the City Attorney.

Fiscal Note: The total cost estimate for the improvements in the public right-of-way is \$385,727.96. Funding will be utilized from the Downtown Trust Fund's W256 in the amount of \$256,154 and in the GCRA Fund W821 (\$129,573.96 plus \$38,572.80 contingency) for a total amount of \$424,300.76, which includes 10% contingency for unforeseen conditions. The City has the sole right to approve contingency expenditures and the Developer is not entitled to the use of it.

RECOMMENDATION GCRA Staff to GCRA Advisory Board: Approve draft development agreement as presented

[200491A_2020.1110 Hyatt Place GCRAAB Presentation.pdf](#)

[200491B_Hyatt Place DRAFT Development Agreement.pdf](#)

[200491C_2020.07 Existing Conditions Photos.pdf](#)

[200491D_Hyatt GNV COG CRA.pdf](#)

[200505.](#)

The Infinity Line (B)

Explanation: This item is in response to a request at the October 20, 2020 GCRA Advisory Board Meeting for a status update and presentation on the Infinity Line. At the Board's request, agenda item #190856 was previously presented at the January 21, 2020 GCRA Advisory Board meeting and is included as back-up to this item.

In an effort to revisit this conversation and provide clarity, the Infinity Line is not currently overseen by any specific department and is a conceptual idea developed by Dan Gil, current GCRA Project Manager, as a University of Florida student in 2017.

Additionally, the Infinity Line crosses city, county and GCRA District lines and local and state roadways. Only a portion of the proposed project is located within the District as part of the NE 16th Avenue Trail. The January 21, 2020 presentation gave a detailed explanation of the project, including a visual representation of what aspects of the Infinity Line fall under which jurisdiction. A partnership with other city departments, local/state entities and funding sources are necessary if the Advisory Board, and eventually, the City Commission, desire to see this concept realized.

Since the Infinity Line has become a project of interest for the GCRA Advisory Board, Staff met with Leadership to discuss how this series of discrete projects could be addressed. At today's meeting Staff recommends the Board discuss the project and, in the context of the discussion, contemplate if the GCRA portion of the Infinity Line creates a benefit for the District neighbors "en masse" or just a few, and does the Infinity Line create a value for the Eastside and move the Consolidated Plan forward?

If the will of the Advisory Board is for GCRA to move towards incorporating this conceptual project into its priorities, GCRA will return to the Board with an analysis of where the funding could come from and how it might be incorporated into the Reinvestment Roadmap for consideration.

Fiscal Note: None

RECOMMENDATION

GCRA Director to GCRA Advisory Board: Discuss the Infinity Line and provide feedback to GCRA Staff

[200505A_190856_The Infinity Line January 2020 Agenda Item.pdf](#)

[200505B_190856_The Infinity Line January 2020 Presentation.pdf](#)

200501.

8th & Waldo Project Update (B)

Explanation: The 8th & Waldo project area, located at the NW quadrant of the NE 8th Ave and Waldo Rd intersection, includes approx. 36-acres of City-owned land, currently mostly used for recreation and public safety amenities. This site was identified in 2018 as a unique opportunity to catalyze economic development in east Gainesville. The City of Gainesville 2020 - 2025 - 2035 Strategic Plan identified 8th & Waldo Land Acquisition as a High Priority. The 2019 Gainesville Community Reinvestment Area (GCRA) 10-year Reinvestment Plan identified the 8th & Waldo area as an Economic Development Initiative Core.

The Office of Capital Asset Planning & Economic Resilience (CAPER) was assigned to lead this project in September 2020. In this presentation, staff will review recent due diligence and discuss proposed next steps.

Fiscal Note: Estimated total budget for community engagement is \$4,000. It is requested that the GCRA will fund a portion of that amount.

..Recommendation

Hear staff update and provide feedback.

RECOMMENDATION

Hear staff update and provide feedback.

[200501A_8th & Waldo Update GCRA Advisory Board 101720.pdf](#)

[200501B_8th&Waldo_Engagement Plan Draft 11-9-20.pdf](#)

[200501C_2020_01_8th_Waldo_GCRA Advisory Bd_Com 1on1.pdf](#)

200277.

Heartwood Update (B)

Explanation: At the June 16, 2020 GCRA Advisory Board meeting, the Board made a request for GCRA Staff to look into different options on how to minimize HOA Fees with a focused effort on the 11 affordable lots in the Heartwood

neighborhood. As Staff worked through different possible scenarios to reduce HOA costs, there was an opportunity to apply Gainesville's Racial Equity Tool Kit to the Heartwood project, specifically the decision to include GRUCom as the internet provider in the neighborhood.

In an effort to respond to the Advisory Board's requests and meet the City's equity goals for the Heartwood neighborhood, Staff returned to the Board on August 19, 2020 to discuss the results from the Racial Equity Tool Kit analysis. The Board reviewed the analysis and provided a recommendation to Staff to present to the City Commission.

In the meantime, the GCRA Team has continued to meet with the larger Heartwood Project workgroup and City Leadership on key decisions regarding moving the project forward. In today's presentation GCRA Staff will provide an update on finalizing outstanding items; with a goal of rolling out communications and marketing of the Heartwood home buying opportunity to the public.

Fiscal Note: None

RECOMMENDATION GCRA Director to the GCRA Advisory Board:
Hear update from Staff

[200277 Heartwood Update Presentation November GCRAAB.pdf](#)

[200400.](#)

Innovation District - SW 9th Street Northern Extension Update (B)

Explanation: An integral part of the development of the Innovation District is the thoughtful planning and development of the public realm. In 2012, the CRA began developing plans for two major infrastructure projects, SW 9th Street and SW 3rd Avenue. In 2015, these projects were completed and set the aesthetic benchmark for future improvement for the greater Innovation District.

Over the course of many years several steps have been taken to lay the groundwork for this redevelopment/economic development effort, including master planning, rezoning of the property, construction of the Innovation Hub, multiple infill and adaptive reuse projects, and the construction of utility and infrastructure improvements to support building developments.

One such project was the extension of the SW 9th Street pedestrian corridor south to the Tumbling Creek overlook on SW 5th Avenue. The GCRA entered into a public private partnership with Southpark Investment Group LLC to ensure the developers would go above and beyond to preserve the aesthetic look and feel of the corridor. A similar agreement was reached with Concept Companies for the north extension of the corridor.

The north extension broke ground in 2019 with the goal of providing a pedestrian walkway that would connect the segment between SW 2nd Avenue and SW 1st Avenue. The Innovation Square trademark two tone concrete extends adjacent to commercial retail space to a bridge boardwalk which spans over a stormwater retention pond. The walkway is anchored on the north end with a 35 foot live oak, shading surrounding public benches. The project reached final completion in August of 2020.

The Innovation District SW 9th Street pedestrian walkway extension 3P partnerships are representative of projects that directly impact economic development for future investments.

Fiscal Note: Funding for this project was budgeted from the CPUH account # W763 for FY19-20 College Park/University Heights Budget. The Developer was reimbursed a total of \$349,169.00

RECOMMENDATION

GCRA Director to GCRA Advisory Board: Hear presentation

[200400 Innovation District Update Presentation.pdf](#)

PUBLIC COMMENT

MEMBER COMMENT

NEXT MEETING DATE

ADJOURNMENT