

# City of Gainesville

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



## **Meeting Agenda**

**November 15, 2004**

**3:00 PM**

**City Hall Auditorium**

## **Community Redevelopment Agency**

*Craig Lowe (Chair)  
Rick Bryant (Vice Chair)  
Chuck Chestnut (Member)  
Tony Domenech (Member)  
Pegeen Hanrahan (Member)  
Craig Lowe (Member)  
Warren Nielsen (Member)*

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

**CALL TO ORDER - 3:02 PM****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****040676 Community Redevelopment Agency (CRA) Minutes (B)**

**RECOMMENDATION**      *The CRA approve the minutes of October 18, 2004, as circulated.*

**EXECUTIVE DIRECTOR CONSENT****040678 Request to Amend EC's Cleaning Contract (NB)**

*Explanation: In an effort to better maintain the Downtown Community Plaza over the weekends, the CRA has been asked to amend EC's Downtown maintenance contract to include cleaning the restrooms on the Plaza. EC's current contract allows for this work as a "call out" service; however, the contract does not include enough funding to make cleaning the restrooms a weekly activity.*

*The total cost to include cleaning of the restrooms on the Plaza twice during weekends from December 2004 through September 2005 would be \$2,580.*

*Fiscal Note: The CRA has funds remaining in the Downtown Streetscape account that could cover this expense.*

**RECOMMENDATION**      *Executive Director to the CRA: Authorize staff to amend the contract with EC's to include cleaning the Plaza restrooms once on Saturday and once on Sunday each weekend from December 2004 through September 2005 for an amount not to exceed \$2,600.*

**040679 Matching Funds for Grant Application for Historic Resources Survey (NB)**

*Explanation: Earlier this year the Fifth Avenue Pleasant Street (FAPS) Board discussed having research done on historic resources within the Fifth Avenue neighborhood to evaluate its eligibility for inclusion on the National Register of Historic Places. The original concept was to have only civic structures surveyed; however after discussion the Board agreed that it would be appropriate to have the entire Fifth Avenue portion of the CRA surveyed for historic structures. A study was done in 1980 that would need to be updated since so much in the district has changed since then. The CRA heard, and*

*approved, the request from the FAPS Board at the March 2004 CRA meeting.*

*Staff is working with an extern from the Law School to prepare the grant application. The grant will request funding for: a survey of the historic resources within the Fifth Avenue Neighborhood; evaluation of whether or not the district could stand on its own as an historic district, or if it should be included in the Pleasant Street Historic District; and funding to write the National Register Nomination. The grant request will also ask for the identification of sites that would be eligible for individual National Register of Historic Places if a district were not feasible.*

*Survey and Acquisition grants are due to the Bureau of Historical Resources on December 15, 2005. These are small-scale grants and a match is required. Some of the match can be In Kind services to the project and some funds are required. Staff is asking that the CRA authorize that the In Kind services provided for this grant be as deemed appropriate and that \$5,000 be budgeted as the cash match.*

*Fiscal Note: The cash match from the grant could be funded from the \$38,691 remaining in the Façade Grant Program. The FAPS Façade Grant program will be sunset on December 31, 2004 and there are currently no projects under consideration.*

**RECOMMENDATION**

*Executive Director to the CRA: Authorize staff to commit In Kind services as deemed appropriate and provide a \$5,000 cash match for the Fifth Avenue Historical Resources Grant to be submitted December 15, 2004.*

## **ADVISORY BOARDS/COMMITTEES CONSENT**

### **College Park/University Heights Consent**

**040677**

#### **Creation of a Sub-committee to work on the Pattern Book for CPUH Incentive Program (NB)**

*Explanation: Since redevelopment projects have become more frequent within the district, the College Park University Heights (CPUH) Redevelopment Advisory Board has been considering ways to modify the current Redevelopment Incentive Program to be more focused on increasing the quality of the design required of projects seeking incentives. At present, it appears that a number of projects have approximated the one rendering in the Special Area Plan for each building type as literally the desired design and the Board is concerned this may be limiting the options in the district. The Board would like to see the development of a pattern book showing multiple possible design types that would be used in conjunction with the Redevelopment Incentive Program; the Board is requesting permission for a sub-committee of the Advisory Board to work on this project.*

*Once the sub-committee's work is completed, they will make a recommendation to the CPUH Board. The CPUH Board will then bring its recommendation to the CRA for final approval.*

*Fiscal Note: None at this time*

**RECOMMENDATION**

*College Park University Heights Redevelopment Advisory Board to the CRA: Authorize the creation of a sub-committee, pursuant to CRA Rule 8 of the CRA Rules and Procedures, for the sole purpose of creating a pattern book for the Redevelopment Incentive Program and to make a recommendation to the College Park University Heights Redevelopment Advisory Board.*

**END OF THE CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA****SECRETARY****EXECUTIVE DIRECTOR****040680 Approval of Ranking for Graphic Master Plan Consultant (B)**

*Explanation:* The CRA received five responses to the Request for Proposals. The selection committee met on Friday, November 4, 2004, and ranked the proposals. The team ranked HHI, Inc. of Orlando, Florida first in the selection process. Staff is recommending that the CRA approve the ranking and direct staff to negotiate contract terms. The price for the project, excluding printing, is \$56,395. The products will be a poster-sized fold out graphic master plan, front and back, encapsulating the redevelopment projects that are both underway and anticipated, and showing opportunity sites in the CRA districts. It will also include a web component.

*Fiscal Note:* The CRA has \$75,000 budgeted for this project.

**RECOMMENDATION**

*Executive Director to the CRA:* 1) Approve the ranking of HHI, Inc.; 2) direct staff to negotiate a contract; and 3) authorize the Executive Director to execute any and all required documents.

*Note:* Copies of the top ranked proposals are available for review in the Clerk's Office.

**040681 Postponement of the Sale of Parcel 15635-007-001 (1233 SW 6th Street) (NB)**

*Explanation:* The College Park University Heights (CPUH) Redevelopment Advisory Board met on November 3, 2004 and discussed the City's plan to surplus Parcel 15635-007-001. At that same meeting, the Board met with the consultants handling the CPUH district expansion and, at the consultant's suggestion, made a motion to recommend that the expansion study area be enlarged to include the area from 6th Street to Main Street south of Depot Avenue to Southwest 16th Avenue. Should the City Commission agree to this expansion, the Parcel in question would become a key redevelopment site. Based on that recommendation, the CPUH Board is asking the CRA to recommend the City Commission postpone the sale of Parcel 15635-007-001 until the expansion boundaries are determined.

*Fiscal Note:* None at this time.

**RECOMMENDATION**

*College Park University Heights Advisory Board to the CRA:* Request the CRA recommend the City

*Commission postpone the sale of tax parcel 15635-007-001 (1233 SW 6th Street) until the CPUH expansion study is complete, since that area has been recommended for inclusion in the scope of work for the district expansion.*

*Executive Director to the CRA: Because this has been issued previously by the City Commission, pulled and issued again with bids due November 19, 2004, the surplus process of this property should proceed.*

**040682****Updated Electrical Service to the Plaza (NB)**

*Explanation: The CRA provided funding for a study to determine the type of electrical upgrades needed to the Plaza and the projected costs for those upgrades. At the October 27, 2004 Downtown Redevelopment Advisory Board meeting, Dr. Lemuel Moore from the Cultural Affairs Department was present to address the Board on results of that study. The feasibility study determined that the total cost would be \$150,450. This was divided into three phases: Phase I would cost \$67,700, Phase II - \$66,400 and Phase III - \$16,350. Dr. Moore informed the Board that he would be meeting with Reid Rivers at GRU to discuss this issue further. Phase I would bring in the first step of three-phase power into the plaza.*

*The Board discussed the impacts that upgrading the electrical service on the Plaza would have on the ice rink this year.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

*Downtown Redevelopment Advisory Board to the CRA: Request the City Commission upgrade the power on the Plaza to Phase I in the amount of \$67,700 for the upcoming ice skating season, thereby eliminating the need for rental generators to chill the ice; and 2) fund the remaining phases as quickly as possible in fiscal year 2005.*

*Executive Director to the CRA: 1) Recommend this item not be referred to the City Commission at this time; and 2) refer the item back to the Downtown Redevelopment Advisory Board for funding consideration during the upcoming amendatory budget process.*

**040683****Request to Address the Board (B)**

*Explanation: Trimark Properties/Heritage Investment Group has requested to address the CRA Board directly regarding an application to the College Park University Heights (CPUH) Redevelopment Incentive Program for Stratford Court*

*Apartments. The developer is seeking CRA approval prior to review by the CPUH Board in order to meet a tight development schedule.*

*The developer is requesting \$157,099.98 in incentives through the College Park University Heights Redevelopment Incentive Program. The developer has provided staff with a complete application and the project meets all the criteria for the program, except review by the CPUH Advisory Board. The Advisory Board has discussed the project design, but has not reviewed the application.*

*Fiscal Note: This application requests payment of 100% of the increment for the first 5 years the full value of the property is on the tax rolls. Beginning in year 6 the full increment will be added to the CPUH budget.*

**RECOMMENDATION**      *Executive Director to the CRA: Hear a presentation from the developer and take appropriate action.*

**040686****Camp Property and Kennedy Homes Sites (B)**

*Explanation: The CRA directed Staff to discuss the Camp property and Kennedy Homes sites with the Eastside Redevelopment Advisory Board to see what type of development the Board desired for those two locations. With regard to the Camp property, the CRA wanted to know if the Advisory Board would support a big box retailer at that location. The Board discussed the issue at its October 14, 2004 meeting. The Board was supportive of the concept of a big box retailer at the Camp site; however the Board felt that they did not have adequate information about a project to make a formal recommendation. The Advisory Board was pleased with the big box retailer concept because they believed that it would bring other retail to the east side. At the same time, the Board did not feel that they understood what the environmental or traffic impacts of a development that size would have on the area.*

*With regard to the Kennedy Homes site, the Board was interested in upscale town homes or condominiums, rather than low-income housing. The Board wondered if a mixed-use project might work in that location but were not sure.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**      *Executive Director to the CRA: Hear a staff presentation on the Eastside Redevelopment Advisory Board discussions.*

**040684****Request to Alter the Boundaries of the Proposed Expansion Area (B)**

*Explanation: The College Park University Heights (CPUH) Redevelopment Advisory Board met with HHI Inc., the consultants hired by the City to discuss potential changes to the proposed expansion boundaries of the CPUH district. The consultants had several boundary issues that they wanted to discuss with the Board. After discussion, the Advisory Board decided to recommend two changes to the proposed boundaries. The first change includes enlarging the expansion area to include the property between Southwest 6th Street and Main Street, from*

*Depot Avenue to Southwest 16th Avenue (Study Area B). The second change recommends excluding the area west of Southwest 13th Street between Southwest 16th Avenue, Southwest 16th Street, Archer Road, and Southwest 13th Street.*

*The first recommended change, enlarging the area to include the property between Southwest 6th Street and Main Street, from Depot Avenue to Southwest 16th Avenue (Study Area B), is made in reaction to the amount of slum and blight found within the area. While the originally proposed expansion area does include slum and blight, it is unclear if it is substantial enough to meet redevelopment criteria. While the consultant was working in the area, the consultant identified the new area as in need of a CRA. The new area is directly south of the Downtown CRA district. The DRAB discussed the issue and is somewhat conflicted about the possibility of the area being included in the CPUH CRA district. Downtown Redevelopment Advisory Board (DRAB) acknowledges that the area feels like it should be included in downtown, however, there are no immediate plans to expand the Downtown CRA in the near future. The DRAB meeting was then followed by the CPUH meeting where CPUH took action on this item.*

*The second recommendation, to exclude the area west of Southwest 13th Street, comes from the understanding that all but three parcels are currently owned by Shands and are not likely to come back onto the tax rolls. The Board felt that given the nature of the ownership, the area was not well suited to be in a CRA district.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

*College Park University Heights Redevelopment Advisory Board to the CRA: Request the CRA recommend the following to the City Commission: 1) approve the addition of Study Area B (bounded by Southwest 6th Street, Southwest Depot Avenue, Southwest 16th Avenue, and South Main Street) to the scope of work, and 2) remove the westerly section of Study Area A from the right-of-way on the west side of SW 13th Street to SW 16th Street.*

*Executive Director to the CRA: Hear a report from staff and take appropriate action.*

**040687**

**Rehabilitation of the Glover and Gill Building (B)**

*Explanation: For the past several months, the Fifth Avenue Pleasant Street (FAPS) Redevelopment Advisory Board has been discussing ways to revitalize the Northwest 5th Avenue corridor. A part of that discussion has been the development of anchors along the corridor that bring people into the neighborhood and draw people up and down Northwest 5th Avenue. Several projects have been identified as possible anchors for the corridor; including a small park near Mom's Kitchen, the new Santa Fe Community College Building,*



and the Glover and Gill building (also know as Wabash Hall) at 905 Northwest 5th Avenue.

*The Board believes that the Glover and Gill building would make an excellent anchor for the corridor for a number of reasons. It is centrally located and could serve as a mid-point between Northwest 13th Street and Northwest 6th Street. It is one of the primary historic sites within the district, playing a significant role in the social, economic, and political lives of the African American community in Gainesville, and its wide, open space lends itself to meeting space, performance space, and display space.*

*Cleve and Barbara Sharpe currently own the building. While the Sharpes are unwilling to sell the building, they are amenable to a long-term lease in return for the rehabilitation of the space and the guarantee that the building would have a public use during the term of the lease. A long-term lease would allow the CRA to seek grant funding for the rehabilitation of the building. Once the building is rehabilitated and a public use is identified, the CRA could do a Request for Proposals and assign the lease to another group set up to manage the facility. The lease would be rent-free until the cost of improvements and maintenance for the building through fundraising or grants were covered.*

*Fiscal Note: The CRA would need to seek grants for the rehabilitation of this building.*

**RECOMMENDATION**

*Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: 1) request to move forward on a long-term lease with the Sharpes for the Glover & Gill building; 2) authorize staff to seek grants to rehabilitate the building; and 3) rehabilitate the building for public use.*

*Executive Director to the CRA: Request that staff provide a clearer plan regarding cost of renovation, possible grant funding, potential use, operation and maintenance costs, etc.*

## **ADVISORY BOARDS/COMMITTEES**

### **Downtown Redevelopment Advisory Board**

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

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

### **Eastside Redevelopment Advisory Board**

**040685**

**Streetscape Funding Request from Keep Alachua County Beautiful and Front Porch Florida (NB)**

*Explanation: At their October 14, 2004 meeting the Eastside Redevelopment Advisory Board heard a request from Front Porch Florida and Keep Alachua County Beautiful (KACB) for funding for the Northeast 8th Avenue Streetscape project. Phase 1 of this project, including pedestrian lighting and landscaping, has already been completed and the groups are now seeking funding to continue the project. Front Porch and KACB presented two possible funding options for the Board to consider.*

*The first option would even up the project on both sides of the street. This would include the installation of 5 pedestrian light fixtures, the removal of existing ground cover and the planting of 1,575 four-inch pots of jasmine. The cost to even up both sides of the street would be \$23,012.50.*

*The second option would be to complete the entire project from Northeast 15th Terrace up to Northeast 22nd Street. This would include the installation of 26 more pedestrian lights, the removal of existing ground cover and the planting of 18,813 four-inch pots of jasmine. The cost to complete the project from Northeast 15th Terrace to Northeast 22nd Street would be \$156,845.50.*

*In both options Jackie Owens, Landscape Architect would oversee and implement the project.*

*The Board recommended funding the first option for the full \$23,012.50. The Board suggested that Front Porch Florida and KACB explore the possibility of phasing the remaining work and suggested that they request additional funding in future funding cycles.*

*Fiscal Note: The Eastside CRA has \$124,117 budgeted for projects. Payments for the lighting will be made directly to GRU and landscaping payment will be made directly to the landscaping company providing the service.*

**RECOMMENDATION**

*Eastside Redevelopment Advisory Board to the CRA: Recommend approval of the request to even up the project on both sides of NE 8th Avenue, not to exceed \$23,012.50.*

**MEMBER COMMENT**

**CITIZEN COMMENT**

**NEW BUSINESS**

**NEXT MEETING DATE**

**ADJOURNMENT - 4:55 PM**