

Community Redevelopment Agency

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



Meeting Agenda

December 21, 2009

3:00 PM

City Hall Auditorium

*Thomas Hawkins (Chair)
Lauren Poe (Vice-Chair)
Jack Donovan (Member)
Peggy Hanrahan (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 - 3:02 PM**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****090634.****Community Redevelopment Agency (CRA) Minutes (B)****RECOMMENDATION**

The CRA approve the minutes of November 16, 2009, as circulated.

090635.**Cancellation of the January 18, 2009 CRA Meeting (NB)****RECOMMENDATION**

The CRA cancel the January 18, 2009 CRA Regular Meeting due to the Dr. Martin Luther King, Jr., Holiday.

EXECUTIVE DIRECTOR CONSENT**090637.****Guaranteed Maximum Price for Construction - NW 5th Avenue Streetscape Phase II (NB)**

Explanation: The Gainesville Community Redevelopment Agency (CRA) is committed to strengthening and affirming the significance of the NW 5th Ave corridor through on-going redevelopment initiatives in both the private and public realms. As part of this effort, the CRA has systematically pursued phased utility undergrounding along the entire corridor. Phase I of the NW 5th Ave Improvements Project, east of NW 6th Street, was completed in April 2008. Now the CRA has construction documents to complete the next phase of the project, from NW 6th Street to NW 10th Street.

The scope of work for Phase II of the NW 5th Ave Improvements project extends through the heart of the corridor and includes a revitalized streetscape of wider sidewalks with ADA compliancy, new clay brick crosswalks and sidewalks, utility undergrounding, decorative pedestrian and roadway lighting, resurfacing the roadway, and construction of new curb and gutter. In addition to these improvements, the GRU-Water/Wastewater department is installing a water-line upgrade along the corridor. This synergistic approach will allow for further redevelopment of the corridor by providing the needed water flow capacity for new developments.

On October 19, 2009 the CRA Board heard a presentation on roadway project updates, where funding was discussed for several of CRA initiated projects. The NW 5th Ave Streetscape Phase II project in particular was one of the projects that did not have complete funding. Suggestions were given by the board to address the funding gap.

On November 3, 2009 the FAPS advisory board approved a Guaranteed Maximum Price (GMP) for Construction from PPI Construction Management/Charles Perry Construction, not-to-exceed \$890,000 to construct NW 5th Avenue Phase II, as designed. Understanding that a funding gap existed, the board approved the GMP in anticipation that funding would be sought prior to their next scheduled meeting in February 2010, and thus to not delay construction until that time.

The CRA has now negotiated a revised Guaranteed Maximum Price (GMP) for Construction of the NW 5th Ave Phase II Streetscape from PPI Construction Management/Charles Perry Construction based on 90% construction documents. The GMP represents the maximum amount to be paid directly to the construction manager for their work on the project, assuming no major changes in the scope of the project (work performed by others such as the material cost for lighting, overhead to underground electrical service transitions to existing properties, and bringing individual properties up to meet current electrical code during conversion, is not represented in the GMP). The opportunity does exist; however, that the CRA may pay less than the GMP as the actual bids for trade packages may be less than proposed in the GMP, resulting in savings that are returned to the CRA. Additionally, if any contingency remains after project closeout, that amount is returned to the CRA as well. In contrast, if the actual bids for trade packages are more than proposed in the GMP, the CRA will not pay more than the amount in the GMP.

Since the October 2009 CRA meeting, by request of the City Manager, the CRA and Public Works Department have been working together to address the funding gap in order to move the project forward to construction.

The revised Guaranteed Maximum Price for construction of the project is \$737,178.00. There is still an existing funding gap of approximately \$10,000 to cover the project scope included in the GMP. In addition to the work included in the scope of the GMP, there is also approximately \$97,000 in additional project costs for pedestrian and roadway lighting and overhead to underground electrical service transitions to individual properties. Therefore, the total funding gap is approximately \$107,000.

Fiscal Note: *There is \$321,501 available in FAPS account # 613-790-W68-W537-6030-5520 and \$155,608 in FAPS account# 330-790-760-W508-4120-5540. Funding from Public Works Community Development Block Grant in the amount of approximately \$250,000 is also available.*

RECOMMENDATION

CRA Executive Director to CRA: 1) Approve the not-to-exceed Guaranteed Maximum Price of \$737,178.00 to construct the NW 5th Avenue Phase II Streetscape, as designed, and 2) recommend that the City Commission approve the not-to-exceed

Guaranteed Maximum Price of \$737,178.00 to construct the NW 5th Avenue Phase II Streetscape, as designed.

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090639.

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

NW 5th Ave Commercial Building – 802 NW 5th Ave – Construction is expected to start in mid December/early January after four outstanding activities are completed: 1) GRU Permit 2) Final Development Order 3) Construction Financing and 4) Building Permit.

GRU Permit - GRU is currently reviewing the plans and providing comments. The design team, in cooperation with GRU, will work to resolve any outstanding issues.

Final Development Order - Once GRU issues a permit and final glazing calculations are submitted, the City will be able to issue a Final Development Order.

Building Permit - Once the Final Development Order is issued, PPI/CPC will apply for a building permit. This process can take 4-6 weeks.

Construction Financing - On October 19, 2009 the CRA Board approved, by Resolution, a construction to permanent bank loan from Sun State Credit Union for an amount not to exceed \$400,000 to cover the estimated construction cost of the first-floor retail space. The loan application is currently being processed and is expected to close in late December 2009.

Wayfinding Signage – This project is moving forward with the assistance of the Public Works Department.

Parking Study (Downtown & CPUH) – CRA and City staff have begun meeting to discuss the findings and recommendations made by Rich & Associates and will forward pertinent discussion and implementation items to the City Commission, as appropriate.

Eastside

Eastside Fencing Projects – The CRA is working with the Alachua County School Board and the Parks Department on replacing fencing along the perimeter of Williams Elementary and Lincoln Middle School complex. The CRA budgeted funding in 2010 to supplement funding from Wild Spaces Public Places to construct new fencing.

Eastside Medians Projects – Two new median design projects - SE Hawthorne Road, east of SE 15th Street and Williston Road south of East University

Avenue – are expected to get underway in 2010.

Kennedy Homes – The CRA is exploring new possibilities for redevelopment at the former Kennedy Homes site. Staff will bring additional information to a later CRA meeting.

Redevelopment of 1712/1714 Hawthorne Road – Staff issued an initial Request for Proposals (RFP) on April 30, 2009 to solicit proposals from perspective business owners and/or entrepreneurs. The responses were due June 22, 2009 and no proposals were received. Staff is currently reviewing the RFP process and is working to secure a tenant through a competitive solicitation process concurrently while the building is under construction.

In November 2009 the CRA approved the Construction Guaranteed Maximum Price of \$330,734. BBI Construction Management will be the CM for the project, and we expect to break ground in December 2009.

Potential Eastside Expansion Areas and Updated Eastside Redevelopment Plan – Staff and ERAB are finalizing the content for the Plan, and staff is reviewing state statutes to verify the inclusion of all required Redevelopment Plan elements. The draft Plan's content will be approximately 95% complete by the end of the calendar year, and CRA staff will continue to include maps, ancillary information, and statutory requirements. CRA staff is awaiting final information from the City of Gainesville regarding proposed expansions to the Eastside CRA boundaries; once this information is complete, the Plan will be finalized and ready to begin the adoption process.

Southeast Gainesville Redevelopment Initiative – The original draft special area plan has been significantly modified by City staff and has been approved by the City Plan Board. CRA staff expressed interest in coordinating with the Planning Department to ensure the final product is in keeping with the wishes expressed in community workshops. This item is now at the City Commission. Cotton Club – Fundraising is underway, and a new roof has been installed. The project is currently working through utility/infrastructure capacity issues. Exterior Paint Program- Staff will conduct an outreach program for potential applicants for the Exterior Paint Program.

East Gainesville Gateway – The gateway plantings are flourishing as designed, requiring little water to maintain. Vandalism of the architectural lighting fixtures continues to occur despite protective measures taken. Replacement fixtures have been installed and the CRA will continue to monitor the condition of the lighting. If vandalism continues to occur, a different strategy for lighting the gateway median may be undertaken.

Downtown

Depot Park - update on this agenda.

Landscape Bulbouts at SE 1st Street and SE 1st Avenue – The CRA is working

to expand the landscape planting opportunities on SE 1st Street from University Avenue to the Hippodrome. New plantings that complement the landscaping installed near the Hampton Inn Hotel are being planned. A partnership with the County is being explored.

Boundless Playground at Depot Park – This project is under consideration for incorporation into Depot Park.

Bethel Station – On this agenda

Haisley Lynch Park & Gardens – The building permit was issued on December 1st, so the team is now able to begin site work. All fixtures and furniture has been ordered, and the contractor is mobilized to begin construction. The project is anticipated to take approximately 2-3 months to complete and during that time, the park will be an active construction site and off limits to the general public.

Downtown Community Plaza – on this agenda

GRU Redevelopment – On this agenda

Porters Neighborhood Improvements –The CRA has 30% plans for undergrounding utilities and providing CRA standard streetscaping along SW 3rd St from Depot Ave to SW 4th Ave. Staff is now working with the City's Land Rights Coordinator to address significant ROW issues along the corridor. These issues must be addressed prior to proceeding with construction documents.

CRA Streetscaping for Depot Ave – The CRA and Public Works Department have coordinated to add CRA streetscaping materials to the Depot Ave Reconstruction project. Streetscaping elements will include brick sidewalks, crosswalks, and decorative roadway and pedestrian lighting. Phase I of this project is currently under construction. In accordance with requirements from the State of Florida Department of Historical Resources, the CRA is planning to issue a change order for Phase II to include additional streetscape elements to memorialize the former placement of the Historic Depot Building.

CPUH

SW 5th Avenue Triangle – Additional landscape enhancements are being planned for 2010.

Buxton Retail Study – Additional data points, which include UF and the City of Gainesville employees, have been provided to Buxton. Retail Matching report being re-run with additional data points. Additionally, Buxton has expanded study to look at similar size and style towns such as Gainesville for additional reference. Retail Matching report is anticipated to be complete by mid-December 2009.

SW 13th Street Medians – Final design for 3 medians due end of December. Installation of medians anticipated to start mid to late January 2010.

SW 13th Street Improvements – CRA staff has met with Brown & Cullen, Inc. to develop a scope for the Streetscape Improvement along SW 13th Street from Archer Road to SW 16th Avenue. Final negotiations with B&C expected mid-December 2009. Design anticipated taking 3 months with a target construction start date of April 2010.

SW 7th Ave Roadway Improvements –90% CD's due 12/1 from Engineer. Scherer Construction has been engaged as CM and is finalizing GMP. Final utility review scheduled for 12/17. Construction NTP anticipated for February 2010.

SW 8th Ave Roadway Improvements – 90% construction documents are complete, and 100% CDs are expected by the end of January 2010. Scherer Construction has been engaged as CM and is developing GMP. Possible phasing of project to expedite construction timeframe while stormwater permit is under review by SJRWMD. GRU-W/WW is installing a waterline upgrade during early winter 2010. Construction NTP anticipated for February 2010.

6th Street Improvements –The landscape architect and CRA are finalizing the scope for the project which will include both SW and NW improvements. Design expected to begin January 2010.

6th Street Rail Trail Enhancements – Dix.Lathrop has been engaged and is currently working on sign bases for al Rail-Trail signage as well as design for an interpretive pedestal sign for Trail. Design anticipated taking 30-45 days.

13th Street Overpass Design – Ten professional qualification submittals were received on November 12th and the Selection Committee will meet to shortlist firms November 30, 2009. Oral interviews will be held the week of January 13, 2010 and final selection and contract negotiation will take place shortly thereafter. If you have any questions, please direct them to Fran Boynton, Senior Buyer, City of Gainesville Purchasing Department at boyntonfb@cityofgainesville.org or 352-334-5024.

NW 17th Street Repairs –Oelrich Construction has been engaged as the CM to repair and reconstruction the 17th Street Sidewalks from University Avenue to NW 3rd Avenue. The reconstruct project will start the week of December 14th and will take 10-11 weeks to complete.

FAPS

FAPS Strategic Planning – FY 2009 and FY 2010 projects are underway. The Florida Chapter of the American Planning Association has recognized the FAPS Redevelopment Plan and Strategic Planning framework, created by CRA staff and neighborhood citizens, as the state's top Neighborhood Planning initiative. The project was also nominated for the American Planning Association's national awards program.

FAPS Heritage Trail – The CRA is planning to hold a follow-up meeting in the

community on January 9, 2010. The purpose of the meeting is to review the information gathered on October 3, 2009, hold additional one-on-one interviews, and review conceptual sign designs. In early 2010, the CRA expects that design development will move forward at a steady-state. The CRA is also planning to coordinate with Pleasant Place on a neighborhood commemorative monument.

A Quinn Jones House – On consent agenda

Model Block

Construction - The Historic Preservation Board approved the houses at their October meeting. The building permit for Site F (402 NW 4th Ave) has been issued and Oelrich Construction started construction on October 26, 2009. Before building permits can be issued and construction can start on the other two lots, a minor sub-division must be must be approved by the City's Planning department. It is anticipated that the minor sub-division will be approved no later than November 25, 2009.

Construction Financing - will be provided by Sun State Federal Credit Union. The loans are expected to close the first week of November 2009.

Real Estate Broker Services - Craig Wilburn and Team Dynamo of Bosshardt Realty have been contracted for 12 months to market and advertise the Model Block houses. Marketing will begin during pre-construction and continue until houses are either sold or the term (12 months) expires.

NW 5th Ave Streetscape Phase II (600-1000 BLK) – On this agenda.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to CRA: 1) Receive project update from Staff.

090213.

Update on A. Quinn Jones House (B)

Explanation: In July 2009 CRA staff presented an update to the CRA regarding the A. Quinn Jones Homestead, at the July meeting staff went over the history of the acquisition and future planning of the homestead project. In September 2009 CRA and the City of Gainesville had a Historic Marker dedication ceremony at the A. Quinn Jones Homestead that was attended by the surviving relatives of Dr. A. Quinn Jones as well as City officials and citizens.

In May 2009, a new project charter was created that outlines a two-phased approach: Phase I - Exterior Renovations and Phase II - Interior Adaptive Utilization. Phase 2 includes working with community leaders to define and implement the future use of the building.

Staff's focus has been to complete the stabilization activities and work toward exterior renovations. 4M Design Group has been contracted to provide design

services for the exterior renovations and BBI Construction Management is currently providing exterior renovation work which is estimated to be complete by mid to late December.

The Project schedule for Phase II is as follows:

Initial meeting to discuss interior adaptive utilization CRA staff - November 24, 2009

Selection/Invitation to community stakeholders - January 2010

FAPS Advisory Board Meeting - March 2010

Planning with CRA staff and community stakeholders- January - March 2010

FAPS Advisory Board Meeting - May 2010

CRA Board Meeting- CRA staff will present interior adaptive utilization concept- May 2010

A. Quinn Jones School- Basketball Structure

CRA Staff in partnership with SBAC has proposed to replace and cover the outdoor basketball courts at A. Quinn Jones School. SBAC will own the construction process and CRA staff will aid in an advisory role.

A. Quinn Jones - Street Dedication

As a further dedication to the memory of A. Quinn Jones Sr. and his many contributions to Alachua County and the State of Florida, CRA staff will follow the procedures set forth by The Recreation, Cultural Affairs and Public Works Committee for establishing the honorary designation (or dual naming) of NW 7th Avenue between NW 13th St and NW 6th Street. Staff feels that along with the restoration of the A. Quinn Jones Homestead and improvements to the A. Quinn Jones School the renaming of NW 7th Avenue will serve to further memorialize his life and contributions to Alachua County.

Fiscal Note: The guaranteed maximum price for phase I exterior stabilization is \$60,346.

RECOMMENDATION

CRA Executive Director to CRA: 1) Receive an update on the A. Quinn Jones Homestead Rehab Project from staff; and 2) Refer honorary designation (or dual naming) of NW 7th avenue to City Commission for review and approval.

Legislative History

7/20/09 Community Heard
 Redevelopment
 Agency
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REPORTS FROM ADVISORY BOARDS/COMMITTEES CONSENT

College Park/University Heights Redevelopment Advisory Board Consent

090459.**Places of Religious Assembly - 2,000 Ft No Feed Zone - City Commission
Agenda Item 090459 (B)**

Explanation: At the December 6, 2010 College Park/University Heights (CPUH) Advisory Board meeting a request was made by a board member to discuss City Commission Item 090459 - Community Development Committee - Places of Religious Assembly Referral. Board members comments were taken and the following motion was approved by the board - "Urge the CRA Board to urge the City Commission to retain a 2,000 foot no feed zone in the interest of redevelopment goals of the area and the security of the vulnerable student population."

Fiscal Note: No fiscal note.

RECOMMENDATION

Executive Director to the CRA: 1) Receive recommendation of College Park University Heights Redevelopment Advisory Board.

Legislative History

11/5/09 City Commission Continued

090459a_CDC 3-31-09 Minutes_20091105pdf.pdf

090459b_CDC Mtg Matrix_20091105.pdf

090459c_Code_20091105.pdf

090459_C.DONOVAN_20091115.pdf

090459_STAFF_MEMO_20091105.pdf

090459_MINUTES_20091221.pdf

Fifth Avenue/Pleasant Street Redevelopment Advisory Board Consent**090638.****FAPS Façade Improvement Program (B)**

Explanation: The Fifth Avenue/Pleasant Street (FAPS) has a number of commercial properties in a state of disrepair, yet this Redevelopment Area currently has no program to provide CRA incentives or assistance to these types of projects. At the September and November FAPS meetings, the advisory board discussed reopening a façade grant program for the FAPS Redevelopment Area. Staff has prepared a draft façade grant program for commercial properties within FAPS. This program is very similar to the existing façade grant programs which are currently in place in other GCRA Areas. The FAPS façade grant program has received review, input, and approval from the FAPS advisory board and if approved by the CRA, staff is prepared to implement the grant program immediately.

The program provides an incentive to owners or tenants (with owner consent) of buildings and/or businesses who wish to improve the facade of their commercial property. The program is open to commercial properties along NW 5th Avenue from NW 13th Street to NW 4th Street and NW 8th Avenue from NW 6th Street to NW 13th Street. The program provides a dollar for dollar matching grant; the grant is paid as reimbursement upon project completion. Applicants are eligible for grants up to \$5,000 to improve building facades, buildings with

multiple floors, storefronts, or storefronts larger than 30-ft are eligible for up to \$10,000 in grant funding. Applicants are responsible for providing a dollar-for-dollar match for all grants awarded through this program.

The program is a competitive grant program; applicants will be evaluated according to a point system. Façade grant funding levels will be determined by how well a project meets the point system criteria:

** Under 10 points = up to 20% of the maximum level of funding eligibility*

** 10 – 14 points = up to 50% of the maximum level of funding eligibility*

** 15 – 19 points = up to 70% of the maximum level of funding eligibility*

** 20 – 34 points = up to 85% of the maximum level of funding eligibility*

** 35+ points = up to 100% of the maximum level of funding eligibility*

Fiscal Note: This is project # FAPS-IP-2010. \$20,215 is budgeted in account 613-W539-W138 for FAPS façade improvements

RECOMMENDATION

FAPS Advisory Board to the CRA: 1) Approve the Façade Improvements Program for Existing Commercial Buildings for Fifth Avenue/Pleasant Street; 2) Authorize CRA staff to prepare all necessary documents subject to approval by the CRA Attorney as to form and legality.

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END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR****090640.****Downtown Community Plaza (B)**

Explanation: The Lunch box Café is moving forward. The lease is being routed for execution, construction plans are complete and the contractor has applied for the building permit. The CRA is pursuing an expedited building permit for this project, and assuming the application is processed in a timely manner, site mobilization and construction will begin in late December. This construction schedule will allow for project completion in late February, with a Grand Opening soon to follow.

The CRA is also considering the Plaza as a whole. Through a series of discussions, stakeholders have identified elements of the Plaza which contribute both positively and negatively to function of the space. With the help of design professionals, the CRA is using this information to explore new possibilities for the site and its relationship to the adjacent downtown area. Two design teams have provided suggestions for the Plaza. Both the Plaza and these concepts are being evaluated by a third party reviewer with expertise in urban design. Staff will provide a presentation detailing the findings, and will summarize the challenges and opportunities of the Plaza, including the significance of the role that a public plaza plays in a downtown and how it both influences and is influenced by the surrounding context. The presentation will also analyze the challenges and opportunities associated with reconfiguring the Plaza, and identify specific issues that will impact the future design, and provide imagery to help explain the issue.

Fiscal Note: \$138,587.18 is budgeted in General Government account 332-M660-5190. The CRA is authorized to utilize these funds for Bethel and Plaza improvements.

RECOMMENDATION

1) Hear presentation from Staff; 2) Provide input as necessary.

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090644.**GRU Kelly Powerplant Redevelopment Site/Depot Avenue/South Main Street/Cade Museum/Depot Park and Historic Depot Building (B)**

Explanation: The GRU Kelly Powerplant Redevelopment Site/Depot Avenue/South Main Street/Cade Museum/Depot Park projects are all underway in the area immediately south of Downtown's traditional Central Business District. The neighborhood includes industrial, commercial, business, residential, cultural, and open space. Currently, the most prominent feature of the built environment is the Kelly Power Plant structure, however this landmark will soon be joined by Depot Park, the historic Depot building, and, eventually, the Cade Museum. Additionally, new private investment will follow. The area's emerging trend can

already be seen in façade grants, new storefronts, shops, cultural facilities, and restaurants appearing throughout the area. This grassroots private investment, coupled with large-scale public projects such as the Depot Avenue reconstruction, Depot Park development, South Main Street Reconstruction, and others will also dovetail with the planned redevelopment of 16 acres of GRU equipment yards and other space surrounding the Kelly Power Plant. The GRU Kelly Powerplant Redevelopment Site/Depot Avenue/South Main Street/Cade Museum/Depot Park area is truly on the brink of an exciting new era of reinvestment and revitalization, although it currently struggles from the lack of a concise and identifiable identity. CRA staff will address this issue and will provide updates on a number of projects contributing to the revitalization of southern downtown area.

Area Branding

As planned projects become a built realization, the importance of creating an identity to this newly redeveloped section of downtown is becoming paramount. Branding a newly redeveloped area is a common marketing strategy used to attract attention to an area that people may have previously avoided. Furthermore, branding can be used in a comprehensive marketing program where a common logo is used for websites, brochures, and other materials used to attract both current and potential residents, and tourists. The CRA has received logo and branding concepts from a local graphic designer and will review these concepts with the board to gather feedback.

GRU Redevelopment:

Last year, the CRA organized a City/GRU/CRA planning effort for redevelopment at the Kelly Power Plant site in Downtown Gainesville. While the power plant and the GRU administrative building are expected to remain operational at their present locations, approximately 16 acres of surrounding storage yards, work shops, and other accessory uses will vacate the premises when GRU relocates operations to its new N. Main Street facility. Redevelopment of the Downtown properties will likely occur through a phased implementation process. The first steps toward implementation are underway. Staff is examining possibilities regarding land subdivision, pursuing the proper Future Land Use and Zoning designations, and other tasks required to accommodate redevelopment and new uses at the site. (Currently the Land Use and Zoning are both oriented towards the public facilities uses that have been associated with GRU activities at the properties.)

The CRA is also pursuing detailed surveys of 16-acres, because moving towards redevelopment, even at this early stage, requires consideration of the physical layout of the properties. The master plan for the GRU site addresses fundamental urban design: definition of the public and the private realm via the structure of lots and blocks. Properly designed, street, block, and lot dimensions are essential to healthy city development. Cities such as Paris, London, New York, and Savannah have proven that thoughtfully arranged streets and blocks can successfully accommodate endless changes in landuse, social norms, and construction conventions over very long time periods. The CRA has utilized this fundamental lesson in urban design as the basis for approaching redevelopment at the GRU site. By creating a clear delineation of

the public and the private realms and identifying the public infrastructure needed to foster both public and private investment, the CRA has created a framework that will allow successful redevelopment of the 16 acres in both the short and long terms.

Depot Park Program: Historic Depot Building and Park Development

The Depot Park Program is a series of projects that address the redevelopment of a 32-acre brownfield site into a premier urban park featuring educational, cultural, and environmental resources. Prior to initiating redevelopment of the parcel, the GRU brownfield reclamation project must first occur. Over the past year, several milestones to accomplish this goal have been completed and GRU has mobilized to begin Phase I of the remediation effort.

Now that redevelopment of the site and surrounding areas is on the horizon, several strides have been taken to move the first phase of the park construction forward. The first phase of park construction focuses along the northern edge of the park parcel and includes the rehabilitation of the Depot Building, the east and west park entrances, walking and bicycling trails, promenade, and a children's play area. Construction documents for the rehabilitation of the Depot Building are well underway, and concepts for the surrounding park area have been developed, approved, and are moving towards construction document development.

The CRA is now focusing attention on the tenant uses for the Depot Building. Potential uses have been discussed over the years through public steering committees, meetings, workshops, survey questionnaires, and stakeholder interviews. The public input process has resulted in providing a framework of use suggestions, goals, and objectives. Among the suggestions is to provide a flexible interpretive/educational space that is available for public use. CRA staff will discuss ideas for the interpretive/educational space with the board and gather feedback on this potential use for the Depot Building.

South Main Street - South of Depot Avenue, the Main Street corridor opens up into a wide and unwelcoming expanse of asphalt. This stretch of roadway is located within the College Park/University Heights Redevelopment Area and it directly fronts Depot Park and the proposed Cade Museum site. Additionally, it serves as a major access way to the GRU Kelly Power Plant Redevelopment site, to the Porters Community, and into the Downtown area. The CRA will address both aesthetic and functional issues at play with the amenities, scale, traffic patterns, and aesthetics along this corridor. Staff is currently formulating a scope for addressing the issue, which may incorporate elements such as medians, traffic calming, beautification, multi-modal opportunities, etc.

RECOMMENDATION

1) Receive update from Staff; 2) Provide input as necessary.

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090641.

Purchasing (B)

Explanation: On November 16, 2009 the CRA Board recommended that CRA Staff look into

solutions for streamlining the procurement process within the department to allow CRA Staff to have more flexibility in moving projects forward.

Currently, the CRA Purchasing Policy aligns with the City Purchasing Policy for the procurement of goods and services. Adopted by the CRA on May 18, 1998 and amended on November 18, 2002 the CRA Financial Policy states in Section A.1. that "CRA financial practices (including budgeting, purchasing, accounting, auditing, etc.) will be in accordance with accepted practices for the City of Gainesville General Government."

The CRA Policy is in need of revision. Although it mirrors the City's Purchasing Policy as found in Section 41-210 of the City Procedures Manual, the Policy does not take into account the CRA's status as a dependent special district and how that differentiates the CRA from a city department.

Two procurement solutions the CRA could utilize, which would allow more flexibility and help move projects forward, are not being utilized by the City Purchasing Staff. The CRA would like to make use of the Invitation to Negotiate (ITN) solicitation process and also "piggy back" off other agency's competitively bid contracts.

The ITN solicitation works best when a use has not been specifically defined and price is not the sole consideration. The ITN process would allow respondents to propose more than one solution and the selection committee would negotiate with the top respondent whose solution was in the best interest of the redevelopment area. If negotiations fell through, the committee would then meet with the number two respondent, and so forth.

"Piggy backing" is a common practice amongst agencies that would allow the CRA to utilize state of Florida, university, public school systems and other entities' contracts instead of going out to bid when the existing contract has been publicly and competitively solicited and is directly applicable to the products or services the CRA is seeking. The contracted vendor, in turn, extends the contract rates and terms to the CRA for their project.

CRA Staff would like to exercise the ITN selection process and "piggy backing" in situations where these procurement solutions are in the best interest of the project and, ultimately, the redevelopment areas they serve.

Finally, CRA Staff will begin a revision of CRA Policies and Procedures and will present an update to the CRA Board at the next meeting in February 2010.

Fiscal Note: Not applicable.

RECOMMENDATION

Executive Director to the CRA: Hear presentation from staff.

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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 - 5:28 PM