

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Meeting Agenda - Final**

**September 17, 2018**

**3:00 PM**

**MODIFIED AGENDA**

**City Hall Auditorium**

## **Community Redevelopment Agency**

*Adrian Hayes-Santos (Chair)*  
*Harvey Ward (Chair Pro Tempore)*  
*Helen Warren (Member)*  
*Gigi Simmons (Member)*  
*Lauren Poe (Member)*  
*Gail Johnson (Member)*  
*David Arreola (Member)*

*If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users 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 CONSENT AGENDA****SECRETARY CONSENT**[180340.](#)**Community Redevelopment Agency Minutes (B)****RECOMMENDATION**

The Community Redevelopment Agency approve the minutes of April 16, July 16 and August 9, 2018.

[180340 April 16 CRA Minutes 20180917.pdf](#)

[180340 July 16 CRA Minutes 20180917.pdf](#)

[180340 August 9 CRA Minutes 20180917.pdf](#)

**EXECUTIVE DIRECTOR CONSENT**[180327.](#)**Agree that The Standard may dedicate its property for Public Right-Of-Way by Easement rather than Deed. (B)**

*Explanation: On May 15, 2015, the Community Redevelopment Agency entered into an Agreement for Development of Property and Restrictive Covenants for a mixed use development now known as The Standard. The parties contemplated that the developer make improvements in the public right-of-way. The developer also planned to improve a portion of its property and dedicate it to the public as right-of-way. According to the terms of the agreement, the developer would transfer title to the right-of-way by special warranty deed, after construction was completed. The construction project is now complete and in use. While the developer's property is open to the public for use, there are developer owned structures in the right-of-way that are better left as developer responsibility. The CRA attorney and the CRA's outside consultant have determined that it would be advisable for the City to accept an easement over the developer's property, rather than a special warranty deed. By accepting an easement, the developer remains responsible for the maintenance of the rights-of-way and all developer-owned property located in the right-of-way.*

*The Development Agreement is between the developer and the CRA. However, the terms of the Development Agreement require the developer to transfer title to the City. Therefore, the City Commission*

*must accept the easement on behalf of the City. There will be an agenda item on an upcoming City Commission meeting to accept the easement.*

*Fiscal Note: There is no fiscal impact.*

**RECOMMENDATION**

*CRA Attorney recommends that the Community Redevelopment Agency Board: 1) agree that the Standard may dedicate its property for public right-of-way by easement instead of the previously agreed to warranty deed; and 2) request the City Commission accept the easement and authorize the City Manager to execute the easement, subject to City Attorney review as to form and legality.*

[180327A\\_rightofwayeasementagreement\\_20180917](#)

[180327B\\_licenseagreement\\_20180917](#)

[180334.](#)

**Professional Architectural and Engineering Consulting Services  
“Continuing Contracts” (B)**

*Explanation: This Purchasing solicitation was a joint effort between GRU, CRA, the City (Public Works and Facilities) with review and approval by the Assistant City Attorney and the Utilities Attorney. This collaboration between departments was first undertaken several years ago, with the goal of attracting more firms by streamlining the process and drafting a single contract with each firm for use by the City, GRU and CRA. Continuing contracts have historically been utilized by each entity to provide staff augmentation when internal resources are already being fully utilized, the internal technical capabilities are not available or third party input is desired from professionals from various disciplines. This joint effort has proven to be efficient and beneficial.*

*Utilities Purchasing issued a Request for Statement of Qualifications (RFSQ) to one-hundred forty firms and posted the RFSQ on GRU's website. Labor rates may still be adjusted annually, based in part on the CPI, with the concurrence of the City, GRU and CRA. Seventy-four firms responded and all seventy-four were qualified. The list of qualified firms is attached.*

*As with all requirements for these professional services, the City, GRU and CRA, will award work to a firm on a project specific basis, and will award each project based upon an evaluation of a firm's understanding of the project scope, specific expertise and ability to complete the project, as well as the project completion time and cost as reflected by proposed level of effort. Staff will issue separate requests for professional services when it is deemed to be in the best interest of the City, GRU or CRA. For projects with a cost estimated to exceed two million dollars, a separate RFSQ will be issued requesting project specific submittals from the list of*

qualified professionals with the ranking submitted to the City Commission for approval.

*Fiscal Note: Funding for the projects for which design or consultation services are required have been budgeted in the Capital Improvements Budgets of the City, GRU and CRA departments requiring these services for FY 2019 and will be budgeted in future years as required.*

**RECOMMENDATION**

CRA Executive Director to CRA Board: (1) Approve the listing of qualified engineering and architectural consulting firms as submitted by Staff; (2) Authorize the CRA Executive Director, or their designees, to initiate contract negotiations with the qualified firms in accordance with the Consultants' Competitive Negotiations Act (CCNA); (3) Authorize the CRA Executive Director, or their designees, upon successful negotiations, to execute agreements for professional services for a term extending through September 30, 2023, with no renewals, subject to approval of the City Attorney as to form and legality, in an amount not to exceed budgeted amounts for professional architectural, engineering or consultation services.

[180334 LIST OF QUALIFIED FIRMS 20180917](#)

## **ADOPTION OF THE REGULAR AGENDA**

### **SECRETARY**

### **EXECUTIVE DIRECTOR**

[180339.](#)

#### **CRA Project Summary September 2018 (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 Multi-District**

*Economic Development, Project Manager, Jessica Leonard: CRA Staff is currently looking to partner with developers or businesses interested in investing in the CRA redevelopment districts. Please contact CRA Director, Sarah Vidal, for more details. Key priorities include: Heartwood neighborhood (15.1-acre residential neighborhood), Cornerstone (13-acre commercial site), Innovation Square (17-acre mixed use site), and the*

*Power District (17-acre mixed use site).*

*Façade Grant Program Eastside, Project Manager, Jessica Leonard: The Façade Grant program is a competitive matching grant program that is designed to encourage reinvestment in building facades, specifically those located on highly visible target corridors within each district. Staff is pleased to announce our interactive CRA District Wide Map has afforded the opportunity and empowered multiple area stakeholders to verify eligibility by visually showing address verification.*

*<<http://www.gainesvillecra.com/community-initiative/cra-project-map>>*

*We currently have numerous façade grants underway at various stages throughout our four (4) redevelopment areas as they work to complete projects. We are still accepting applications in Eastside and Downtown.*

*Residential Paint Voucher Program, Project Manager, Jessica Leonard: The Residential Paint Program now provides applicants pressure washing with an increased amount of up to \$750 to be used for the exterior painting of their home.*

*Eastside has eighteen (18) homes painted to date in the area and fifteen (15) pending completion of paint this month. We recently shared the Paint Program again on the Gainesville East Marketing site to create awareness of resources and programs within our City.*

*Downtown has seen eleven (11) homes painted to date and two (2) pending completion this month of paint this month. We recently shared the Paint Program at the Porter's Block Party to create awareness of resources and programs within our City.*

*Fifth Avenue Pleasant Street has nineteen (19) homes painted to date and five (5) pending completion of paint this month.*

*Eastside Redevelopment Advisory Board (ERAB)*

*Cornerstone Phase 1 Development, Project Manager, Andrew Meeker: Construction of the Phase 1 Infrastructure Site Improvements is substantially complete with the exception of the areas immediately adjacent to the Merieux building development. Concept Companies construction on the Merieux building is well underway with a projected completion date of Fall 2018 which will bring over 50 new employees to the Gainesville East area. The Condominium Association is complete and Front Street Commercial Real Estate is actively advertising the additional development opportunities.*

*<<http://www.frontstreet.net/commercial-real-estate-listings/?propertyId=250493-sale>>*

*Gainesville East, Project Manager, Tricia Lopez: The Gainesville East campaign continues to gain visibility. The CRA is planning a second Eastside Community Informational Session similar to the session held last September. The event will take place on Wednesday, November 14*

from 5:30-7pm at DaySpring Missionary Baptist Church. The program will include a panel discussion on resources available for East Gainesville businesses and residents and resource tables. Information will be available on Heartwood, Cornerstone, other CRA initiatives, and other City initiatives. The Gainesville East social media pages have experienced more growth in followers and have received a good amount of comments. Staff continues to explore options for murals along main corridors and is continuing community outreach and participating and promoting events in East Gainesville.

Greater Duval Neighborhood Revitalization Initiative (NRI), Project Manager, Jessica Leonard: As of March 2018, Habitat for Humanity's "A Brush with Kindness" program partnership has completed 27 homes in the Greater Duval Neighborhood.

Heartwood, Project Manager, Daniel Gil: On Agenda

Downtown Redevelopment Advisory Board (DRAB)

Downtown Plaza, Project Manager, Nigel Hamm Bo Diddley Plaza continues to offer free Yoga and Capoeira classes during the week.

For additional event information visit: [www.bodiddleyplaza.com](http://www.bodiddleyplaza.com)  
<file:///I:\gg\cog\CRA\++%20CRA\_Agendas%20&%20Backup\+%20CRA%202018%20Agendas%20&%20Back-Up\PROJECT%20SUMMARIES%202018\www.bodiddleyplaza.com%20> and  
<<https://www.facebook.com/BoDiddleyPlazaGNV/>>

Power District, Project Manager, Andrew Meeker: Following the CRA Board's approval of the Phase 1 Development Framework in July 2018, Staff is working internally as well as with the developer to draft the Development Agreement and Purchase Sale Agreement. Once the terms of these agreements are completed, Staff will provide a presentation to the Board for consideration of approval.

College Park University Heights Redevelopment Advisory Board

Innovation Square, Project Manager, Dan Gil: On Agenda

NW 1st Avenue Streetscape, Project Manager, Tricia Lopez: The final walkthrough took place in early August the remaining punchlist items have been completed. Staff is working on a transition of management plan and will monitor the site through the one year warranty period, which began July 23.

South Main Street, Project Manager, Andrew Meeker: Construction continues on the three quarter mile section of South Main Street with complex underground utility work and hardscape improvements such as sidewalks and curbing. New traffic patterns are in place that incorporate the new roundabout as well as the reverse angle parking at Depot Park/Cade Museum. Currently spectators of the project can view some

of the decorative street lights being placed as well as several landscape planters being completed. The project website is serving as the communications hub for the project at [www.destinationsouthmain.com](http://www.destinationsouthmain.com) <<http://www.destinationsouthmain.com>> Businesses, residents, and stakeholders are being informed on the project progress via on-site meetings, physical and electronic newsletters, press releases, and social media. Additionally, Destination South Main Street is a vital part of the recently launched Trans4ming East GNV communication initiative aimed to inform community stakeholders of the multiple street improvement projects underway in the area. [www.trans4mingeastgnv.com](http://www.trans4mingeastgnv.com) <<http://www.trans4mingeastgnv.com>>

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

*Heritage Trail, Project Manager, Jessica Leonard: Staff is working internally as well as continued partnerships within the community and Manley Designs to draft the Trail Feasibility Study and Implementation Strategy. Once the layout of this trail is completed, Staff will provide a presentation to the Board for consideration of approval.*

*Seminary Lane, Project Manager, Sarah Vidal: Last year, the Gainesville Florida Housing Corporation (GFHC) and Gainesville Housing Authority (GHA) boards and the CRA listed their respective properties totaling 6.55 acres for redevelopment. Conditions of the sale include honoring parts of the Master Planning that was accomplished over the years with the Fifth Avenue Community. Multiple offers have been submitted via various real estate agencies for the properties that were listed. GFHC, as the majority owner, is leading the negotiations with joint participation from the CRA.*

*Fiscal Note: None at this time*

#### RECOMMENDATION

*CRA Executive Director to the CRA Board:  
Receive project update from Staff*

[180337.](#)

### **Amend Rules and Procedures of the CRA Board - Cancel Regular Board Meeting (B)**

**MODIFICATION - ADDED ITEM**

*Explanation: The Community Redevelopment Agency Board adopted Rules of Procedure governing the conduct of board meetings. The current Rules of Procedure adopted by Resolution 170966, mandate that the regular meetings of the CRA Board be on the third Monday of the month. Pursuant to the current Rules of Procedure, the only method to cancel a regular meeting is by a 2/3rds vote of the members of the Board. There have been months in which there is no regular business to bring before the Board but because the rules mandate the regular meeting be held on the third Monday each month, the CRA Board is required to convene a special meeting to cancel the regular meeting. CRA staff recommends that the Board amends its rules of procedure to allow the cancellation of a regular meeting if there is no business to come before*

the Board for that month without convening a special meeting. If the Board decides to amend its procedural rules to permit cancellation of a regular meeting, the Board should discuss how that decision is to be made. Generally, the CRA staff prepares a draft agenda which includes items that require Board approval and necessary updates. The draft agenda is discussed at an agenda review the week prior to the CRA Board meeting. At agenda review, agenda items may be added or removed by either CRA staff or the Chair. Additionally, during the regular meeting, Board members may bring items to the Board that are not on the agenda. Thus both CRA staff and CRA Board members may have items they wish to present at a regular meeting. The procedural rules should allow for both staff and Board member input prior to cancelling a regular meeting.

*Fiscal Note:* None

**RECOMMENDATION**

The CRA Board: 1) Cancel a regular board meeting if there is no business scheduled; 2) Set procedural rules for determining no business and cancelling regular meeting; and 3) direct staff to amend the Rules and Procedures.

[170966 CRA Resolution 20180416](#)

[180333.](#)

**Heartwood Internet (B)**

**MODIFICATION - ADDITIONAL BACK-UP AND REVISED POWER POINT**

*Explanation:* The Heartwood neighborhood is one of the two major community initiatives in the Eastside Redevelopment District for the Gainesville CRA. The development includes major site and infrastructure construction associated with the 34-single family building pad sites on the former Kennedy Homes site in East Gainesville. Community stakeholders worked with the CRA on the naming, design, and planning for this initiative and the project has been much anticipated by the community, the CRA, and its Boards.

At its August 16, 2018 meeting, the Gainesville City Commission expressed their desire to include GRUCom GATOR NET GIGABIT internet in the Heartwood project and subsequently moved to refer the discussion to the September CRA Board meeting.

Since the August 16 City Commission meeting, CRA and GRUCom Staff have been meeting to develop a strategy to advance the initiative forward. We have determined the total estimated upfront cost to provide the GRUCom GATOR NET GIGABIT service to each of the 34 homes is based upon the contract period with GRUCom. There would be an upfront cost of \$45,923.15 for the conduit infrastructure installation. This work would be performed by the CRA's site contractor via a change order.



*Per the attached backup titled GRUCom Rate Options, there several cost schedules and recovery models that could be chosen that would impact upfront GRUCom expenses as well as monthly HOA dues. As an example, a 24 month GRUCom contract term would require an upfront cost of \$40,734, resulting in monthly cost to the HOA of \$2,745.16/month (i.e. \$80.74/home). Whereas, for an 84 month GRUCom contract term, there would be an upfront cost of \$6,805. As a result, the monthly cost to the HOA would be \$2,124.32/month (i.e. \$62.48/home). There are also 36, 48, 60, and 72 month contract term options.*

*CRA Staff is currently overseeing the \$2.5M site construction contract of the Heartwood neighborhood. The CRA's goal is to find the most cost-efficient way to implement the various priorities such as high-quality construction, fire sprinkler systems, affordable housing, energy efficiency, and high speed internet, while also not placing a significant financial burden on the end home buyers.*

*The site construction contract is on schedule to be completed by April 2019 with construction of the new single family residential housing units immediately following.*

*Fiscal Note: The current account balance for Heartwood account # W920 is \$5,314.97. Based on the approved CRA FY19 Budget, an additional \$96,562.00 will be available on October 1, 2018. The CRA Board may want to consider the different options and decide the best procurement process for CRA Staff to proceed with.*

**RECOMMENDATION**

*CRA Executive Director to CRA Board: 1) Discuss the fiscal impact and funding sources needed to install the GRUCom infrastructure associated with GATOR NET GIGABIT internet service to the CRA as the developer in the Heartwood development.*

[180333 2017-197 HARTWOOD SUBDIVISION PROPOSED CONDUIT SYSTE](#)

[GRUCom Rate Options With Upfront Payment](#)

[GRUCom Rate Options No Upfront Payment](#)

[September 17, 2018 GRUCom Presentation](#)

[180335.](#)

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

*Explanation: In 2010, after the closing and demolition of the Alachua General Hospital, the City of Gainesville, University of Florida (UF), Shands Healthcare, Inc., the Community Redevelopment Agency (CRA), and members of the private sector collaborated to develop a vision for the redevelopment of the vacated 16-acre property into what is now known as Innovation Square. Innovation Square represents an opportunity for the City to collaborate with the University of Florida to position itself as a leader in*

*the innovation economy and attract and retain technology oriented businesses to strengthen the local economy. 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.*

*The CRA's College Park/University Heights Redevelopment Area Plan supports the Innovation Square through several of its redevelopment goals. Most notably of the goals include Infrastructure, Private Investment, and Urban Form; additionally, the Plan identifies both the SW 2nd Avenue corridor and the former AGH site/Innovation Square area is identified as "Cornerstone Projects" for the area.*

*A critical step in development of Innovation Square is the thoughtful planning and development of the public realm. This specifically deals with the conversion of land into an urban framework of streets and infrastructure, public spaces and buildings, and block configurations. The urban framework, particularly the configuration of streets and blocks, provides a long-term structure for changing patterns of land use, building form and building occupancies. During 2012, the CRA began developing plans for two major infrastructure projects, SW 9th Street and SW 3rd Avenue, with the purpose of establishing the public realm through the creation of human-scaled streets and blocks. SW 9th Street bisects the once super-block on the north-south axis, while SW 3rd Avenue crosses the east-west axis. Small yet easily developable blocks are the key to creating an urban framework that not only allows, but promotes public activity through its walkability. Walkability results in a cascade of activities that gives liveliness to an area. In 2014, the SW 9th Street and SW 3rd Avenue projects were completed and have set the aesthetic benchmark for future public realm improvement for the greater Innovation District, while also addressing critical storm water treatment needs. Per the adopted Innovation Square Master Plan, the CRA continues to collaborate with development partners to help leverage public resources in order to incentivize new investment.*

*One such public private partnership is associated with the northern extension of the pedestrian urban walkway along SW 9th street adjacent to the 800 Second project that is currently under construction. This proposed northern extension of SW 9th Street from SW 2nd Avenue to SW 1st Avenue will complete a critical segment of the overall vision for the Innovation District of a contiguous greenway between University Avenue and Tumblin Creek Park by combining public improvements with private developments. The CRA has been actively working with the developer of the 800 Second project, Concept Companies, on the planning, design, and engineering of above and below ground public improvements associated with the 800 Second project in order to improve storm water conditions for the Tumblin Creek watershed as well as aesthetically tie the existing SW 9th Street improvements with new public pedestrian facilities. The 800 Second project is under construction*

and will be a 4 story mix-use building. The SW 9th Street Urban Walkway is designed to seamlessly extend the various streetscape and aesthetic elements of the existing public realm, such as paving treatments, lighting, landscaping, furnishing, storm water treatments, and material finishes into this new segment. The entire project, including the Urban Walkway project, is expected to be completed by 2019. At that time, the CRA will review improvements and applicable reimbursable requests prior to processing payment according to the not to exceed the amount of \$349,169.00.

*Fiscal Note:* The necessary funding of \$349,169.00 for this project was budgeted for CPUH account # W763 in the recently adopted FY19-20 College Park/University Heights Budget

**RECOMMENDATION** CRA Executive Director to the CRA Board: 1) Approve CRA participation for the SW 9th Street North Extension in an amount not to exceed \$349,169.00. 2) Authorize the CRA Executive Director to execute any related documents, subject to approval by the City Attorney as to form and legality.

[180335 CRA Presentation \(September 2018\) 20180917](#)

[180335 Concept Company Innovation Square 9th Street North Extension Cost](#)

[180379.](#)

### **CRA Board Appointments for the Chair and Chair Pro Tem (B)**

*Explanation:* The Chair and Chair Pro Tem of the Gainesville CRA are chosen by the City Commission. Pursuant to Section 163.356(3) (c), Florida Statutes (attached), the City Commission appoints the Chair and Chair Pro Tem. Last year CRA Staff reminded the CRA Board that the selection process was to be made by the City Commission and CRA Staff placed an item on the City Commission agenda for their review and consideration. Traditionally, the appointments have been made in October of each year. However, the City Commission appoints members to other boards traditionally in May after the elections. The Board may also wish to consider when it is best for the City Commission to appoint the Chair and Chair Pro Tem of the CRA Board and if they would see value in aligning the City Board appointments.

**RECOMMENDATION** CRA Executive Director to the CRA Board: Discuss requirements for the CRA Chair and Chair Pro Tem appointments and scheduling.

[180379\\_163356 Creation of Community Redevelopment Agency 20180917](#)

## **CRA ATTORNEY**

## **REPORTS FROM ADVISORY BOARDS/COMMITTEES**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**ADJOURNMENT**