

City of Gainesville

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



Meeting Agenda - Final

July 21, 2014

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

*Craig Carter (Member)
Todd Chase (Member)
Helen Warren (Chair Pro Tempore)
Yvonne Hinson-Rawls (Chair)
Ed Braddy (Member)
Lauren Poe (Member)
Randy Wells (Member)*

CALL TO ORDER**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT**[140138.](#)**Community Redevelopment Agency Meeting Minutes (B)****RECOMMENDATION**

Approve minutes of the CRA Board meeting on June 16, 2014.

[140138_MINUTES 06162014_20140721.pdf](#)

[140139.](#)**Appointment of Billy Beltz, Clay Kallman and Tom Rider to the College Park University Heights Redevelopment Advisory Board (B)****RECOMMENDATION**

The CRA appoint Billy Beltz, Clay Kallman and Tom Rider to the College Park University Heights Redevelopment Advisory Board for a term to expire as follows:

<i>Name</i>	<i>Expiration Date</i>
<i>Billy Beltz</i>	<i>June 19, 2017</i>
<i>Clay Kallman</i>	<i>June 19, 2017</i>
<i>Tom Rider</i>	<i>June 19, 2017</i>

Chair Hinson-Rawls: Kallman

Member Braddy: Beltz, Kallman, Rider

Member Carter: Beltz, Kallman, Rider

Member Chase: Beltz, Kallman, Rider

Member Poe: Beltz, Kallman, Rider

Member Warren: Rider

Member Wells: Beltz, Kallman, Rider

[140139 Ballots 20140721.pdf](#)

[140140.](#)**Appointment of Jacob Ihde to the Downtown Redevelopment Advisory Board (B)****RECOMMENDATION**

The CRA appoint Jacob Ihde to the Downtown Redevelopment Advisory Board for a term to expire as follows:

Name	Expiration Date
Jacob Ihde	June 19, 2017

Chair Hinson-Rawls: Stacy
Member Braddy: Ihde
Member Carter: Bass
Member Chase: Bass
Member Poe: Ihde
Member Warren: Forrest
Member Wells: Ihde

[140140_Ballots_20140721.pdf](#)

EXECUTIVE DIRECTOR CONSENT

[140141.](#)

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

Façade Grant - The Façade Grant program is currently open and accepting applications. The program has six (6) approved grants currently.

CRA Talent - The final CRA Project Manager position has been filled by Nathalie McCrate. Her first day will be Monday, July 14th. At that time the CRA will be fully staffed.

Economic Development - Staff continues to meet with a wide variety of businesses seeking CRA assistance with site selection, incentive programs and information on future opportunities within each district. At the May CRA Board meeting, staff was authorized to review and make recommendations for potential modifications to the Transformational Projects Incentive and Redevelopment Incentive Programs which both operate in each district. Staff is conducting research, looking other programs from around the country and is meeting with a wide variety of stakeholders to conduct research and formulate recommendations to align the programs with current needs. Staff plans to return with findings and recommendations in September. During this review period, the CRA will refrain from accepting applications.

NW 3rd Ave. Sidewalks - Following the CRA Board's approval of the

Sidewalk Feasibility Study at your April 2014 meeting, the project engineering consultant and CRA staff has proceeded with the development of Construction Documentation for new sidewalks along the southern side of NW 3rd Ave. between NW 13th St. and NW 6th St. The plans are currently at the 90% phase and being reviewed by CRA and Department of Public Works staff. The next 100% submittal will be later this summer and will be presented to the Board. The CRA has been meeting with its Construction Manager firm to begin cost estimating and GMP (Guaranteed Maximum Price) price negotiations. Once a preliminary GMP is established CRA staff will return to the Board for review and approval, which is anticipated to occur this Fall. 90% Construction Documents, which are available via download and review at the following link <<https://app.box.com/s/t72k6dfzw4v3dnq1oqn3>>

Eastside Redevelopment Advisory Board (ERAB)

1717 SE 8th Avenue - In April the Board voted for staff and the design team to move forward with Master Planning and come back with a 60% Preliminary Master Plan that encompasses the best elements of concept 2 and concept 3. Currently the design team is working with an environmentalist to conduct a thorough analysis of the sites roughly 5 acres of wetlands in order to determine the best allowable use of the wetlands and placement of storm water on the project site.

The 60% Preliminary Master Plan offers a flexible mix of uses, along with the possibility of adjusting the density of the new development. The plan also takes into consideration the potential for phasing the construction of development. Staff will present the 60% Preliminary Master Plan to the ERAB Board in August, followed by a stakeholder and community meeting to solicit feedback on the design.

GTEC Area Development - Staff continues outreach for the development of the GTEC Area.

GTEC Area Master Plan & Phase 1 Development - The 13-acre GTEC Area Master Plan site is located between SE Hawthorne Road to the north, SE 8th Ave to the south, SE 20th Street to the west and SE 24th Street to the east. In 2011, CRA staff developed in-house conceptual master plan for the site. The plan proposed an office and retail focused mixed-use development, aiming to retain GTEC graduate companies in East Gainesville and attract additional economic activity to the area. The plan was presented to the Eastside Redevelopment Area Advisory Board and to the CRA Board in 2011, and was well accepted. This plan served as the basis of design for the current Master Plan design.

In December 2013, CRA was granted a Partial Release of two mortgages encumbering unimproved sections of the GTEC parcels, making the land available for future redevelopment. The same month, CRA contracted JB Professional Group Inc. (JBPro) for surveying services for the City of Gainesville owned parcels in the GTEC Area (tax parcels no. 11339-0-0, 11340-0-0, and 11341-0-0). The survey was

completed and submitted to the CRA in January 2014. Also in December 2013, CRA contracted Brown & Cullen Inc. (BCI) for civil engineering services for the GTEC Area Master Plan Project. BCI was also contracted to provide landscape architecture, geotechnical engineering and environmental consulting services for the project, via sub-consultants to BCI. A joint kick-off stakeholder meeting for the GTEC Area Master Plan and the Kennedy Homes projects was held in December 2013. In February 2014, a 30% Conceptual GTEC Area Master Plan was presented to the public and approved by the CRA Board. A 60% Preliminary Master Plan was presented to the public and approved by Eastside Advisory and CRA Boards in April. The 100% Final Master Plan will be presented to the boards for approvals in August.

CRA has also been working with developers and companies to create private sector partnerships for constructing buildings for companies interested in relocating to the master plan area. In March, CRA Staff issued an RFP seeking qualified developers interested in constructing new buildings for office, commercial, wet-lab, or retail uses on the GTEC Area parcels 11340-0-0 and 11341-0-0, about 9.3 acres of the total master plan area, located east of SE 21st Street. The same month, the CRA Board approved a GTEC Land Development Phase 1 Construction Documents contract proposal from JBPro for civil engineering services. The project goal is to design and permit the required infrastructure to serve future building development on parcels no. 11340-0-0 and 11341-0-0. The contract also included landscape architecture, electrical engineering, traffic engineering and environmental consulting services for the project, via sub-consultants to JBPro. Preliminary submittal for Development Board Review (DRB) and GRU permit were submitted in July. Complete permitting of the project is anticipated in November.

ERAB Residential Paint Voucher Program - The ERAB Residential Paint program is currently open and accepting applications. The program currently has three (3) applicants in the process of painting their properties.

Greater Duval Neighborhood Revitalization Initiative (NRI) - CRA Staff as well as Alachua Habitat is currently accepting application for the Partnership for Paint Program, we currently have four (4) active applications.

Downtown Redevelopment Advisory Board (DRAB)

SW 5th Avenue - In December 2014, the CRA completed a survey of SW 5th Avenue from SW 6th Street to S Main Street. In February, the CRA hosted a Neighborhood Meeting to gather input from the surrounding community to gauge responses and potential for improvements along the corridor. CRA staff reviewed the feedback from that meeting and has since executed a contract with EDA, a local engineering firm, for the design of SW 5th Avenue. The project scope includes a sidewalk design along the northern edge of the corridor,

upgrades to existing ramps ensuring ADA compliance, and the exploration of gateway features to enhance and announce the east and west entrances into the Porters Community. This project will improve the walkability throughout this corridor and create a physical link between existing amenities like Innovation Square, Tumblin Creek Park, the 6th Avenue Rail Trail, Haisley Lynch Park, and future amenities like the Power District and Depot Park.

Downtown Plaza - On June 24th the Design Team met with GRU for a Project Meeting. Adequate water, wastewater and electric services are available for the project. The Team will need to follow up with GRU Gas regarding service to the proposed café and with AT&T concerning the location of the duct bank along University Avenue in relation to the existing curb in the bus bay area. It was found that further utility verification is needed to locate the "end" of a 6" water main north of the proposed green room. CRA staff is requesting a quote for these surveying services. Next steps will include scheduling a public meeting to review three architectural articulations for the improvements, a return to the CRA Board in August and continued preparation for Site Development Plan and GRU Utility Permit Package submittals.

Depot Park - The Public Works Department's construction of the stormwater ponds and remediation of the park site continues, with final completion scheduled for September 2014. At that time, the CRA will issue a Notice to Proceed for the site to be surveyed so that Phase I Park Construction Documents can progress from 60% to 90% completion. The CRA is providing a recommendation for a Construction Manager for Depot Park to both the CRA and City Commission (on today's agenda and the August 8th City Commission). Once a Construction Manager is part of the team, their expertise will add value by way of informing the next phase of design with respect to materials selections, lifecycle analysis, value engineering, constructability issues, and actual cost data in lieu of engineer's estimates. Final design and a negotiated Guaranteed Maximum Price for construction will be presented to the CRA Board late this calendar year. Construction of the Park is anticipated to commence early 2015 once all design and permitting work is completed and the site clean-up has been "approved" by the environmental regulatory authorities. Should the \$3.5 M in bond funding be approved during this year's City Budget cycle, the full Phase I construction project will be funded and the CRA can also begin working on the Amphitheater design in effort for it to be completed so that construction can commence and be included in the Phase I construction of the park.

Power District - On Thursday, May 22 the Plan Board heard the CRA's petition for the proposed Land-Use Change and Rezoning application for approximately 7-acres of property within the Power District from Public Services to UMU-2. The purpose of seeking land-use and zoning modifications is to execute the adopted Power District Redevelopment Plan's vision, continue the implementation steps outlined in the plan, and to facilitate redevelopment of the area. Following a presentation from

CRA staff and extensive citizen comment, the Plan Board approved the CRA's application with the condition that 3 parcels measuring approximately .5 acres south of McRorie Community Garden be excluded from the petition. Although GRU and CRA staff do not support this recommendation, the City Commission has the authority to make the final determination on whether to accept or reject the Plan Board's recommendation once the petitions are heard at the August 7th meeting. Video of the meeting is available at http://gainesville.granicus.com/MediaPlayer.php?view_id=11&clip_id=2067 and the petition application documents available at http://www.cityofgainesville.org/Portals/0/plan/CPB%20140522%20Agenda%20Final_1.pdf

South Main St. Streetscape - The topographic survey, traffic speed study, context & site analysis mapping, preliminary utility undergrounding investigation, and environmental memo has been completed and CRA Staff is currently reviewing this information. The project team is in the process of organizing a CRA Board presentation for their August meeting to review and discuss the project scope and public outreach strategy. Once feedback is received from the CRA Board, a series of public outreach meetings and events will be organized to begin the next project design phase.

College Park University Heights Redevelopment Advisory Board

NW 5th Avenue (1300-2000 blk) - The design of the NW 5th Avenue corridor has reached 30% completion. The 30% plans were distributed to the appropriate departments for review and comment. Staff received comments from the respective departments on April 29th and has since instructed DRMP, Inc. to move forward with 60% design development. During this phase of design, DRMP, Inc. will be working closely with GRU to coordinate a design and layout for undergrounding the utilities along the corridor.

NW 1st Avenue Streetscape: Phase 1 - NW 1st Avenue streetscape project, between NW 16th Street and NW 20th Street, presents an opportunity to enhance the street's functionality and aesthetics and improve quality of life to its community.

In April 2013, an Interim Basis of Design for the corridor was completed by Perkins & Will and Causseaux, Hewett, & Walpole, Inc. (CHW). This document served as the starting point for the Phase 1 design phase, which developed a 15% Construction Documents (CDs) layout for the street. CHW was the civil engineer for the project and led the consultancy team. Design team has worked closely with stakeholders to identify the existing conditions, challenges and feasibility of future improvements along the corridor. Community outreach included a two neighborhood workshops and more than twenty five meetings with individual and groups of stakeholders. The Final 15% CDs was presented to the CPUH Board in April and approved by the CRA Board

in May.

In May, CRA Board also approved a Phase 2 Design contract with CHW. Sub-consultants to CHW are David Conner and Associates for landscape architecture services and Nix Engineering for electric engineering consulting services. The Phase 2 project will further develop the design and create a complete and permitted set of construction documents for the street, based on the Phase 1 Design layout concept.

University Corners - CRA staff and the CRA attorney prepared a draft development agreement for public infrastructure assistance to the project and provided it to the University Corners developers; however, the CRA has been notified that the project has encountered delays while the developers continue to negotiate terms of the sale of the property with the land owner. The developers were originally working towards a 2016 completion date for the project; however, due to the delays in reaching an agreement with the land owner, the developers are now working towards a completion date in time for the 2017 academic year. Following resolution of the terms of the land purchase, the development agreement will be brought to the CRA Board at a later date.

Fifth Avenue Pleasant Street Redevelopment Board

A.Q. Jones Museum & Cultural Center- On this agenda.

Neighborhood Spruce Up Program - The second round of the FAPS Residential Paint Voucher Program is now open and accepting applications. The program provides an eligible applicant with a voucher for paint and painting supplies up to \$500 to be used for the exterior painting of their home. We have to date provided paint to 3 applicants in the second round. The program is available to all residences in the Fifth Avenue Pleasant Street Redevelopment Area. Applications can be picked up in the CRA office.

Seminary Lane - CRA staff continues to meet with the GFHC Board to discuss the terms of a partnering on the redevelopment of the former Seminary Lane property. Both the CRA staff and GFHC continue to negotiate the terms of an agreement that both parties are satisfied with.

At the June 5, 2014 City Commission meeting, CRA staff presented a resolution to surplus and dispose three City owned parcels, that are adjacent to the former Seminary Lane site, to the CRA for redevelopment. This item passed unanimously, the City Attorney is preparing an Option Agreement for the three parcels. Staff is conducting predevelopment analysis of the parcels.

Fiscal Note: None at this time

RECOMMENDATION

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

END OF CONSENT AGENDA

ADOPTION OF REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR**[140155.](#)**USGBC Award Presentation (NB)**

Explanation: This past spring, the United States Green Building Council (USGBC) Heart of Florida Chapter nominated the Depot Building for the USBGC-North Florida Region Project of the Year Award. In May 2014, the USGBC-Heart of Florida Chapter attended the awards banquet where Benjamin Moore, Board Chair of the USGBC-North Florida Chapter, announced that the Depot Building was awarded the "2014 USGBC North Florida Building + Design Project of the Year Award". Our local USGBC Heart of Florida Chapter representatives represented the project on behalf of the CRA and received the award.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to the CRA Board:
Receive award

[140143.](#)**A Quinn Jones House Museum & Cultural Center Update (B)**

Explanation: At the heart of the FAPS district, the NW 5th Avenue corridor was once a thriving economic center. The A. Quinn Jones Museum & Cultural Center is a keystone for revitalizing the economic vitality of the corridor. Amid a connecting neighborhood (3rd Street on the West, Main and 6th Street on the East, University Avenue on the South and 8th Avenue on the North), the A. Quinn Jones Museum will be a destination spot for travelers visiting Gainesville and seeking a cultural amenity that highlights a figure of national importance.

A. Quinn Jones, Sr. (1893-1997) was a teacher, educational leader and prominent African-American advocate, who lived in Gainesville from 1925 to 1997. Jones' career, which spanned the segregation era, was marked by his determination to provide quality education to all African-American children. Jones served as teacher and principal at two of Alachua County's most important African-American schools, Union Academy (1921-1923) and Lincoln High School (1923-1957). He taught English, Latin, math and science, and held fundraisers to ensure materials for his students and salaries for his staff. In 1924-25, Jones extended Lincoln to the 12th grade so that students could earn a full high school diploma. The Florida Department of Education noted Jones' leadership and, in 1926, Lincoln High School became Florida's second accredited African-American high school. In 1956, Lincoln High School moved to the southeast area of Gainesville and the original

building became an elementary school bearing Jones' name. The A. Quinn Jones Center (now a K-12 Exceptional Student Center) stands as a memorial to his extraordinary contributions to the African-American community, the people of Alachua County and the State of Florida. In 2009, the Jones house was listed on National Register of Historic Places, one of the highest honors bestowed on properties associated with significant people in American History. The A Quinn Jones Museum project is structured around creating a visitor experience that tells a complete story about the untold legacy of A. Quinn Jones and the Fifth Avenue Pleasant Street (FAPS) neighborhood residents; their history, triumphs and setbacks and how these events related to the broader context of our local and national history. The objective is that people of all ages and cultural backgrounds will walk away from the experience inspired, uplifted, enriched, and educated.

Museums have long been places where communities explore curiosities and conversations of the moment on subjects which results in increased social and human capital, community building, societal change, public awareness and economic development. This museum will showcase how A. Quinn Jones' legacy of laying a foundation for students to obtain an education had a monumental impact on not only our local community but our global one as well.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear presentation from Staff

[140143 PRESENTATION 20140721.pdf](#)

[140144.](#)

CRA Workplan Update and FY15-16 Budget Resolution (B)

Explanation: The CRA Board embarked on a thorough Strategic Planning in 2013 that set the stage for more focused Community Initiatives in each of its Redevelopment Areas. A Workplan was presented and approved and the FY14 Adopted and Amendatory budget cycles were completed with the goal of ensuring the budget supported the Workplan.

At today's meeting Staff will provide updates to the approved Workplan and forecast FY15-16 milestones to align with the proposed budget; review highlights from the Strategic Planning process and recap the FY14 approved Budget. Staff will also present the anticipated revenues for FY15-16 and proposed budget appropriations for review and discussion.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to the CRA Board: Adopt Resolution No. 140144 approving the CRA Workplan and Proposed Budget for Fiscal Years 2015 and 2016

[140144a PRESENTATION_20140721.pdf](#)

[140144b RESOLUTION_20140721.pdf](#)

[140144c WORKSHEETS_20140721.pdf](#)

[140144d WORKPLAN_20140721.pdf](#)

[140154.](#)

Request for Qualifications for Construction Management Services at Depot Park (B)

Explanation: Depot Park is comprised of a series of projects being implemented by multiple agencies to convert 32-acres of industrial wastelands into a premier urban park and sub-regional stormwater management facility. Depot Park, as a component of the Power District, is an important redevelopment project that aims to reutilize lands with the purpose of creating a unique recreational, cultural, and natural environment that works in tandem with economic development initiatives within the downtown core.

On April 29, 2014, the CRA, acting as an agent for the City of Gainesville and on its own behalf, issued a Request for Qualifications (RFQ) for Construction Management Services for Multi-Phase Construction at Depot Park. A non-mandatory pre-proposal conference was held on May 13, 2014 at 3:00 p.m., at the Depot Building, 201 SE Depot Avenue, Gainesville, Florida, 32601. A total of fourteen (14) vendors attended the conference.

All proposals were due at 3:00 p.m. on May 28, 2014. A total of five (5) proposals were received. On June 5, 2014, an evaluation committee, consisting of three (3) members of CRA staff, met with the City of Gainesville Purchasing Department and evaluated the submitted proposals. The evaluation committee developed a shortlist of four (4) firms to participate in the Oral Interview phase.

On June 19, 2014, the selection committee, consisting of three (3) members of CRA staff, met with each shortlisted firm to conduct Oral Interviews. Following the oral interviews, the selection committee met with the City of Gainesville Purchasing Department to discuss and rank each of the firms and select a firm for Construction Management Services for Depot Park Construction.

The selection committee ranked Oelrich Construction No. 1 as the most responsive and responsible vendor meeting all requirements, certifications, forms, and minimum criteria and qualifications including, but not limited to;

- a minimum of five (5) years of experience as a construction manager*
- experience with three (3) projects similar in size, type, and complexity*
- experience in cost estimating during pre-construction*
- experience in cost control during construction*
- experience in project tracking*

- *experience in project reporting*
- *experience with complex environmental site management*

Fiscal Note: None at this time.

RECOMMENDATION

CRA Executive Director to the CRA Board: 1) Approve the award to Oelrich Construction for construction management at Depot Park; and 2) Authorize the City Manager, on behalf of the City, to negotiate and execute a joint Agreement with the City, CRA and Oelrich Construction, subject to approval for form and legality by the City Attorney.

[140154a_PRESENTATION_20140721.pdf](#)

[140154b-RFQ-DEPOT PARK CM SERVICES-FINAL_20140807.pdf](#)

[140154c-RFQ-ADD#1-FINAL-20140807.pdf](#)

[140154d-RFQ-ADD#2-FINAL-20140807.pdf](#)

[140154e-RFQ-ADD#3-FINAL_20140807.pdf](#)

CRA ATTORNEY

REPORTS FROM ADVISORYBOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT