

# **Community Redevelopment Agency**

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

## **Meeting Agenda**

**September 17, 2007**

**3:00 PM**

**City Hall Auditorium**

*Scherwin Henry (Chair)  
Jeanna Mastrodicasa (Vice Chair)  
Ed Braddy (Member)  
Rick Bryant (Member)  
Jack Donovan (Member)  
Pegeen Hanrahan (Member)  
Craig Lowe (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*

**CALL TO ORDER****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****070450. Community Redevelopment Agency (CRA) Minutes (B)**

**RECOMMENDATION**            *The CRA approve the minutes of August 20, 2007, as circulated.*

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**070451. Resignation of Elizabeth Fetty from the Downtown Redevelopment Advisory Board (NB)**

**RECOMMENDATION**            *The CRA: 1) Accept the resignation of Elizabeth (Liz) Fetty from the Downtown Redevelopment Advisory Board, effective immediately; and 2) advertise the position.*

**EXECUTIVE DIRECTOR CONSENT****070464. Removal of Board Member from the Downtown Redevelopment Advisory Board (B)**

*Explanation: The CRA Rules of Procedure state that board members shall serve at the pleasure of the CRA and may be removed upon the recommendation of the Executive Director, or by other action of the CRA. Angela Pate has not attended any meeting in the past eight months. The Downtown Redevelopment Advisory Board struggles with quorum issues and this attendance pattern is a hindrance to the Board. Staff recommends that Ms. Pate be removed from the Board and that the position be advertised.*

*Fiscal Note: None at this time*

**RECOMMENDATION**            *Executive Director to the CRA: 1) recommend approval of staff's recommendation to remove Angela Pate from the Downtown Redevelopment Advisory Board; and 2) advertise the position.*

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**070465. Update on Redevelopment Projects and Development Agreements (NB)**

*Explanation: Staff has been asked to provide an update on several redevelopment projects and development agreements under review. This update is a sampling of the many projects underway by the CRA, and is not a complete list.*

*Organization Updates:*

*Staff is getting a final quote and scope for implementation of the website.*

*Development Agreements:*

*Gainesville Greens - Located at 104 Southwest 2nd Avenue. The developer is currently working towards attaining final site plan approval. The most significant outstanding issue relates to environmental concerns. The developer is working with the City of Gainesville Planning Department, CRA Staff, and Alachua County Environmental Protection in order to obtain approval for a foundation system that is both structurally safe and environmentally sound. Originally the developer had intended to construct a pad foundation system; however structural engineering indicates that a deep piling system will be required. The developer is working to provide a suitable foundation system that does not contribute to the spread of underground environmental contamination.*

*Hampton Inn/Lot 9 - The development agreement is being finalized.*

*University House on 13th Street - Located at the northeast corner of Northwest 13th Street and Northwest 7th Avenue. Staff is working on an interlocal agreement between the City Parks and Recreation Department, the school board, and the developer for improvements to the A. Quinn Jones School as part of their development agreement.*

*University Corners - Located on the west side of Northwest 13th Street between University Avenue and Northwest 3rd Avenue. The agreement is actively being worked on by Staff.*

*Project Updates:*

*Cotton Club - Located at 837 Southeast 7th Avenue. The Cotton Club Museum and Cultural Center Inc. has applied for a \$350,000 grant from the Historic Preservation Board of Florida for stabilization of the Cotton Club.*

*Depot Avenue Overpass - Staff is currently writing the RFQ and design competition rules.*

*Depot Avenue Rail Trail - A Notice To Proceed has been issued to Glatting Jackson Design Inc. for construction documents, planning, design, and permitting services for improvement of the 1/4 mile section of existing trail.*

*Eastside Gateway (old Tacklebox) - Located at the intersection of West*

*University Avenue and Hawthorne Road.*

*Zamia Design Landscape Architecture is preparing construction and bid documents for the Gateway project based on the design that the CRA approved in June 2007. The documents are at the 30% completion stage and input will be obtained from the Eastside redevelopment advisory board in September to finalize the plant materials and the planter design. Zamia Design expects to finish final construction and bid documents by early October. It is anticipated that the contractor will be selected around the end of the calendar year. CRA staff has communicated to the Florida Department of Transportation that the CRA wishes to close the existing sidewalks on the Gateway site. FDOT said it would review the sidewalk closure request.*

*Fifth Avenue/Pleasant Street Redevelopment Plan Update - In August 2004, the Fifth Avenue Pleasant Street Redevelopment Advisory Board approved \$15,000 to fund an updated redevelopment plan. The current plan was revised in March of 1997 and has not received a major update since that time. A few years ago, Herbert Halback, Inc. (HHI) was hired to revise the FAPS Redevelopment Plan. A draft was completed in June 2005, but because of multiple staff changes and schedule setbacks, it was never presented to the CRA for approval. Staff is now bringing the updated plan back with additional changes. Staff integrated green building/energy efficiency language into the redevelopment plan drafted by HHI in 2005. In addition to green building, the draft plan outlines other objectives and initiatives to further redevelop and remove blight from the existing Community Redevelopment Area, including land acquisition and redevelopment, housing revitalization, historic preservation, public spaces, infrastructure improvements, funding, financing, management, and promotion. At the July 24, 2007 Fifth Avenue/Pleasant Street Advisory Board meeting, the Board unanimously approved the addition of Green Building language to the Redevelopment Plan. The Advisory Board will continue discussion of the Plan at their September 25, 2007 meeting.*

*Gainesville Responsible Hospitality Partnership - Staff continues to assist with the Gainesville Responsible Hospitality Partnership (GRHP), a coalition of local businesses, citizens, and student groups dedicated to providing safe, responsible, and enjoyable environments for the sale and consumption of alcohol. Fourteen bars have already joined the group by signing the voluntary Responsible Vendor Covenant. Along with GPD, GRHP will be hosting a nationally broadcasted webinar highlighting the innovative, nontraditional techniques used to fight crime and promote safety within the Downtown and College Park/University Heights hospitality zones.*

*Model Block House Site D - Located at 418 Northwest 4th Avenue. Carter Construction is in the remodeling process, which is 70% complete. There is a tentative completion date of October 2007.*

*NW 1st Ave. Sidewalk construction - City of Gainesville the Public Works Department completed construction of a 6 foot wide sidewalk along NW 1st Ave from the 1700 to the 1900 blocks with an estimated cost of \$65,000.00.*

*NW Fifth Avenue Streetscape - The Request for Proposals has been released. A*

*pre-bid has occurred. The bidder awarded the contract will have 30 days to start construction after the receipt of Notice to Proceed, then 90 days to complete the construction. The City Commission must approve the award contract.*

*Northwest 5th Avenue Tot Lot - Located at 1007 Northwest 5th Avenue. The Parks Division has taken down the chain link fence and ordered the equipment. Construction is expected this fall.*

*NW 17th Street Sidewalk Repair - A sidewalk condition survey of this street was carried out by the CRA and Public Works staff. There are problems with tree roots uplifting the surrounding pavers and causing tripping hazards for the general public. During the site meeting it was concluded that CRA should determine the repairs on case by case basis. Staff will negotiate with outside contractor to carry out repairs.*

*Renaissance Lights on University from Waldo to SE 15th Street - Since SR 20 and SR 26 are state roads; the Department of Transportation requires a permit application from the city, which is in process. The Renaissance lights have been ordered by GRU and will arrive in September 2007. Once DOT has finalized the permit, the removal of the concrete light poles will be scheduled, and construction will begin.*

*Southeast 7th Street Lighting - The project is almost complete.*

*Southwest 5th Avenue Triangle Streetscape - The project began on July 7, 2007, and construction work is progressing well. Ribbon curb concrete bands and brick wall constructions for the raised planters have been installed, and GRU has moved two existing light poles to their new proposed locations. The sub grade is now prepared, compacted, and installation of the brick clay pavers is complete.*

*Southwest 7th Avenue Improvements - The feasibility study carried out by Joe Montalto Jr. of JMJ Consulting Engineering is now complete and both CRA and Public Works Department staff have reviewed the study. The aim of this study was to determine the effectiveness of utilizing the SW 7th Avenue Corridor for the treatment of stormwater. The stormwater potentially would be treated through an exfiltration system placed beneath the roadway on the north side of the street next to the curb and gutter. The system will cover a large area and will provide a solution to the lack of treatment basin in the area. The Public Works Department is covering the cost of professional services, upon completion of the analysis, a decision will be made by the Public Works Department and the CRA in conjunction with the Advisory Board views concerning the design component of the proposed roadway and parking improvements to SW 7th Avenue between 10th and 12th Streets.*

*Southwest 8th Avenue Streetscape Improvements - The Public Works Department are clustering this project with other roadway projects for the purpose of securing consulting services in accordance with State Statutes "Consultants Competitive Negotiation Act." (CCNA). This project has been*

given second priority at this time as the Public Work and Purchasing Department must address another project in which the City has entered into agreement. In addition, Public Work Department have rather tight schedule to get this done since multiple FDOT reviews are required, which further delay matters. Purchasing Department will assemble the document with all the required Federal references and coordination with the City Attorney. The Public Work Works Department is obligated to go through this process and have a design build firm/team under contract before the end of this calendar year. Construction works is envisioned to begin in June 2008. The project is to allow for new sidewalks and parking spaces between 10th and 12th Street, providing curb, gutter, sidewalk and parking spaces between 9th and 10th Street, and allowing for cross walks halfway between 10th -12th and 12th-13th Street.

University Avenue Improvements - CRA and the FDOT are refining language for the permit documents. Staff is beginning to arrange labor services with Public Works Operations and Solid Waste divisions for installing the streetscape items. Installation will be scheduled to minimize conflicts with the arrival of football season. Public Works is continuing with obtaining easements for bus shelters and benches along the right of way. Zamia Design Landscape Architecture has started the design of the roadway medians. CRA staff, Zamia Design and the FDOT District 2 Landscape Architect met on August 27th to review FDOT design requirements. Bellomo-Herbert is continuing with revising streetscape standards. On August 20th, the CRA approved moving forward with obtaining design services for a new bus shelter design. Staff is prepared to issue a Request for Qualifications for a designer.

*Fiscal Note: None at this time.*

**RECOMMENDATION**

*Executive Director to the CRA: Receive update from staff.*

**070224.**

**Waldo Road Corridor Preliminary Blight Findings Report (NB)**

*Explanation: In June 2007, Asset Property Disposition, Inc. was commissioned by Mr. Robert Simensky, developer of the proposed Hatchet Creek Planned Unit Development next to the Gainesville Regional Airport, to conduct a Preliminary Blight Findings Report for the Waldo Road Corridor, inclusive of the project site, as part of the developer's request to expand the Eastside Community Redevelopment District. Staff provided information requested by APD, Inc. for the study, but has yet to review the information contained in the report. No other staff support or consultation occurred. Jessie Wiles of Asset Property Disposition Inc. present the Preliminary Blight Report to the Community Redevelopment Agency on July 16, 2007. It was suggested that the matter be referred to the City Commission.*

**RECOMMENDATION**

*Executive Director to the CRA: Refer to the City Commission with a request to refer this matter to Planning and Development Services Staff for a review*

*and recommendations.*

Legislative History

7/16/07      Community      Approved as shown above (See Motion) (5 - 0 - 2  
                  Redevelopment      Absent)  
                  Agency  
070224\_20070716\_Waldo Road Draft Blight Findings 7.02.07.pdf

**REPORTS FROM ADVISORY BOARDS/COMMITTEES CONSENT**

**END OF THE CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA**

*MODIFICATION: Waive the rules to hear File #070473 Strand vs. Escambia County under CRA Attorney first on the Regular Agenda.*

**SECRETARY****WAIVER OF RULES****CRA ATTORNEY****070473. Strand vs. Escambia County (B)**

**RECOMMENDATION**            *The CRA hear a presentation from CRA Attorney Charles Hauck.*

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**EXECUTIVE DIRECTOR****070466. Northwest Fifth Avenue Historic Structure Survey Project (B)**

*Explanation: In May 2006, the Florida Department of State awarded the Gainesville Community Redevelopment Agency a Historic Preservation matching grant from the General Revenue Fund, administered by the Division of Historical Resources. The original agreement of the Historic Preservation Grant award was a \$10,000 grant to conduct a historic Structure Survey of the Northwest Fifth Avenue Neighborhood in Gainesville, Florida, and prepare Individual Nominations and a District Nomination for both the Florida Master Site File and the National Register of Historic places. After considerable deliberation, the Individual Nominations and District Nomination were deleted from the project. Staff then drafted a request for proposals for the NW 5th Avenue Survey report and contracted with Environmental Services Inc. to conduct the historic structure survey of the Northwest Fifth Avenue neighborhood, meeting the requirements of Chapter 1A-46.001 Florida Administrative Code.*

*The purpose of the NW 5th Avenue Historic Survey and assessments was due in part to the Model Block Project, which was a partnership with the National Historic Trust, Fannie Mae, and the City of Gainesville Community Development Block Grant. One of the recommendations from the National Historic Trust was to conduct a historic survey of the NW 5th Avenue area within the Fifth Avenue/Pleasant Street Redevelopment District.*

*The final recommendations of the NW 5th Avenue Historic Structure Survey are that copies of the Report and Florida master site files should be distributed at the Alachua County Historical Commission, the University of Florida George F. Smathers Library, and the Gainesville branch of the Alachua County*



*Library. Public meetings should be held about the survey to inform residents of the preservation process and the aesthetic benefits and tax incentives afforded to property owners of historic buildings. Community awareness of local historic architecture and historic places can be handled through a continuing education program, initiating a building plaque program that identifies historic buildings, and the continuation of a marker program. Staff should also review the individual properties suggested for listing in the National Register of Historic Places.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

*Executive Director to the CRA: 1) hear a presentation from staff; and 2) refer the NW 5th Avenue Historic Structure Survey to the City Commission, and have the City Commission to forward to Historic Preservation Board.*

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**070468.**

**Amendatory Budget Resolution for FY2008 (B)**

*Explanation: Each year when the annual tax increment is determined, the CRA adopts an amendatory budget to appropriate unanticipated funds and any fund balance remaining from the previous years' operating budget. At the May 21, 2007 CRA meeting, the CRA approved the proposed changes to the FY2008 Capital Projects budget to be included in the City of Gainesville's Capital Improvement Program update. At the July 16, 2007 CRA meeting, the CRA approved amendments to the FY2008 Operating Budget based on the FY2007 Amendatory Budget with the understanding that this was not a final budget. A resolution was not passed at either of these meetings to adopt the budget changes; however, these changes were incorporated in the City of Gainesville's General Government budget.*

*Based on projections provided by the City of Gainesville General Finance Department, staff has prepared an amendatory budget including the above approved changes as well as reallocation of any unexpended trust fund money in the operating and project accounts from each redevelopment district as required by the CRA Administration Policy and Procedures Financial, Budget & Debt Policies, II. Budget Procedures, Item #5. The spreadsheet contained in the backup reflects the total changes and recommendations.*

*When the actual increment figure is received in December 2007, staff will work with the Advisory Boards to prepare a final amendatory budget for FY2008 based on the tax increment received for CRA review and consideration at the February 2008 meeting.*

*Fiscal Note: As presented in the budget recommendations.*

**RECOMMENDATION**

*Executive Director to the CRA: Recommend the CRA adopt Resolution 070468, thus approving an amendatory budget for FY2008, as described above.*

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**070469. Timothy Bey, Fifth Avenue Pleasant Street Redevelopment Advisory Board Member (NB)**

*Explanation: CRA Staff would like to offer it's condolences to Mr. Timothy Bey's family on his passing after a sudden illness. Mr. Bey was a member of the Fifth Avenue Pleasant Street (FAPS) Redevelopment Advisory Board from June 2005 to July 2007 and was elected Vice-Chair of the FAPS Board in October 2006. Staff would like to acknowledge Mr. Bey's dedication and community service to the Fifth Avenue Pleasant Street neighborhood.*

**RECOMMENDATION**

*Executive Director to the CRA: Hear a presentation from staff.*

**CRA ATTORNEY**

**REPORTS FROM ADVISORY BOARDS/COMMITTEES**

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

**070470. Tumblin Creek Watershed Management Plan (B)**

*Explanation: The CRA has been working with the Public Works Department and Jones Edmunds and Associates on the development of a stormwater management plan for University Heights and Tumblin Creek watershed. On October 4, 2006, the College Park/University Heights (CPUH) Redevelopment Advisory Board authorized the creation of a sub-committee and appointed Member Fleming and citizen Bruce DeLaney to serve. Staff has been working with the sub-committee and the CPUH Advisory Board to provide the CRA with recommendations for improvement of stormwater in the College Park/University Heights District.*

*In the 2005 College Park/University Heights Community Redevelopment Plan prepared by the consultant, Herbert Halback Inc. (HHI), stormwater treatment was among the biggest infrastructure concern in the area. The consultant recommended upgrading and constructing new stormwater treatment facilities to improve quality of infrastructure and increase redevelopment opportunities. Stormwater infrastructure improvements are necessary to reduce impediments to development in the College Park/University Heights Community Redevelopment Area, which plays a key role in enhancing the environment for private investment.*

*Providing pooled facilities for stormwater is also a suggestion which leads to more open spaces for redevelopment and better utilization of land. Additionally, CRA-assisted stormwater improvements can help alleviate some of*

*the impediments to redevelopment as they relate to on-site detention and retention of stormwater run off. These improvements are needed to mitigate blighted conditions within College Park/University Heights and will in turn make the area more attractive to development and reinvestment.*

*Jones Edmunds and Associates have now completed the Tumblin Creek watershed Management Plan. This important planning document outlines the stormwater issues and opportunities in the area.*

*Fiscal Note: CPUH has \$195,000 budget in Account # 618-790-W714-5520, Stormwater Management for FY 2007 and \$450,000 budgeted for FY2008.*

**RECOMMENDATION**

*College Park University Heights Redevelopment Advisory Board to the CRA: 1) hear a presentation from staff and the consultant; and 2) take action as necessary.*

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**070471.**

**Tumblin Creek Park Fencing (B)**

*Explanation: The CRA wishes to send out a Request for Quotation to replace the defective chain link fence on the southeast perimeter of the Tumblin Creek Park (adjoining SW 6th Street) with an aluminum ornamental fence. The project intends to provide protection for visitors to the park with a more aesthetically pleasing fence than the one that currently exists. The total length of the park boundary to the north, east, and south, adjacent to the road is approximately 1750 linear feet. However, the boundary is only partly fenced on the east along SW 6th Street, with a total estimated length of 600 linear feet. The CRA is proposing to remove and replace the existing chain link fence with the aluminum ornamental fence.*

*Currently, the Public Works Department, with the help of outside consultants, is in the process of developing a plan for improving SW Depot Avenue from the intersection of SW 11th Street to SW 6th Street (the initial feasibility study was carried out by Kimley-Horne & Associates). The installation of this new fencing will not restrict the future improvement of Depot Avenue in any way.*

*New fencing along the Depot Avenue boundary will be delayed until the Depot Avenue improvement design is complete.*

*Fiscal Note: CPUH has budgeted \$50,000 for this project in account #618-790-W711-5520, Streetscape/Parks Matching (Tumblin Creek Park Upgrades) for FY2007.*

**RECOMMENDATION**

*College Park University Heights Redevelopment Advisory Board to the CRA: 1) hear a presentation by staff; and 2) take action as necessary.*

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**Downtown Redevelopment Advisory Board**

**Eastside Redevelopment Advisory Board**

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

**MEMBER COMMENT**

**CITIZEN COMMENT**

**NEXT MEETING DATE**

*October 15, 2007*

**ADJOURNMENT**