

City of Gainesville

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



Meeting Agenda - Final

March 16, 2015

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**[140793.](#)**CRA Minutes for February 16, 2015***Fiscal Note: None***RECOMMENDATION***CRA Secretary to the CRA Board: Approve the minutes of the February 16, 2015*[140793 FEBRUARY MINUTES 20150316.pdf](#)**EXECUTIVE DIRECTOR CONSENT**[140788.](#)**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 a competitive matching grant program that is designed to encourage reinvestment in building facades, specifically those located on highly visible target corridors within the district. Applicants must commit to expending (at a minimum) a cash match equal to the grant funds sought in the application. Repairs/upgrades to the façade must be visible at all times from the building's exterior, and maintenance items are not eligible for grant funds.

Economic Development -At the October 2014 CRA Board meeting staff was requested to continue research on economic development incentive programs and bring back a review of current incentive programs and further recommendations. During this review period, the Transformational Projects Incentive Program and Redevelopment Incentive Program will remain on hold. At the December Board meeting, the CRA voted to discontinue its two loan programs, the Grow Gainesville Fund and the Capital Access Program. Staff will be bringing

back further recommendations for economic development incentive programs at future meetings.

Acting on behalf of the City, the CRA is currently seeking a single tenant for the Depot Building to operate the restaurant, café, retail and flexible spaces.

Eastside Redevelopment Advisory Board (ERAB)

1717 SE 8th Avenue - In December staff completed the Master Plan for the former Kennedy Homes site. The 100% Master Plan continues to define more specific elements of the Preliminary Master Plan. There is an emphasis placed on green spaces (pocket parks), wetland restoration, nature via walking trails, and connectivity throughout the development. The design is strong and provides us with a road map for constructing a new high quality neighborhood that fits into the fabric of the surrounding area. As we transition into the implementation phase of the project, over the next few months, staff will focus on the following steps: develop scopes and contract proposals for zoning and land use, design plat, surveying, 1st phase construction documents, and environmental consulting services. Staff will work to develop project delivery strategies for the construction of individual homes, develop a marketing/branding package, creation of architectural and sustainable design standards for individual homes, and discuss ideas for how to work with banks or other financial institutions to assist in the financing of the site and homes.

GTEC Area Master Plan & Phase 1 Development -- On this agenda.

ERAB Residential Paint Voucher Program - Due to the success of the FAPS Residential Paint Voucher Program the CRA Board advised staff to implement a sister program within the Eastside Redevelopment Area. Staff worked with the CRA attorney to draft language for a program that meets the Eastside Redevelopment Plans of "Support and encourage improved appearance and design of both public and private projects. Strategies may include, but are not limited to, developing design guidelines, providing design assistance, façade grant and/or paint programs, incentives, and partnerships with both the public and private sector." Like the FAPS Residential Paint Voucher Program, the Eastside Redevelopment Area Program will provide an eligible applicant with a voucher for paint and painting supplies up to \$500 to be used for the exterior painting of their home. Two homes received vouchers in the last quarter of 2014 and staff has received several inquiries regarding the program and anticipate several new applications will be submitted.

Greater Duval Neighborhood Revitalization Initiative (NRI) - The CRA is pleased to participate in the Greater Duval Neighborhood Revitalization Initiative (NRI). The NRI is a program that aims to serve more families in an identified community by pairing the areas greatest social service providers and other community partners with the needs, aspirations, and goals of the identified community. The NRI empowers residents to

revive their neighborhood and enhance the quality of life for families. A portion of the Eastside district has been identified to participate in the NRI, the area is bordered on the west by NE Waldo Road, on the South by E. University Ave, on the East by SE 31st St, and on the North by NE 12th Ave.

The NRI alliance is made up of Alachua County Habitat, the CRA, Neighborhood Housing Development Corporation(NHDC), Central Florida Community Action Agency, Rebuilding Together NCF, City of Gainesville, GRU, Gainesville Housing Authority, Mt. Carmel Baptist Church, and Suskin Realty. The NRI is a holistic effort that recognizes and builds on what is good in a neighborhood and on residents' dreams both of which can be hidden by years of neglect. The NRI approach celebrates and enhances the abilities of everyone involved, residents' drive this revitalization effort, the work of the NRI can include forming neighborhood watches, building or repairing houses, replacing heating and air units, roof repair, or building a community garden.

To that end the CRA launched a pilot partnership with Alachua Habitat for Humanity called the "Partnership for Paint" program. Habitat currently manages a program called "A Brush with Kindness" the program helps preserve homeownership by partnering with homeowners struggling to restore and maintain a safe and decent place to live. Habitat's A Brush with Kindness program provides volunteer groups who come alongside and assist homeowners in completing minor repairs, painting, and other home maintenance. The program allows the CRA to offer a grant of up to \$500 to eligible home owners in the NRI area. The \$500 grant will be applied to the fee associated with participation in "A Brush with Kindness".

Staff as well as Alachua Habitat is currently accepting application for the Partnership for Paint Program, we currently have completed 8 homes with an ninth planned for March.

Downtown Redevelopment Advisory Board (DRAB)

SW 5th Avenue - On the agenda

Downtown Plaza - At its February 16, 2015 meeting the CRA approved a Guaranteed Maximum Price proposal for construction of the North Side Project. The Plaza closed for construction on March 1, 2015. Trade packages are currently out to bid and Oelrich Construction has applied for building permits from the City of Gainesville. City Public Works Department and the City Arborist have assisted with the "limbing up" of trees within the Plaza to improve visibility and raise the tree canopy. A temporary bus stop has been constructed on University Avenue just east of the project site. Demolition and site preparation will begin in the coming weeks. CRA Staff is also at work addressing Board and community priorities such as Plaza operations and programming; including but not limited to park operations and policies, diversity in programming, number of events and daytime activities, rental policies,

revenue potential, and adjacent parking.

Acting on behalf of the City, the CRA selected Steamers as the new tenant for the Bethel Station. The lease was approved by the City Commission at the February 19th meeting, and a five year lease to operate the Bethel Station commenced March 1, 2015. The owner is in the processing of obtaining the necessary equipment and licensing and is expected to open for business this spring.

Downtown Residential Paint Program - Fliers have been disseminated in the first community (Porters) seeking applicants for the program. Area churches have been solicited as volunteers to help assist with the painting of homes for those residents who may need assistance. Churches that have signed up thus far are PASSAGE Family Church and Alive Church.

Depot Park - At its February 16, 2015 meeting the CRA approved a proposal from the JBrown Professional Group (JB Pro), the lead consultant on the Depot Park project, for construction administration services. The scope of work under this contract includes the Depot Park design team to be under contract throughout the duration of construction. Construction is scheduled to begin by April 1, 2015 and have one year duration (the park construction start date is dependent upon the Public Works Department's close out of the stormwater and Non-MGP remediation projects).

Power District - As the CRA continues to implement the various elements of 2013 Redevelopment Plan and coordinate departmental involvement in the process, Staff is working on the many activities currently underway as was presented to the Board at your February meeting. Because of the complex and dynamic conditions of the Power District site, multiple independent yet interrelated tasks are being conducted so to craft a comprehensive redevelopment strategy. These efforts will help identify and prioritize needed investments and resources from the various agency stakeholders participating in the redevelopment of the Power District. These projects include the Utility Infrastructure Analysis, Sweetwater Branch Creek Daylighting Feasibility Study, Existing Environmental Conditions Analysis, Property Disposal Strategy, Existing Building Needs Assessment, programming and short-term aesthetic site improvements. These various initiatives underway will serve as specific near future agenda items for the Board to hear and provide guidance to CRA Staff.

South Main Street - After receiving over 350 comments to a stakeholder project survey released in September and October, CRA staff and the consult team hosted a series of follow-up stakeholder and community events on Wednesday, November 19 to continue investigating possible improvements to the S. Main St. corridor. The first event was a lunchtime walking tour and pedestrian evaluation of the corridor in which 30+ citizens, business, and property owners participated. Later that evening, the project team hosted a drop-in open house at First

Magnitude Brewery from 4:00 pm -7:00 pm. Attendees took part in an interactive series of themed stations in which the project was discussed and feedback was solicited. The input that was received is now being organized, reviewed, and incorporated into the vision by the project team.

During a recent February weekday as well as weekend day CRA staff conducted pedestrian and bicycle observation counts at 3 locations along the corridor in order to document existing usage patterns and behavior trends. The collected data is currently being synthesized and analyzed so be presented to the Board at a future date.

Next project steps include attending additional one-on-one coordination meetings with area businesses, property owners, and stakeholders to discuss the area and validate the draft project planning principles. Staff is in the process of drafting with a goal to launch in March, a targeted Façade Facelift program for properties along the corridor to assist businesses and property owners envision how minor building and site aesthetic improvements could enhance the appearance of their property and the overall corridor. This exercise may lead to future façade grant applications.

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 (1600-1900 blocks): Phase 2 - In summer 2012, CRA hired Perkins & Will and Causseaux, Hewett, & Walpole, Inc. (CHW) to produce a Basis of Design for the corridor. During that design phase, design team met with City department representatives and other stakeholders in order to develop a comprehensive and collaborative approach for the corridor. The Interim Basis of Design, dated April 2013, was the output of this collaborative effort and served as the starting point for the Phase 1: 15% Construction Documents project, led by CHW. Through extensive stakeholder engagement, design team developed a desired scope of streetscape improvements and created a conceptual street layout. The product of this process was the 15% Construction Documents, approved by the CRA Boards in April. The current Phase 2 Design contract, led by CHW, includes the full development of the 15% Construction Documents concept into a complete, permitted, set of construction documents ready for construction and installation. 50% Construction Documents was approved by the CRA Boards in September.

The Standard (Formerly University Corners) - The developer's request to reduce the size of the retail component to 60,000 square feet was approved at the February 2015 CRA Board meeting. The board also approved up to \$3.1 million in infrastructure improvements including the 10 projects previously identified excluding the storm water vault. Staff sent a final draft of the development agreement to Landmark Properties on March 5th and is awaiting a response from the developer.

Fifth Avenue Pleasant Street Redevelopment Board

A.Q. Jones House Museum - Construction documents have been completed for the building. Staff is currently negotiating a Guaranteed Maximum Price proposal for the interior build-out and site work for the museum.

Neighborhood Spruce Up Program - The second round of the FAPS Residential Paint Voucher Program is on-going. Staff recently approved an application in late January. Additionally we will re-advertise the program to seek out additional applicants.

NW 3rd Ave. Sidewalks - At the February CRA Board meeting, the Board approved the 100% Construction Document documents and the construction contract. Staff is now in the process of finalizing the Maintenance of Traffic Permit Application and coordinating the project scope and schedule with affected property owners. Staff recently learned of plans to build a Publix at the southeast corner of NW 13th St. and NW 3rd Ave. which overlaps with a portion of this sidewalk project. We are currently coordinating with Publix on their site development plans to coordinate the two projects. Construction is still anticipated to begin spring of 2015 on the CRA's sidewalk project.

Seminary Lane - CRA staff and the GFHC Board agreed to the terms of a real estate option agreement on the former seminary lane property. The CRA Board approved the option agreement during the February meeting. Upon execution of the option agreement CRA staff will begin to perform due diligence/pre development work on the former seminary lane site as well as the City Owned parcels adjacent to the property. Staff will continue to develop the 2 conceptual plans developed and work with GFHC on community engagement.

Fiscal Note: None at this time

RECOMMENDATION

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

[140789.](#)

Assignment of the Development Agreement for the Hampton Inn (B)

Explanation: First Street Lodging, LLC which operates the Downtown Hampton Inn has requested to assign all of its rights, title and interest in and obligations under its agreement with the Gainesville Community Redevelopment Agency to Ashford Gainesville LP. Ashford Gainesville

LP is affiliated with Ashford Hospitality Trust, Inc. Ashford is a Real Estate Investment Trust (REIT) with a market capitalization in excess of one billion dollars that trades on the NYSE.

The CRA entered into an agreement with First Street Lodging LLC to provide up to \$764,000 in infrastructure improvement as outlined in the development agreement. The CRA has fulfilled its obligation to provide this reimbursement and a façade preservation easement and restrictive covenants will remain in effect until January 29, 2022.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to the CRA Board: 1) Approve the assignment of the remaining rights and obligations of development agreement with First Street Lodging, LLC to Ashford Gainesville LP; and 2) Authorize CRA Executive Director to execute the assignment, subject to form and legality by the CRA Attorney

[140789_ASSIGNMENT_20150316.pdf](#)

ADOPTION OF THE REGULAR AGENDA

SECRETARY

CRA Announcements

EXECUTIVE DIRECTOR

[140808.](#)

CRA FY 2014 Annual Report Update (B)

Explanation: The CRA is required to release a report of its activities for the 2014 fiscal year (October 1, 2013-September 30, 2014) by March 31st. The CRA has partnered with Sequential Artists Workshop-a local, nonprofit arts school located in the CRA's Downtown redevelopment area-to illustrate this year's report. The intent of this partnership is to communicate the CRA's project milestones in a unique, original way and to increase civic interest and engagement. CRA staff will offer a preview of the report and bring a full presentation upon completion to the April CRA Board meeting.

Fiscal Note: None at this time

RECOMMENDATION

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

[140808_PRESENTATION_20150316.pdf](#)

[140790.](#)**GTEC Area: Master Plan (B)**

Explanation: The largest undertaking of the Eastside Redevelopment district is the redevelopment of the Gainesville Technology Enterprise Center (GTEC) area and the former Kennedy Homes site. The sites are located within a quarter mile of each other, about one mile from downtown Gainesville and two miles from the University of Florida. The 13.5-acre GTEC Area Master Plan site is located between SE Hawthorne Rd and SE 8th Ave, and SE 20th St and SE 24th St.

In 2011, CRA staff created a conceptual master plan for the site, which included an office and retail focused mixed-use development, aiming to retain GTEC graduates in east Gainesville and attract new businesses to the area. CRA Boards approved the plan in 2011 and it served as the basis of design for the area's current Master Plan. In Dec. 2013, CRA was granted a Partial Release of two mortgages encumbering unimproved sections of the GTEC parcels, making the land available for redevelopment. In Dec. 2013, CRA contracted JBrown Professional Group (JBPro, formerly Brown & Cullen Inc.) via the GRU 2008 Continuing Services contract, to lead the GTEC Area Master Plan design project. The same month, a joint kick-off stakeholder meeting for the GTEC Area Master Plan and the Former Kennedy Homes projects was held. In Feb. 2014, a 30% Master Plan was presented to the public and approved by the CRA Board. In April 2014, a 60% Master Plan was presented to the public and approved by CRA Boards. In August 2014, the 100% Master Plan was approved by Eastside Advisory Board and will be presented to the CRA board this month.

CRA has been also working on transforming the master plan into construction documents as well as creating private sector partnerships for commercial building construction on site. In March 2013, CRA Staff issued an RFP seeking qualified developers interested in constructing new commercial or office buildings on about 9.3 acres of the total master plan area, located east of SE 21st St. The same month, the CRA Board approved a GTEC Land Development Phase 1 Construction Documents contract proposal from JBPro for civil engineering services. The goal of the Phase 1 project is to design and permit the infrastructure required to serve future building development on parcels no. 11340-0-0 and 11341-0-0. Preliminary submittal for Development Board Review and GRU permit were done in July 2014. Re-submittal of the package is scheduled for spring 2015. CRA staff has been working with the design team on phasing the implementation of the proposed improvements. Phasing approach and projected project schedule will be presented to the CRA next month.

Fiscal Note: None.

RECOMMENDATION

CRA Executive Director to CRA Board: Approve the GTEC Area 100% Final Master Plan as presented.

[140790_PRESENTATION_20150316.pdf](#)

[140791.](#)**SW 5th Ave. Porters Community Project (B)**

Explanation: In September 2013, the CRA Board was presented with and approved four initiatives in the Downtown Redevelopment District. Porter's Neighborhood was among those initiatives where SW 5th Avenue was recognized as a primary corridor running east-west through the Porters Community. SW 5th Avenue connects the Porters Community to many existing and developing amenities like Depot Park, the Power District, S. Main Street, Haisley Lynch Park, the Innovation District, the 6th Street Rail Trail, Tumblin Creek Park, the SW 5th Avenue Triangle Park, and the University of Florida.

The SW 5th Avenue corridor is mainly occupied by single family / multiple family residential dwellings. While the corridor is heavily used by pedestrians both in and around the area, there is a lack of pedestrian amenities making the corridor difficult to traverse safely. To respond to the need for pedestrian amenity and public safety, in December 2013 the CRA hired Daren Land Surveyors, Inc. to conduct a survey of the SW 5th Avenue corridor from SW 6th Street to S Main Street. The survey unveiled an opportunity for a sidewalk along the north side of the corridor where ample right-of-way exists. Further analysis of the corridor revealed a lack of ADA compliance in the existing hardscape throughout the corridor.

Following the completion of the survey and an internal analysis of the corridors existing conditions, the CRA hosted a community meeting in February 2014 to gather feedback from members of the Porters Community regarding the SW 5th Avenue corridor and the Porters Neighborhood. At that meeting, the attendees were asked a series of questions and were requested to complete a questionnaire. The responses received revealed the following:

The majority of those who attended the meeting and participated in the questionnaire frequently drive through SW 5th Avenue, via automobile, to get to their destinations. They felt that SW 5th Avenue is a safe corridor, but uncomfortable to walk due to the lack of sidewalks. The majority of the participants also believed that the installation of a gateway feature at the SW 5th Avenue intersections of S. Main Street and SW 6th Street would be a strategic way of announcing the entrances into the Porters neighborhood.

In response to community feedback, in June 2014, the CRA hired EDA Engineers Surveyors Planners Inc. to design construction documents for the construction of a proposed sidewalk and associated improvements along the north side of SW 5th Avenue (between SW 6th Street and S Main Street). The project scope includes a sidewalk design along the northern edge of the roadway, 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. The project will improve the walkability throughout this corridor and create a

physical link to surrounding public amenities. These documents received 60%, 90%, and 100% reviews from the various city permitting agencies.

On January 28, 2015, the CRA hosted an Information Session for the homeowners along the north side of the SW 5th Avenue corridor to unveil and discuss the 60% project design. At the homeowners meeting, the CRA gathered input and feedback from the homeowners who will be directly impacted by the project. A homeowner's packet was assembled for each homeowner along the northern edge of the corridor containing information about the project and what they should expect during construction of the project. Each packet was distributed to the attending homeowners and those who were unable to attend the meeting have since received their packet either in person or by mail.

On February 18, 2015, the CRA hosted a Community-Wide Information Session to unveil and discuss the 90% project design. A Project Look-Book was created in-house and distributed to each community member who attended the meeting. The Project Look-Book is a graphic representation of the project allowing each member of the community to visualize the project and provide feedback to the CRA staff.

Following the above mentioned information sessions, the CRA engaged The Brentwood Company to request a Guaranteed Maximum Price (GMP) proposal for the construction of the SW 5th Avenue Porters Community Project. The Brentwood Company has an existing continuing services contract for construction management services for the CRA.

The GMP submitted by The Brentwood Company for the construction of the SW 5th Avenue Porters Community Project is for the amount of \$210,665.98. Project construction is expected to take approximately 60 days with minimal impacts to corridor traffic.

Fiscal Note: This project is fully funded

RECOMMENDATION

CRA Executive Director to the CRA Board: 1). Direct CRA Staff to proceed with 100% Construction & Bid Document development; and 2). Approve the Guaranteed Maximum Price (GMP) for project construction in the amount of \$210,665.98 and authorize the CRA Executive Director to execute the appropriate documents, subject to approval by the CRA Attorney and to legal form and content.

[140791a_GMP_20150316.pdf](#)

[140791b_90% CONSTRUCTION_20150316.pdf](#)

[140791c_PRESENTATION_20150316.pdf](#)

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT