

City of Gainesville

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



Meeting Agenda - Final

April 20, 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)*

ROLL CALL**ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT**[140881.](#)**CRA March 16, 2015 Minutes****RECOMMENDATION**

*CRA Executive Director to the CRA Board:
Approve the minutes for the March 16, 2015 CRA
meeting as presented.*

[140881_MINUTES_20150420.pdf](#)**EXECUTIVE DIRECTOR CONSENT**[140882.](#)**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

FY14 Annual Report Update - The CRA partnered with the Sequential Artists Workshop-a local, nonprofit arts school located in the CRA's Downtown redevelopment area to illustrate this year's annual report. The intent of this partnership was to communicate the CRA's project milestones in a unique, original way and to increase civic interest and engagement. Modelled after Sunday Funnies comic strips, the report was printed on newsprint and brought to the doorsteps of 31,000 citizens through the Gainesville Sun and Guardian.

The CRA was required by Florida Statute to release a report of its activities for the 2014 fiscal year (October 1, 2013-September 30, 2014) by March 31, 2015. An online version of the report can be viewed at www.doorstep-gcra.com <<http://www.doorstep-gcra.com>>.

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, staff is preparing to issue a solicitation for professional design services. These services will focus on the following deliverables: zoning and land use, design plat, 1st phase construction documents, and environmental consulting services. CRA Staff will work with City Purchasing to get this RFQ posted and completed. Staff is also developing a branding/marketing plan for the new development as well as our other Eastside initiatives.

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. We are currently accepting applications and have 1 application in North Lincoln Heights currently

pending.

Greater Duval Neighborhood Revitalization Initiative (NRI) - CRA launched a 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". CRA Staff as well as Alachua Habitat is currently accepting application for the Partnership for Paint Program, we currently have completed 9 homes in the area and have budgeted for another 11.

Downtown Redevelopment Advisory Board (DRAB)

SW 5th Avenue - At its March 16, 2015 meeting the CRA approved a Guaranteed Maximum Price (GMP) for construction of the SW 5th Avenue Porters Community Project. Trade packages are currently out to bid and Brentwood Construction is completing the application process for permitting the project. CRA Staff is also at work with the Porters Monument manufacturer finalizing design details. Construction is expected to begin in April and will be completed within 60 days of the start date.

Downtown Plaza - The Plaza closed for construction on March 1, 2015 and demolition and site work are currently underway. CRA Staff are also addressing the Board's requests to re-think 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. Steamers opened for business on Thursday, April 9, 2015, the beginning of their 5-year lease.

Downtown Residential Paint Program - Staff is still reaching out to residents for this program. Applications have been requested and we are awaiting the completion of these applications.

Depot Park - On this agenda

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” Development Agreement - On the agenda

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 FAPS Residential Paint Voucher Program is on-going. Staff received two new applicants in March. 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 Gainesville Florida Housing Corporation (GFHC) Board agreed on an Option Agreement for the former seminary lane property. The CRA Board approved the agreement in February. The agreement has been executed and the consideration fees have yet to be transferred to GFHC. CRA and GFHC have begun to perform due diligence/pre development work on the project sites.

Fiscal Note: None at this time

RECOMMENDATION

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

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR**

[140883.](#)

“The Standard” Development Agreement (B)

Explanation: At the February 16, 2015 CRA Board Meeting, the Board approved the Developer’s request to reduce the size of The Standard’s retail component to 60,000 square feet. The Board also approved up to \$3.1 million in infrastructure improvements including the ten projects previously identified by CRA Staff; excluding the storm water vault.

Since the February meeting, staff met with the Development Team on several occasions to discuss the details of and to incorporate the approved changes into the agreement. The agreement outlines the terms for the reimbursement of eligible hard costs for the approved public infrastructure projects following project completion. The actual costs must be adequately documented as outlined in the agreement and must be shown to be customary and reasonable for the Gainesville area as evidenced by prices paid by City or CRA over past five years. Additionally, the agreement provides that the Developer will not be reimbursed for costs of engineering and surveying and will not be reimbursed for more than five percent for costs associated with the general conditions of construction and no more than six percent for overhead and profit.

The agreement states that the project shall begin construction by September 1, 2015 and will be completed by November 15, 2017. The property will contain a hotel with a minimum of 140 units, retail with a minimum of 60,000 square feet and a minimum of 425 residential units. Any deviations by more than 5% to these unit mixes or any material changes to exterior appearance of the building would be brought back to the CRA Board for consideration.

CRA Staff will present the details of agreement in an effort to highlight the negotiated terms and conditions and confirm their consistency with the intent of the CRA Board.

Fiscal Note: Approved infrastructure costs have been included in the College Park/University Heights FY2015 and FY2016 budgets

RECOMMENDATION

CRA Executive Director to CRA Board: Approve the attached draft development agreement subject to form and legality by the CRA Attorney

[140883a PRESENTATION 20150420.pdf](#)

[140883b AGREEMENT 20150420.pdf](#)

[140884.](#)

FY2015 Amendatory Budget (B)

Explanation: On July 21, 2014, the CRA Board adopted its first two-year budget for FY2015-16 with total projected revenues of \$6,061,496. Goals for the two-year budget included streamlining and simplifying the budget process by increasing transparency and clarity. As such, the budget was divided into four categories: Community Initiatives, Prior Investments, Salary and Benefits and Operating Expenses. CRA Staff also moved its budget cycle to better align with the City's process. Approved budget allocations correspond directly to the approved work plan for each redevelopment area as determined by community stakeholders, advisory boards and the CRA Board during strategic planning.

The revenues included in the adopted budget are an educated projection of what the CRA anticipates receiving from the City and County for each redevelopment area. In December of each year, CRA Staff receives the actual tax increment calculations from the Alachua County Office of Management and Budget. For FY2015 the total trust fund potential for the CRA totaled \$6,103,457, an overall revenue increase of 1%.

CRA Staff will outline suggested changes to the FY2015 portion of the Adopted Budget in an effort towards continued financial support of its key Community Initiatives. The Amendatory Budget is not only an opportunity to correct the differences between what's projected vs. what's received; but a continued discussion on how the CRA's budget supports implementation of its work plan.

As backup to this presentation, the Adopted FY2015-2016 is included for review along with the FY2015 Amendatory Budget Resolution.

Fiscal Note: A Budget Transaction Form will be prepared for execution by the City's Budget and Finance Department.

RECOMMENDATION

CRA Executive Director to the CRA: Adopt Resolution #140884, thus approving the Amendatory Budget for FY2015 as presented.

[140884a PRESENTATION 20150420.pdf](#)

[140884b RESOLUTION 20150420.pdf](#)

[140884c WORKSHEETS 20150420.pdf](#)

[140884d RES 140144 20150420.pdf](#)

[140885.](#)

Depot Park Amphitheater (B)

Explanation: Depot Park is comprised of a series of projects being implemented by

multiple agencies to convert 32-acres into a premier urban park and sub-regional stormwater management facility. Depot Park 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. The vision for Depot Park was fully realized in 2010 when the Depot Park Master Plan was adopted by the City Commission. The Master Plan has since served as a "road map" for construction of the Park.

On December 15, 2014, the City Commission approved the Guaranteed Maximum Price (GMP) for the construction of the Depot Park Phase 2. At that meeting, the CRA discussed in great detail the Park amenities and identified the amphitheater as a future phase to be brought back to the Board for further discussion at a later date.

On April 6, 2015, a special meeting was held by the City Commission to discuss additional funding available for projects spanning multiple City departments. Included in that list was the Depot Park Amphitheater. Additional funding, in the amount of \$611,131.00, was requested to aid in the design and construction of the amphitheater. The Commission requested staff to bring the Depot Park Amphitheater item to the CRA Board for further discussion and clarification. The City Commission approved the adjustment to FY 15-19 CIP and modified its recommendation to approve the Depot Park Amphitheater contingent upon approval at the April 2015 CRA meeting.

Staff will describe options for an amphitheater at Depot Park. These options are intended to provide the Board with a full picture of what is needed to achieve the intended vision. Staff will then describe anticipated benefits to the community, associated costs, and identify potential opportunities for programming and revenue generation.

..Fiscal Note

Funding for this project has been designated and appropriated from several sources over several years and includes the following: Depot Park Tree Mitigation (\$7,720.00), Public Works Department (for pond railing: \$243,688), Misc. Grant Funds (for park trail: \$362,344), 2005 City Internal Revenue Bond (\$369,814), Campus Development Agreement (\$1,000,000), Urban Development Action Grant (\$1,167,866), and 2015 City Internal Revenue Bond (\$3,500,000.00).

Fiscal Note: Funding for this project has been designated and appropriated from several sources over several years and includes the following: Depot Park Tree Mitigation (\$7,720.00), Public Works Department (for pond railing: \$243,688), Misc. Grant Funds (for park trail: \$362,344), 2005 City Internal Revenue Bond (\$369,814), Campus Development Agreement (\$1,000,000), Urban Development Action Grant (\$1,167,866), and 2015 City Internal Revenue Bond (\$3,500,000.00).

RECOMMENDATION

CRA Executive Director to CRA Board: Provide feedback

[140885 PRESENTATION 20150420.pdf](#)

[140886.](#)

GTEC Area Redevelopment Update (B)

Explanation: The largest undertakings of the Eastside Redevelopment District include the redevelopment of the Gainesville Technology Entrepreneurship 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.

Last month, the CRA Board approved the 100% master plan for the 13.6 acre GTEC site. The master plan is a blueprint for a mixed-use business park, with up to ten new commercial buildings, which will provide opportunities to retain GTEC graduates on site as well as attract new economic activity to the area.

CRA staff has been working collaboratively to foster full development of the site. Staff will discuss the collective research and findings to date on marketing, real estate, tenant recruitment strategy and physical improvements and will solicit feedback from the Board.

Fiscal Note: Total FY15 funds budgeted for GTEC Area development is \$1,353,015.64, which is comprised of \$703,380.14 in Eastside TIF funds and \$649,635.50 bond funding.

RECOMMENDATION

CRA Executive Director to CRA Board: Hear staff presentation and provide feedback.

[140886a PRESENTATION 20150420.pdf](#)

[140886b COMMUNICATION 20150420.pdf](#)

[140886c EASEMENT 20150420.pdf](#)

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT