

City of Gainesville

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



Meeting Agenda - Final

May 18, 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**[140938.](#)**CRA April 20, 2015 Minutes****RECOMMENDATION**

*CRA Executive Director to the CRA Board:
Approve the minutes for the April 20, 2015 CRA
meeting as presented.*

[140938 APRIL MINUTES 20150518.pdf](#)**EXECUTIVE DIRECTOR CONSENT**[140939.](#)**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- On Agenda

GTEC Area Master Plan & Phase 1 Development -- 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.

The CRA Board approved in March 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 developing a holistic redevelopment approach for the site. In April, staff presented to the CRA and Eastside Advisory Boards the collective research and thoughts to date on marketing, real estate, tenant recruitment strategy and physical improvements. Staff continues to develop this multi-facet redevelopment strategy.

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. Staff plans to get market the paint program through local churches and community groups.

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 10 homes in the area. A program orientation was held on May 12, 2015 at held at Duval Elementary School for interested applicants.

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 were recently bid out and awarded and Brentwood Construction has obtained permitting for the project. CRA Staff is also at work with the Porters Monument manufacturer finalizing design details. Construction is expected to begin in May and will be completed within 60 days of the start date.

Downtown Plaza -

Downtown Residential Paint Program - We currently have two applications submitted. Once the applicants have power washed their homes we will be able to issue the paint for their homes.

Depot Park - On March 11, 2015 trade packages were awarded for the Depot Park Phase II construction project. The packages are honored for a period of 60 days from the date of the award. To date, all permits necessary for construction have been obtained and the construction team is prepared to begin. The park construction start date is dependent upon the Public Works Department's close out of the stormwater and Non-MGP remediation projects.

At its April 16, 2015 meeting, staff presented three amphitheater types to the CRA to begin the conversation about the next phase of Depot Park. Staff outlined potential user benefits and possible obstacles for revenue generation for each. The CRA provided feedback to staff on each of the three amphitheater types. Staff is now assessing the feedback received and will return at a later date to provide an update to the CRA.

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 Analyses and Remediation Action Plan development, 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 - In April the CRA launched a Façade Facelift program targeted towards businesses and properties along South Main St. After receiving substantial stakeholder feedback regarding the potential for improved facades along South Main Street, the CRA has responded by developing a unique initiative that offers free technical design assistance for any interested property and business owner located directly along the corridor between Depot Ave. and S. 16th Ave. The program is intended to assist property and business owners envision possible site, signage, and building façade treatments to improve the overall visual character of the area. The initial response from interested participants has been positive and staff along with its contracted architectural consultant has been meeting with applicants to discuss initial design concepts. We anticipate this exercise leading 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. In tandem with this coordination effort, the CRA is also exploring options for working with a private company to develop the design of utility undergrounding design. We are in talks with GRU and private consultants that possess a continuing services contract with the City of Gainesville, to evaluate the most cost effective way to proceed with underground utilities design.

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. We are in talks with GRU and private consultants that possess a continuing services contract with the City of Gainesville, to evaluate the most cost effective way to proceed with utility upgrades within the project scope of work.

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. A full update on the project will be presented at the July CRA meeting.

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 meeting, the Board approved the 100% Construction Document documents and construction contract. Since that time Staff has been working to complete the Maintenance of Traffic Permit, Construction Contract PO, and coordinating the final project scope and schedule with adjacent property owners. Construction is expected to begin in June.

Seminary Lane - On this agenda.

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

Special Presentation

EXECUTIVE DIRECTOR

[140940.](#)**CRA Awards Update (NB)**

Explanation: The CRA received a State award from the Florida American Public Works Association (APWA) for the design/construction of SW 9th Street at Innovation Square.

Also, the historic Firestone building, which received façade grant support from the CRA, was awarded an Honorable Mention for Adaptive Reuse by the Florida Trust for Historic Preservation (FTHP). This marks the fifth consecutive year in which a Gainesville project has been honored by the FTHP.

Past awardees include the old Gainesville Depot (2013) and Bethel Station (2012).

At this month's CRA Board meeting, CRA staff will review the award received for projects recently constructed in our redevelopment areas and discuss the state and regional recognition that Gainesville is receiving.

Fiscal Note: None

RECOMMENDATION

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

[140941.](#)**Seminary Lane (B)**

Explanation: Seminary Lane was a low-income housing complex located on NW 5th Avenue, midway between Downtown and the University of Florida, in the heart of the Fifth Avenue community. In 2009, the development was deconstructed due to severe building deterioration. The 5.9-acre property is composed of four separate lots; their prime location and large size present a great redevelopment opportunity. The property is owned by the Gainesville Florida Housing Corporation (GFHC) and was the housing development was managed by the Gainesville Housing Authority (GHA).

The CRA expressed interest in redevelopment of the property and discussed partnering on the project with GFHC and GHA since 2010. Since 2013, CRA obtained a real estate option on three City owned parcels, contiguous to the former Seminary lane property (City Parking Lot, Tot Lot, & Moms Kitchen Property). In 2014, CRA staff developed two alternative conceptual master plans for the sites. The layouts incorporate many of the shared goals the CRA, GFHC, and GHA have for the property, and include a variety of housing types and mixed use spaces. Both the GFHC and the GHA boards unanimously voted in support of the vision of the plans, as well as the FAPS and CRA boards. In January, CRA staff and GFHC wrapped up negotiations on a proposed option agreement on the former Seminary Lane property. The Option Agreement provides GFHC with \$25,000 in consideration for the property; it states that the CRA and GFHC will work together on the

pre-development/due diligence and vision for the property. The option agreement also provides the CRA with the Right of First Refusal, the ability to assign the option, as well as three optional one year renewals.

CRA and GHA staff began planning the next steps of the project, with the goal of creating a widely accepted, fully developed master plan for the site. Process will include multiple stakeholder meetings and presentations to the various boards.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to CRA Board: Hear staff presentation.

[140941 CRA Seminary Lane 20150518.pdf](#)

[140956.](#)

1717 SE 8th AVE PHASE I DEVELOPMENT (B)

Explanation: One of the largest undertakings of the Eastside Redevelopment area is the redevelopment of the 15-acre former Kennedy Homes site (1717 SE 8th Ave). During 2014 CRA staff completed a 100% Master Plan of the 1717 SE 8th Ave site. The Master Planning exercise, and subsequent design were heavily influenced by the public, from the initial kick off meeting through the 30%, 60%, and final 100% Master Plan. CRA staff and the design team met with stakeholders and held community workshops to solicit their feedback through all phases of the design. During the December CRA meeting the Board approved the 100% Master Plan and staff is prepared to move forward with the next phases of the predevelopment process.

Currently the CRA acting as an agent for the City is the lead developer for the former Kennedy Homes site. Staff is currently accepting proposals and preparing to enter into a contract for Civil Engineering Services on the first phase of the development. The first phase will include lot development, wetland work, stormwater, phase I site infrastructure work, all leading to our first set of homes in redevelopment. At the conclusion of this contract the CRA will have all the necessary permits and entitlements to construct the first phase of the new development. Staff will work with the select firm to develop a scope that will cover four required services: Surveying, Design Plat, Construction Drawings, and Final Permitting. Additional sub services such as Landscape Architecture, Electrical Engineering & Lighting Design Services, as well as Environmental Consulting services will also be included in the Construction Document & Permitting Phase. The select firm will outline a time line for these services as some act as predecessors for the next.

Staff's next steps are to work with the City's Planning Department to begin the required land use and zoning change necessary to accommodate the 100% Master Plan. Once the land use and zoning change is complete the select engineering firm will begin the Design Plat

process. This process follows the City of Gainesville's Land Development Code. The Design Plat approval will then allow the design team to complete the Construction documents and final permitting. CRA staff will bring the civil engineering contract back to the CRA Board for approval.

Staff is also working on the marketing/branding plan for the former Kennedy Homes site this includes naming and marketing the site to potential buyers as well as potential redevelopment partners. With that in mind staff is thinking through creative ways to work with home builders/developers in order to move the project through construction. Both of which will be presented to the CRA Board at upcoming meetings.

Fiscal Note: Funding for this project has been budgeted in the ERAB 1717 SE 8th Avenue account as well as General Government funding sources.

RECOMMENDATION

CRA Executive Director to the CRA Board:
Provide feedback

[140956_1717 SE 8th Avenue Presentation_20150518.pdf](#)

CRA ATTORNEY

[140959.](#)

Upcoming Board Elections (NB)

Explanation: At the June 15, 2015 meeting the first order of priority will be to appoint a new Chair and Chair Pro Tempore of the CRA for the 2015-2016 term. Members are asked to think about who will serve moving forward.

Fiscal Note: None

RECOMMENDATION

CRA Attorney to CRA Board: Hear comments from staff.

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT