

City of Gainesville

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



Meeting Agenda - Final

July 20, 2015

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

*Craig Carter (Chair)
Todd Chase (Member)
Helen Warren (Chair Pro Tempore)
Charles Goston (Member)
Ed Braddy (Member)
Harvey Budd (Member)
Randy Wells (Member)*

CALL TO ORDER**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT**[150119.](#)**CRA June 15, 2015 Minutes (B)****RECOMMENDATION**

*CRA Executive Director to the CRA Board:
Approve the minutes for the June 15, 2015 CRA
meeting as presented.*

[150119_MINUTES_20150720.pdf](#)**EXECUTIVE DIRECTOR CONSENT**[150141.](#)**CRA Project Summary JULY (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 each district. Staff continues to meet with potential applicants in each district, and recently approved applications include 12 South Main St., (DRAB) and 1510 S. Main St., 424 SW 7th Terr./417 SW 8th St. and 102-112 SW 6th St. (CPUH).

Economic Development -Staff is preparing solicitation materials to seek a tenant for the café which will be built as part of the Downtown Plaza renovations and is reviewing current economic development incentives and will return with further recommendations.

Eastside Redevelopment Advisory Board (ERAB)

1717 SE 8th Avenue- Staff is currently reviewing proposals from engineering firms to provide the following services: design plat, 1st phase construction documents, landscape architecture, and

environmental consulting services. Staff is partnering with the City's Planning department to proceed with the necessary land use and zoning changes on the property. Staff will present the engineering contract at the August CRA Board meeting. Staff recently held a community workshop to discuss naming/branding ideas for the property the workshop was well attended and staff received great feedback. Staff will present final concepts at an upcoming CRA Board meeting.

GTEC Update - On Agenda.

ERAB Residential Paint Voucher Program - The residential paint program that meets the Eastside Redevelopment Plans of "Support and encourage improved appearance and design of both public and private projects. Strategies may include, 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 7 applications pending in the Springhill, Porters, and Cedar Grove neighborhoods.

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 12 homes in the area.

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. Construction is currently underway and substantial completion is expected in July 2015.

Downtown Plaza - On Agenda

Downtown Residential Paint Program - We currently have three applications submitted. Once the applicants have power washed their homes we will be able to issue the paint for their homes. Painting is scheduled for two of the homes on July 11, 2015.

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 - Following Staff's presentation of the Building Needs Assessment at the June Board meeting, several interrelated tasks continue to progress that will be presented to the Board at upcoming meetings. These include the Utility Infrastructure Analysis, Sweetwater Branch Creek Daylighting Feasibility Study, Existing Environmental Conditions Analyses and Remediation Action Plan development, Property Disposal Strategy, and short-term aesthetic site improvements. It is anticipated that in the Fall of 2015 once the above projects have been presented and completed, Staff will provide the Board with a comprehensive investment strategy presentation that will investigate various concepts, methods, projects, and opportunities to leverage existing CRA, General Government, GRU, and state/federal resources to position the Power District for private investment.

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 August CRA meeting.

Neighborhood Spruce Up Program - The FAPS Residential Paint Voucher Program is on-going and accepting applications. Currently there is one application pending.

NW 3rd Ave. Sidewalks - Construction will begin in July and is expected to take 6-8 weeks.

Seminary Lane - the 5.9-acre property, formerly known as 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 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 the CRA Board:
Receive project update from Staff

ADOPTION OF THE REGULAR AGENDA

SECRETARY

EXECUTIVE DIRECTOR

[150120.](#)

Appointments to the College Park University Heights Redevelopment Advisory Board (B)

RECOMMENDATION

Executive Director to the CRA Board: Appoint Wells The Losen, Phil Heflin & Robert Mounts to the College Park University Heights Redevelopment Advisory Board for a term to expire as follows:

Name	Expiration Date
------	-----------------

Phil Heflin June 18, 2018
Robert Mounts June 18, 2018
Wells The Losen June 18, 2018

Member Wells: Heflin, Mounts, The Losen
Member Goston: Heflin, Mounts, Sabio
Member Warren: Heflin, Mounts, The Losen

Member Budd: Heflin, Mounts, The Losen
Member Chase: Heflin, Sabio, The Losen
Member Braddy: Heflin, Sabio, The Losen
Chair Carter: Heflin, Mounts, The Losen

[150120_BALLOTS_20150720.pdf](#)

[150121.](#)

Appointments to the Downtown Redevelopment Advisory Board (B)

RECOMMENDATION

Executive Director to the CRA Board : (1) Appoint Khali Blount, Jude Dawson & Gigi Simmons to the Downtown Redevelopment Advisory Board for a term to expire as follows; and (2) Select appointee from Lianne Jepson, Ken Peng and Faye Williams

<i>Name</i>	<i>Expiration Date</i>
<i>Khali Blount</i>	<i>June 18, 2018</i>
<i>Jude Dawson</i>	<i>June 18, 2018</i>
<i>Gigi Simmons</i>	<i>June 18, 2018</i>
<i>_____</i>	<i>June 18, 2018</i>

Member Wells: Blount, Dawson, Jepson, Simmons
Member Goston: Blount, Jepson, Peng, Williams

Member Warren: Blount, Dawson, Simmons, Williams
Member Budd: Blount, Dawson, Jepson, Simmons

Member Chase: Avery, Dawson, Peng, Simmons

Member Braddy: Avery, Peng, Simmons, Washington
Chair Carter: Dawson, Simmons, Washington, Williams

[150121_BALLOTS_20150720.pdf](#)

[150144.](#)

Bo Diddley Plaza Update (B)

Explanation: The Bo Diddley Plaza was closed for construction on March 1st, with Oelrich Construction acting as the Construction Manager for the project. We anticipate the Plaza construction improvements will be at substantial completion in December. The scope of construction consist of demolishing the bus shelter and public restrooms on the north end, constructing a new Green Room to support increased programming on the plaza, as well as new public restrooms, a new 1,100 Sq/ft café on the northeast end of the Plaza and a new Kiosk on the northwest end. Construction is currently underway with the new structures coming out of the ground.

As part of the CRA's community outreach and engagement efforts, staff partnered with marketing agency 160over90 to wrap the plaza construction site in 88 colorful banners. The construction banners feature sayings that tap into civic pride and highlight city accolades (ex: "You're so natural! National Arbor Day Foundation has named GNV Tree City, USA every year since 1982"). Other banner messages appeal to audiences who regularly interact with the construction site and provide opportunities for the community to connect with the changes on social media at #heartGNV. The banners will set the stage for the new energy the Bo Diddley Plaza revitalization will bring to Downtown.

Steamers Inc. which began leasing the Bethel Station in March has been ramping up operations, expanding their menu and now holds regular open mic and music performances on Tuesday and Thursday evenings. Staff is in the process of preparing a Request for Proposal to recruit a tenant to build out and operate the new café space which is currently under construction. The new café will have approximately 972 sq ft of interior space and an additional 1,150 sq ft of outdoor seating area.

Finally, CRA staff is examining how The Bo Diddley Plaza (BDP) has been programed in the past and what programing can happen in the future, with the goal of activating the space more often and to a greater number of users. During this process staff is asking several questions we feel will help to inform us on how to best use the Plaza as we move forward. Staff will share its thinking and research thus far with a goal of returning to the Board at a later date with further recommendations.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear update from staff and provide feedback

[150144_PRESENTATION_20150720.pdf](#)

[150142.](#)

FY16 Adopted Budget Adjustment (B)

Explanation: The CRA embarked on a thorough Strategic Planning process in 2013 that set the stage for more focused Community Initiatives in each of its

Redevelopment Areas. A subsequent Workplan was developed and approved and the first ever two-year CRA budget was adopted for FY15-FY16 in July 2014. The goals of the two-year budget were to simplify the CRA budget to ensure transparency while also designating appropriate resources to support the adopted Workplan. Now that we are at the halfway point of the two-year budget, Staff will provide a recap of the upcoming FY16 adopted budget that will go into effect October 1, 2015 and highlight any proposed changes.

Fiscal Note: None

RECOMMENDATION

CRA Staff to CRA Board: Approve Resolution #150142 FY16 Adopted Budget Adjustment as presented and modified, if applicable.

[150142a PRESENTATION 20150720.pdf](#)

[150142b RESOLUTION 20150720.pdf](#)

[150142c ATTACHMENT A 20150720.pdf](#)

[150142d DISTRICT SUMMARIES 20150720.pdf](#)

[150142e APRIL 2015 ADOPTED BUDGET 20150720.pdf](#)

[150142f JULY 2014 ADOPTED BUDGET 20150720.pdf](#)

[150143.](#)

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.

In May, 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 site 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, combining tenant recruitment, marketing and physical improvements for a cohesive economic development strategy. CRA staff will discuss the services needed to build the first building in the GTEC master plan.

Fiscal Note: Additional engineering and design services at the amount of \$60,812.50 will be paid from SEGRI bond funding, account number 335-C331.

RECOMMENDATION

CRA Executive Director to CRA Board: 1) Approve the JBrown Professional Group proposal for additional services for the GTEC Area Phase 1 Development for the amount of \$60,812.50 and authorize the CRA Executive Director to execute

*the amendment to the contract, subject to CRA
Attorney's review and approval as to legal form
and content.*

[150143a PRESENTATION 20050720.pdf](#)

[150143b PROPOSAL 20150720.pdf](#)

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT