

# City of Gainesville

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



## **Meeting Agenda - Final**

**August 17, 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**[150222.](#)**CRA July 20, 2015 Minutes (B)****RECOMMENDATION**

*CRA Secretary to the CRA Board: Approve the minutes for the July 20, 2015 CRA meeting as presented.*

[150222\\_MINUTES\\_20150817.pdf](#)**EXECUTIVE DIRECTOR CONSENT**[150225.](#)**CRA Project Summary AUGUST (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**

*SW 9th Street at Innovation Square - Project Manager, Nathalie McCrate - Innovation Square roadways again made the news by winning an Award of Honor in the "Open Space" category from the Florida Chapter of the American Society of Landscape Architects (Florida ASLA). The project was also recognized with a state-level Environmental Sustainability Honor at the award jury's discretion-for its 'exhibition of sound sustainable practices.'*

*Façade Grant - Project Manager, Lynn Janoski - 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 - Project Manager, Lynn Janoski -Staff has prepared solicitation materials for selection of a tenant for the café which*

*will be built as part of the Downtown Plaza renovations. Staff is seeking a single tenant for the Depot Building for restaurant, café, retail and event space uses. Staff is reviewing current economic development incentives and will return with further recommendations.*

*Eastside Redevelopment Advisory Board (ERAB)*

*1717 SE 8th Avenue - Project Manager, Malcolm Kiner- On this agenda*

*GTEC Area Master Plan & Phase 1 Development - Project Manager - Sarit Sela -- 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 with JBrown Professional Group and sub-consultants on the creation of construction documents for the permitting and construction of the master plan and a Phase 1 construction on the site.*

*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.*

*ERAB Residential Paint Voucher Program - Project Manager, Malcolm Kiner -Like the FAPS Residential Paint Voucher Program, the Eastside Redevelopment Area Program provides an eligible applicant with a voucher for paint and painting supplies up to \$500 to be used for the exterior painting of their home. A home was completed in July and there are 7 applications pending in the Springhill and Cedar Grove neighborhoods.*

*Greater Duval Neighborhood Revitalization Initiative (NRI) - Project Manager - Malcolm Kiner - 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 - Project Manager, Cindi Harvey - On this agenda*

*Downtown Plaza - Project Manager, Malcolm Kiner - 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.*

*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.*

*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. Currently staff is pursuing potential programing and sponsorship opportunities and community partnerships and will be returning to the board this fall with a proposed programming and management plan.*

*Downtown Redevelopment Area Residential Paint Program - Project Manager - Stephanie Seawright - The first house has been completed under the DRA Residential Paint Program in the Porters Neighborhood. The home was featured in the Gainesville Sun, the Gainesville Guardian and the overall program was featured on TV20. We currently have five additional applications - with four of the five awaiting powerwashing. We hope to have these home painted by the end of summer.*

*Depot Park - Project Manager - Cindi Harvey - In December 2014, the Depot Park construction documents and Guaranteed Maximum Price for construction were approved by the CRA and City Commission to enter the construction phase. The Depot Park plans were submitted for City site plan permitting in early December. The project was heard at the Development Review Board in late February. Since that date, the CRA has obtained all permitting and approvals required to commence construction.*

*Currently, the City's Public Works Department has been working with the Florida Department of Environmental Protection (FDEP) to receive approval of the contamination cap on the Depot Park site. In June, the City's Public Works Department began conducting a series of soil borings. An analysis of that data concluded that there were deficiencies with the current contamination cap. That information was disclosed to the FDEP at that time. Since that date, the City's Public Works Department has procured JBrown Professional Group to assist in the development of a modification to the current Remedial Action Plan (RAPMOD). In lieu of the RAPMOD, the City's Public Works Department has also procured Oelrich Construction, Inc. for Construction Management services to administer the scope of work outlined in the RAPMOD. Oelrich Construction Inc. has also been procured to manage the landscape maintenance scheduled to take place in the conservation area, south of the main pond. This final series of site work to complete the contamination cap per FDEP requirements is scheduled to begin on August 17, 2015. CRA staff has been working closely with the City's Public Works Department to dovetail the Depot Park Phase II construction into the remaining site work currently underway.*

*A groundbreaking ceremony for Depot Park Phase II will take place on Wednesday, September 2, 2015 from 8-10 a.m. There will be food, drinks, and entertainment to thank everyone who has helped move the project to this point and to celebrate the next exciting phase of construction. If you would like to attend the Depot Park Phase II groundbreaking ceremony, please RSVP to Nathalie McCrate at [McCrateNA@cityofgainesville.org](mailto:McCrateNA@cityofgainesville.org) or call 352.393.8213.*

*Power District - Project Manager, Andrew Meeker - 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 - Project Manager, Andrew Meeker - 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) - Project Manager, Suzanne Wynn - 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 2014 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. The CRA has entered into an agreement to develop the design of the electric utility undergrounding design. The GRU design is estimated to take approximately 2 months and will be provided to DRMP so the civil design work can proceed.*

*NW 1st Avenue Streetscape (1600-1900 blocks): Phase 2 - Project Manager - Sarit Sela - On this agenda*

*Fifth Avenue Pleasant Street Redevelopment Board*

*A.Q. Jones House Museum - Project Manager - Stephanie Seawright - 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 September CRA meeting.*

*Neighborhood Spruce Up Program - Project Manager, Malcolm Kiner - The FAPS Residential Paint Voucher Program is on-going and accepting applications. Currently there is one application pending.*

*NW 3rd Ave. Sidewalks - Project Manager, Andrew Meeker - Construction is underway and is expected to be completed in September 2015.*

*Seminary Lane - Project Manager, Sarit Sela - 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**

[150226.](#)

### **Amended and Restated CRA Rules of Procedure (B)**

*Explanation: At its July 20, 2015, meeting the CRA Board expressed a desire to change its method of selecting CRA Advisory Board members. The current CRA resolution provides that selection will take place by balloting. Each CRA Board member provides his/her selection(s) to the CRA Clerk by ballot. The CRA Clerk tallies the ballots and presents the results at the next CRA Board meeting. At its last meeting, the CRA Board requested the opportunity to talk with applicants at the CRA Board meeting prior to the vote to appoint each Advisory Board member.*

*Included in the backup is an amended and restated resolution. The amended and restated resolution revises the appointment process to mirror the City Advisory Board appointment process. It gives the applicants an opportunity to come before the CRA Board to introduce themselves and provide any comments that would speak to their application. It also gives the CRA Board Members an opportunity to*

*discuss the applications received and have any outstanding questions answered.*

*Additionally, the amended and restated resolution amends the selection process for the chair and chair pro tempore. The City Commission is charged with appointing the chair and chair pro tempore (see Section 163.356, Florida Statutes). This amended and restated resolution reflects the selection of the chair and chair pro tempore by the City Commission.*

*Fiscal Note: None*

**RECOMMENDATION**

*CRA Executive Director to the CRA Board: Adopt the CRA Rules of Procedures, Resolution #150226 subject to form and legality by the CRA Attorney.*

[150226 RESOLUTION 20150817.pdf](#)

[150227.](#)

**CRA Advisory Board Appointments to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (B)**

*Fiscal Note: None*

**RECOMMENDATION**

*CRA Secretary to the CRA Board: Appoint three citizens to serve on the Fifth Avenue Pleasant Street Redevelopment Advisory Board to occupy a seat in one of the following terms: one (1) partial terms ending June 20, 2016, one (1) partial term ends June 19, 2017; and two (2) full terms ending June 18, 2018.*

[150227a Walker Application 20150817.pdf](#)

[150227b Mitchell Application 20150817.pdf](#)

[150227c Parks Application 20150817.pdf](#)

[150228.](#)

**CRA Advisory Board Appointments to the Eastside Redevelopment Advisory Board (B)**

*Fiscal Note: None*

**RECOMMENDATION**

*CRA Secretary to the CRA Board: Appoint three citizens to serve on the Eastside Redevelopment Advisory Board to occupy a seat in one of the following terms: two (2) partial terms ending June 19, 2017 and three (3) full terms ending June 18, 2018.*



[150228a\\_Cellini\\_Application\\_20150817.pdf](#)

[150228b\\_Rollins\\_Application\\_20150817.pdf](#)

[150228c\\_Haven\\_Application\\_20150817.pdf](#)

## EXECUTIVE DIRECTOR

[150229](#)

### 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. The CRA Board approved the 100% Master Plan and staff is prepared to move forward with the next phase of the project.

Staff has received a proposal for Civil Engineering Services on the first phase of the development from DRMP, INC. The proposal includes four required services: Surveying, Design Plat, Construction Drawings, and Final Permitting in the amount of \$102,367.50. 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. 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.

Next steps include outreach to the builder/developer community to discuss innovative approaches to partner on the new development. Staff will also bring back a proposal for Architecture Services to develop the Architectural standards for the community. Staff held a community workshop in late June to discuss name and logo options for the new community, of the three names presented "HEARTWOOD" gained the most consensus, staff is continuing to work with the community and marketing firm Parisleaf to come up with a final name and logo to be approved by the Board.

*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: 1). Recommend approval of the Civil Engineering proposal from DRMP INC. in the amount of \$102,367.50 subject to approval by the CRA Attorney as to form and legality; and 2). Authorize CRA Executive Director to enter into contract with DRMP subject to approval by the CRA Attorney as to form and legality.

[150229a PRESENTATION\\_20150817.pdf](#)

[150229b PROPOSAL\\_20150817.pdf](#)

150230.

**SW 5th Avenue 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 and multiple family residential dwellings. While the corridor is heavily used by pedestrians both in and around the area, there was a lack of pedestrian amenities making the corridor difficult to traverse safely. In February 2014, the CRA hosted a community meeting to gather feedback from members of the Porters Community regarding the SW 5th Avenue corridor and the Porters Neighborhood. The majority of those who attended the meeting 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. On March 16, 2015, the CRA Board approved the GMP for the construction of the SW 5th Avenue Porters Community Project.

The Porters Community Project has now reached substantial completion. In addition, the CRA has partnered with the Porters Community to assist with their 4th Annual Block Party on August 22nd from 4-7 p.m. CRA staff will announce the new sidewalk and gateway features to the Porters Community at the event. Staff will also be present to explain the inspiration for the gateways into the neighborhood and will be engaging community members to identify other needs in their neighborhood for potential future projects.

*Fiscal Note:* This project is fully funded

**RECOMMENDATION**

CRA Executive Director to the CRA Board: Hear presentation from Staff.

[150230 PRESENTATION 20150817.pdf](#)

[150231.](#)

**NW 1st Avenue Streetscape: Project Update (B)**

*Explanation:* NW 1st Avenue from NW 16th Street to NW 20th Street is located just a block north of University Avenue, across the street from the University of Florida and the Ben Hill Griffin Stadium, the main economic and social hub for Gainesville. A streetscape project for this corridor has been a top priority Community Initiative for the College Park / University Heights redevelopment area, and is part of the district's approved work plan and budget for FY15-16.

In April 2013, an Interim Basis of Design for the corridor was completed by Perkins & Will and Causseaux, Hewett, & Walpole, Inc. (CHW). This document 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 Board 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. The 50% construction document design was presented to the public and approved by CRA boards in September 2014.*

*Due to changes in GRU's budget and direction, no cost sharing on utility upgrades is currently available for the project. CRA and GRU staffs have been negotiating collaborative alternatives. CRA staff is also looking into alternative ways to move the project forward and will discuss these ideas at the presentation.*

*Fiscal Note: Currently there is \$2,094,299 budgeted in account #W715 for this project.*

**RECOMMENDATION**

*CRA Executive Director to the CRA Board: Hear Staff presentation and provide feedback.*

[150231\\_PRESENTATION\\_20150817.pdf](#)

**CRA ATTORNEY**

**REPORTS FROM ADVISORY BOARDS/COMMITTEES**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**ADJOURNMENT**