

City of Gainesville

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



Meeting Agenda - Final

November 16, 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**[150525.](#)**Minutes of the October 19, 2015 CRA Meeting (B)****RECOMMENDATION**

CRA Secretary to CRA Board: Approve the minutes of the October 19, 2015 CRA Board Meeting.

[150525_MINUTES_20151116.pdf](#)**EXECUTIVE DIRECTOR CONSENT**[150527.](#)**CRA Project Summary NOVEMBER (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, 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., 102-112 SW 6th St. and 1310 S. Main St. (CPUH).

Economic Development, Project Manager, Lynn Janoski -The CRA has sought a restaurant/food service tenant for new café space under construction in the Bo Diddley Plaza located at 185 E. University Avenue. Responses were due on September 23, 2015 and staff is currently evaluating the responses received and interviewing prospective tenants. Staff is also seeking a single tenant for the Depot Building for restaurant, café, retail and event space uses.

Eastside Redevelopment Advisory Board (ERAB)

Heartwood, Project Manager, Michael Beard- Staff and EDA presented to the Plan Board on October 22nd for Land Use and Zoning change. Application is being reviewed by Legal. Staff attended a First Step Meeting for the Design Plat on November 3rd and is moving forward with Phase 1 Civil Engineering. Staff will hold a Kickoff meeting with EDSA to launch the Architectural Standards Action Plan that will include several Community Workshops. The Marketing and Branding team will work collaboratively with the architect to integrate the proposed imaging styles with the marketing strategy. Staff will present concepts at an upcoming CRA Board meeting.

GTEC Area Phase 1 Development, Project Manager, Sarit Sela -- A branding community workshop was held on September 30th. Project's construction document set was submitted for Design Review Board (DRB) and GRU Utility permit review on October 6th.

ERAB Residential Paint Voucher Program, Project Manager, Malcolm Kiner -Like the FAPS Residential Paint Voucher Program, the Eastside Redevelopment Area plans to "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." The 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. On Friday October 16 & 17 the CRA partnered with Project Youth Build and Innovative dads to paint 7 homes in the Duval community staff will provide an update during the December meeting.

Greater Duval Neighborhood Revitalization Initiative (NRI), Project Manager, Malcolm Kiner -CRA Staff as well as Alachua Habitat is currently accepting application for the Partnership for Paint Program, the program covers paint and minor repairs to the exterior of an eligible applicant in the greater Duval Neighborhood. One home was completed in October and another applicant is set for November.

Downtown Redevelopment Advisory Board (DRAB)

Downtown Plaza, Project Manager, Malcolm Kiner - The Bo Diddley Plaza (BDP) was closed for construction on March 1, 2015 with Oelrich Construction acting as the Construction Manager for the project. We anticipate the Plaza construction improvements will be at substantial completion in winter of 2016. Construction is currently underway with the new structures now visible from University Ave.

The request for a tenant for the Plaza Café was closed on September 23, 2015 and staff is in the process of evaluating the responses. 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 will bring a recommendations and proposed lease at an upcoming CRA Board meeting.

As discussed during the October CRA meeting, staff is looking into ways that BDP can be more active throughout the week with (daytime & week night activity) enhanced rental opportunities, relationships with outside promoters, more community events, and increased partnerships & sponsorships. Staff will present recommendations during the December meeting.

Downtown Redevelopment Area Residential Paint Program, Project Manager, Stephanie Seawright -We currently have five (5) additional applications - with four (4) of the five awaiting power washing and one (1) ready to be painted. We have three homes completed to date at 428 SW 3rd Street, 627 SW 5th Street, and 407 SW 5th Avenue.

Depot Park Phase II, Project Manager, Cindi Harvey - On September 3, 2015, the CRA broke ground on Depot Park Phase II construction. For the past few months, staff has been working closely with the City's Public Works Department to coordinate and dovetail the remaining site work to mitigate the contamination cap deficiencies into the construction of Depot Park Phase II. The City's Public Works Department has ensured that these improvements will not cause any further delays or impacts to the current project schedule or scope. Construction of Depot Park Phase II is anticipated to span twelve months. The Park will be open to the public in Fall 2016.

Power District, Project Manager, Andrew Meeker - Following a series of recent CRA Board presentations and discussions, Staff is working on the Property Disposition Strategy and Strategic Investment Plan that will be presented to the Board at the next board meeting.

College Park University Heights Redevelopment Advisory Board

NW 5th Avenue (1300-2000 blk), Project Manager: Suzanne Wynn -The project is currently on hold until the FY17-18 budget cycle. This project continues to be an important initiative in the CPUH area.

NW 1st Avenue (1600-1900 blocks): Project Manager, Sarit Sela - On Agenda

South Main Street, Project Manager, Andrew Meeker - In April the CRA launched a Façade Facelift initiative targeted towards businesses and properties along South Main St. After receiving substantial stakeholder feedback regarding general appearance of several existing building along the corridor and 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 initiative 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. This effort has already led to private investments in properties and utilization of the CRA's Façade Grant Program incorporating design elements from the Façade Facelift concepts. Staff anticipates bringing an update to the CRA Board at an upcoming board meeting as well as hosting a community meeting to present the work to date and the next steps in the design process.

Fifth Avenue Pleasant Street Redevelopment Board

A.Q. Jones House Museum, Project Manager, Stephanie Seawright - On Agenda

Neighborhood Spruce Up Program, Project Manager, Malcolm Kiner - The FAPS Residential Paint Voucher Program is on-going and accepting applications. Two homes were completed in October at 916 NW 7th Avenue and 615 NW 6th Street.

NW 3rd Ave. Sidewalks, Project Manager, Andrew Meeker - On Agenda

Seminary Lane, Project Manager, Sarit Sela - On 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

EXECUTIVE DIRECTOR

[150530.](#)

NW 1st Avenue Streetscape: Project Update (B)

Explanation: NW 1st Avenue from NW 16th Street to NW 20th Street is an important commercial corridor located across the street from the University of Florida and the Ben Hill Griffin Stadium, a big part of Gainesville's economic and social hub. The NW 1st Avenue project has been a top priority Community Initiative for the College Park / University Heights (CPUH) 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 Causseaux, Hewett, & Walpole, Inc. (CHW). Through extensive stakeholder engagement, the design team developed a desired scope of improvements and created a conceptual street layout. The CRA Board approved the 15% and 50% Construction Documents project design in April and September 2014, respectively. Due to changes in GRU's budget and direction, cost sharing for utility upgrades is currently

unavailable for the project. In the past few months, CRA staff has been discussing partnering opportunities with various public and private stakeholders.

Last month, staff presented to CPUH and CRA boards four alternative strategies for moving the project forward. Both boards voted to proceed with "Option 1", which includes the design and construction of the entire four block corridor, with all desired underground and above ground improvements. This scope will be delivered as two separate projects: NW 1st Ave Project 1: Underground Infrastructure and Roadway Improvements, and NW 1st Ave Project 2: Utility Conversions and Streetscape Improvements. Proposals for engineering services for both projects are attached for board approval.

Fiscal Note: The total \$144,797.50 will be encumbered via W715 NW 1st Ave account.

RECOMMENDATION

CRA Executive Director to CRA Board: 1) Approve the CHW proposal for professional services for NW 1st Ave Project 1: Underground Infrastructure and Roadway Improvements for the amount of \$82,867.50; authorize the CRA Executive Director to execute all agreements, subject to approval by the CRA attorney as to form and content, and 2) Approve the CHW proposal for professional services for NW 1st Ave Project 2: Utility Conversions and Streetscape Improvements for the amount of \$61,930; authorize the CRA Executive Director to execute all agreements, subject to approval by the CRA attorney as to form and content.

[150530a PRESENTATION 20151116.pdf](#)

[150530b PROPOSAL 1 20151116.pdf](#)

[150530c PROPOSAL 2 20151116.pdf](#)

150531.

NW 3rd Ave. Sidewalks (B)

Explanation: The NW 3rd Avenue Sidewalk project is bookended between NW 13th Street and NW 6th Street. This section of NW 3rd Avenue is also a shared boundary with the CPUH and FAPS CRA districts. Providing sidewalk accommodations along this corridor had been a long-term project of both associated CRA advisory boards and was specifically identified in the CRA's 2013 Strategic Plan as a Community Initiative. Although a few sidewalk segments previously existed along the southern side of the street, nearly 1,800 feet of roadway still lacked pedestrian facilities due to constrained rights-of-way and challenging site conditions. The CRA approached the project as an opportunity to solve a complex problem and improve the safety and accessibility of this popular neighborhood corridor.

Following a process that included an extensive survey of existing conditions, analysis of the regulatory framework, a feasibility study, stakeholder consultation, and construction documentation, construction began in July 2015 by the contractor Hicks Seal Coating and Striping. The sidewalk construction project along NW 3rd Avenue was completed in October 2015 and CRA Staff will provide a presentation to the Board on the scope, details, and results of the project. The total project construction contract fee was \$187,703.00.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to CRA Board: Hear presentation.

[150531_PRESENTATION_20151116.pdf](#)

[150532.](#)

CRA Awards Update (B)

Explanation: In October 2015, the CRA received the “Out of the Box” award from the Florida Redevelopment Association (FRA) for the SW 5th Avenue Porters Community Project. The CRA was honored with the award for the lengths staff took to build public trust for the construction of a residential sidewalk project. The FRA acknowledged the steps the CRA took to overcome homeowner fears about public right-of-way boundaries by designing custom “look books” for the neighborhood; creating “what to expect” homeowner packets; leading months of door-to-door engagement; working with subcontractors to hire an unemployed resident to help with the sidewalk construction; and more. The .4-mile sidewalk now provides a safe place for children to walk, connecting Porters to Downtown and the Innovation District, and features 8-foot-tall monuments that communicate the history of the Porters Community for generations to come.

At this month's CRA Board meeting, CRA staff will review the award received for this project recently constructed in the Downtown Redevelopment District and show a short video created for the FRA conference. See movie here <<https://www.youtube.com/watch?v=E2iqG7K2orA>>.

The CRA will also share an award received from the Urban Land Institute of North Central Florida in October. The East Gainesville Southern Charm Kitchen partnership was honored with a Judge's Choice award. The CRA worked with the Oselimos from Reggae Shack to convert an old cinderblock building on Hawthorne Rd into a contemporary sit-down restaurant that serves East Gainesville residents and attracts visitors from all over the region. The restaurant created 20 new jobs, mostly drawing from local talent.

In the Fall of 2014 the CRA received the 2014 Build Florida Award for the Historic Depot Building Rehabilitation in the Building Construction in the \$2M - \$10M category from the Associated General Contractors of

America.

Lastly we will show a short video regarding our winning the Bronze Award for Annual Reports at the International Economic Development Council. <<https://www.youtube.com/watch?v=sJSogsORM6w>>

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to CRA Board: Hear presentation

150533.

Seminary Lane Update (B)

Explanation: The 6.55-acre project site is a combination of land owned by the Gainesville Florida Housing Corporation (GFHC), the City of Gainesville, and the CRA, located in the center of the Pleasant Street/Fifth Avenue redevelopment area. This important historic area has been the heart of the Gainesville African-American community and is a main community initiative for the Fifth Avenue/Pleasant Street Redevelopment Area. In October 2014, the CRA and GFHC/Gainesville Housing Authority boards approved two alternative conceptual master plans for the sites, developed in-house by CRA staff. The vision for the site is to develop a mixed-use, mixed-income community, offering street-level retail, office and community spaces, and a minimum of fifty residential units consisting of a combination of affordable housing and market rate units. Last month, CRA conducted a Request for Information to identify potential developer for the project. Staff received a letter of interest from The Vestcor Companies, Inc, and met with company representatives this month. Should the CRA move forward a solicitation to partner with a Developer, The Vestcor Companies will be notified as well as the opportunity being advertised.

This month, CRA engaged EDA Engineers-Surveyors-Planner for Master Planning Engineering Services, including stormwater, parking and planning analysis and a revised conceptual master plan. CRA also engaged EDSA Landscape Architecture for Master Planning services, including the facilitation of two community workshops, master plan vision perspective renderings, and the creation of a Visioning Booklet. The first community workshop is planned for December 1st, 2015.

A revised conceptual master plan was drafted by CRA staff to reflect input received from City staff, property owners, and the various stakeholder boards. This concept is based on the two previously approved conceptual site plans and will be presented to the board at this month's meeting for feedback and consideration.

Fiscal Note: None.

RECOMMENDATION

CRA Executive Director to CRA Board: Hear update and provide feedback on Conceptual Combined Master Plan

[150533 PRESENTATION 20151116.pdf](#)

[150526.](#)**A Quinn Jones Museum & Cultural Center Bid Award (B)**

Explanation: The A. Quinn Jones Museum & Cultural Center project is structured around creating a visitor experience that tells a complete story about the legacy of A. Quinn Jones and the Fifth Avenue Pleasant Street (FAPS) neighborhood residents; their history, triumphs and setbacks and how these events related to the broader context of our local and national history. The objective is that people of all ages and cultural backgrounds will walk away from the experience inspired, uplifted, enriched, and educated. This museum will showcase how A. Quinn Jones' legacy of laying a foundation for students to obtain an education had a monumental impact on not only our local community but our global one as well.

Construction for the interior build-out of the home is moving forward. The Invitation to Bid (ITB) was released by City Purchasing on September 30, 2015 for the renovation and adaptive reuse of the A. Quinn Jones Homestead into a public museum and cultural center. A mandatory pre-bid conference was held on October 14, 2015 @ 9:00 am. There were fourteen participants representing about 7 companies. The deadline for receipt of questions was October 16, 2015 @ 6:00 pm. The bid was due on October 28, 2015 at 3:00 pm local time and Purchasing received three bids. Purchasing and Legal deemed the bidder responsible and responsive and the low bid award went to WPJ Construction LLC/ENI LLC for \$198,299. Construction is anticipated to last 120 days from the Notice to Proceed.

Fiscal Note: Construction in the amount of \$198,299 will be paid from the FAPS Trust Fund as follows: W520 - \$131,264; W503 - \$30,000; W504 - \$25,000; W539 - \$7,035; and W501 - \$5,000.

RECOMMENDATION

*CRA Executive Director to the CRA Board:
Approve the Bid Award from WPJ Construction, LLC/ ENI, LLC in the amount of \$198,299 and authorize the CRA Executive Director to execute all pertinent documents subject to form and legality by the CRA Attorney.*

[150526 PRESENTATION 20151112.pdf](#)

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT

