

# City of Gainesville

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



## **Meeting Agenda - Final**

**February 15, 2016**

**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)*

**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT**[150733.](#)**December 21, 2015 CRA Meeting Minutes (B)****RECOMMENDATION**

*CRA Secretary to CRA Board: Approve the minutes of the December 21, 2015 meeting.*

[150733\\_MINUTES\\_20160215.pdf](#)**EXECUTIVE DIRECTOR CONSENT**[150734.](#)**CRA Project Summary FEBRUARY (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, Michael Beard - 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 received two applications including 19 SE 2nd Place and 16 SW 1st Ave. (DRAB).*

**Eastside Redevelopment Advisory Board (ERAB)**

*Heartwood, Project Manager, Michael Beard- Staff and EDA presented to the City Commission on January 7th for Land Use and Zoning change. Application has been sent to the Florida State Department of Economic Opportunity for review. Staff has been working with DRMP in collaboration with many City Departments on the Phase 1 Civil Engineering Design Plat, which has reached 60 percent completion. EDSA nearing completion of the Architectural Designs. A workshop was held at the ERAB Advisory Board meeting on February 9th. The Marketing and Branding team will continue 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 Master Plan & Phase 1 Development, Project Manager, Michael Beard - The CRA Board approved the 100% master plan for the 13.6 acre GTEC site in May 2015. 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. Project's construction document set was resubmitted for Design Review Board (DRB) and GRU Utility permit review in December. Full construction documents submitted to Planning Department on February 2nd. The possible naming and logo options will be presented to the community during the February ERAB meeting.*

*CRA purchased a 0.55-acre highly-visible mixed-use property at the corner of SE Hawthorne Road and SE 24th Ave/SE 8th Ave, on 2233 SE Hawthorne Road. Staff is negotiating the purchase of a 0.27 acre property on 2031 SE Hawthorne Road.*

*ERAB Residential Paint Program, Project Manager, Malcolm Kiner - Eastside Redevelopment Area Residential Paint 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. To date we have assisted 15 applicants with paint and supplies. We currently have six applications pending.*

*Greater Duval Neighborhood Revitalization Initiative (NRI), Project Manager, Malcolm Kiner - CRA launched a partnership with Alachua Habitat for Humanity and their "A Brush with Kindness" program called the "Partnership for Paint" program. 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 15 homes in the area Greater Duval Neighborhood.*

*Downtown Redevelopment Advisory Board (DRAB)*

*Downtown Plaza, Project Manager, Malcolm Kiner - On Agenda*

*Downtown Redevelopment Area Residential Paint Program, Project Manager, Stephanie Seawright - To date the DRA Residential Paint Program has completed seven (7) homes. We have two (2) pending applications. After painting the first home in the Porter's neighborhood the program received coverage on TV 20 and staff has seen the interest in the program increase. We will begin outreach in other neighborhoods in the Downtown area to get them included in the applicant pool.*

*The Delta Sigma Sorority, Inc. painted one of the Porters applicant's homes on January 30, 2016 as a community service project for their organization.*

*Depot Park Phase II, Project Manager, Cindi Harvey - The CRA broke ground on Phase II construction at Depot Park on September 2, 2015.*

*To date, the installation of the play equipment in the children's play area is underway, the installation of the NE Gateway has begun, the pedestrian bridge on the western side of the Park has been installed, the rail to the NW Gateway has been laid, and the sites of the park bathrooms and main pavilion have been prepped. Phase II construction at Depot Park is on schedule with an anticipated substantial completion date in Summer '16.*

*Power District, Project Manager, Andrew Meeker - On Agenda*

*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 - CRA staff with its project design team, led by CHW Engineers, and CPPI project construction management team, kicked off the design process for the two-folded design effort for the NW 1st Ave revitalization: Project 1: Underground Infrastructure and Roadway Improvements, and NW 1st Ave Project 2: Utility Conversions and Streetscape Improvements.*

*The team intends to work closely with internal and external stakeholders to finalize the design and coordinate construction sequence. The team will also work on branding the street and promoting its businesses. Construction is anticipated to begin in late November and be completed by September 2017.*

*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. Most recently staff and the architectural consultant have been assisting the Discount Hi-Fi Building tenants on façade concepts to complement interior improvements.*

*Fifth Avenue Pleasant Street Redevelopment Board*

A.Q. Jones House Museum, Project Manager, Stephanie Seawright - A Notice to Proceed was issued on February 1, 2016. Expected completion will be April 2016.

Staff is currently working on developing an RFP for a Management Entity for the project.

FAPS Residential Paint Program, Project Manager, Malcolm Kiner - To date the program has accounted for the completion of 16 homes with the latest home completed in late January.

Seminary Lane, Project Manager, Sarit Sela - Project team has been exploring ways to implement mixed-income, mixed-use development on the project site. The project engineers and planners, EDA, have been researching the stormwater, parking and planning requirements for the site.

The first community meeting for the site was held on December 1st, 2015, at the A. Quinn Jones Exceptional Student Center  
<[https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=2&cad=rja&uact=8&ved=0ahUKEwj2-tnY7b3JAhVB6SYKHxw4CNsQFggoMAE&url=https%3A%2F%2Fk12.niche.com%2Fa-quinn-jones-exceptional-student-center-gainesville-fl%2F&usg=AFQjCNEO\\_wmpdvrkA-Caz-guHwk\\_TxDceg&sig2=ccLkD9yTVXZ1QM3-jMkjCA](https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=2&cad=rja&uact=8&ved=0ahUKEwj2-tnY7b3JAhVB6SYKHxw4CNsQFggoMAE&url=https%3A%2F%2Fk12.niche.com%2Fa-quinn-jones-exceptional-student-center-gainesville-fl%2F&usg=AFQjCNEO_wmpdvrkA-Caz-guHwk_TxDceg&sig2=ccLkD9yTVXZ1QM3-jMkjCA)>. More than 40 stakeholders attended the event. A second community meeting is anticipated to be held in the Spring.

*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**

[150731.](#)

**Bo Diddley Plaza Reopening Update (B)**

*Explanation:* The Gainesville Community Redevelopment Agency (CRA) was tasked with considering the Downtown Bo Diddley Plaza (BDP) as a whole and its potential to function as a successful, well-used public space. This process began with initial meetings with the Downtown Redevelopment Advisory Board and an extensive list of community stakeholders beginning in December of 2008. The redevelopment strategy has always been place-driven instead of utilizing a "project approach" in order to achieve lasting success; a usable space, not merely formulating a new design.

*The Bo Diddley Plaza (BDP) construction improvements have reached substantial completion and the Plaza will reopen on March 1, 2016. Although the Community Redevelopment Agency's project focused on the north side of the Plaza; the closing of the Plaza was leveraged to complete additional improvements on the property during construction.*

*The City Parks, Recreation, & Cultural Affairs Department utilized the Plaza closure to make additional improvements including enhanced lighting, brick repairs, security camera replacement, stage-related repairs and acoustical enhancements. The partnership between CRA and multiple City Departments has been (and will be) critical to the successful implementation of the physical changes and the programming and management of the revitalized space moving forward. These efforts have been further enhanced by collaboration with the Gainesville Police Department, Gainesville Fire Rescue, City Public Works Department, RTS, Gainesville Regional Utilities and many diverse community groups and agencies.*

*CRA staff will give an update on the accomplishments of the project to date, how the physical layout and function has changed and how it all relates to enhanced programming and management of the site. Staff will also outline upcoming events related to the Plaza reopening.*

*Fiscal Note: None*

**RECOMMENDATION**

*CRA Executive Director to CRA Board: Hear Presentation from Staff*

[150731\\_PRESENTATION\\_20160215.pdf](#)

**150732.**

**Power District (B)**

*Explanation: As the CRA continues to implement the various elements of 2013 Redevelopment Plan and coordinate General Government and GRU involvement in the process, Staff will present an update to the Board on the many activities currently underway. Because of the complex and dynamic conditions of the Power District site, multiple independent yet interrelated technical studies have been completed so to craft a comprehensive Workplan to ensure a development driven investment strategy. These efforts have helped identify critical paths and prioritization of needed capital investments and resources from the various departments participating in the redevelopment of the Power District. CRA Staff has been actively participating and providing documentation to the City's current Budget & Strategic Planning process to ensure financial coordination between the Power District Strategic Plan partners.*

*As a result of significant due diligence work such as crafting the 2013 Redevelopment Plan, rezoning, technical studies, programming, and environmental analysis, CRA staff believes the private market is ready and prepared to partner with the public sector on development projects*

*in the Power District. Following a series of meetings with local development professionals and discussions with various industry professionals, the CRA will provide the Board with an overview on the recommended approach, methodology, and schedule behind a development partner solicitation process. The goal of this solicitation process is to incentivize private investment while also ensuring the spirit and integrity of the adopted 2013 Redevelopment Plan is maintained throughout the development process.*

*Fiscal Note: None*

**RECOMMENDATION**

*CRA Executive Director to CRA Board: Hear presentation from Staff*

[150732\\_PRESENTATION\\_20160215.pdf](#)

**CRA ATTORNEY**

**REPORTS FROM ADVISORY BOARDS/COMMITTEES**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**ADJOURNMENT**