

# City of Gainesville

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



## **Meeting Agenda - Final**

**July 18, 2016**

**3:00 PM**

**City Hall Auditorium**

## **Community Redevelopment Agency**

*Craig Carter (Chair)  
Todd Chase (Member)  
Helen Warren (Chair Pro Tempore)  
Charles Goston (Member)  
Lauren Poe (Member)  
Harvey Budd (Member)  
Adrian Hayes-Santos (Member)*

**CALL TO ORDER****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT**[160197.](#)**June 20, 2016 CRA Meeting Minutes (B)***Fiscal Note: None***RECOMMENDATION***CRA Secretary to the CRA Board: Approve the minutes of the June 20, 2016 meeting.*[160197 MINUTES 20160718.pdf](#)**EXECUTIVE DIRECTOR CONSENT**[160195.](#)**CRA - City option Agreement for City owned properties - Tax Parcels #13956, #13911, #13913-001(B)**

*Explanation: These properties, known as Tax Parcels #13956, #13911, #13913-001, are located along NW 5th Avenue within the Gainesville Community Redevelopment Agency's (CRA) Fifth Avenue Pleasant Street Redevelopment Area (FAPS).*

*On June 5 2014, the City Commission approved to declare the sites as surplus. As defined in the Policies, surplus means "property which no longer serves a public purpose, or is in excess of the City's needs, or the sale of which would serve a greater public purpose than the retention of the property".*

*In March of 2015, the CRA entered an Option Agreement with the Gainesville Florida Housing Corporation Inc. (GFHC), the owner of the former Seminary Lane Property, with the intention to partner on the redevelopment of the vacant 5.9-acre former Seminary Lane site. To that end, the three City owned parcels, which are adjacent to the vacant Seminary Lane site, offer the CRA with an opportunity to plan and develop the City owned properties along with the former Seminary Lane property.*

*On August 21st, 2014, the City and CRA entered into an Option Agreement for the three sites. This agreement expired on December 31, 2015. The CRA would like to enter into a new Option Agreement with the City of the potential redevelopment of the three sites. The new agreement will be in place for three years with an option to extend*

additional 3 more years.

*The GCRA is committed to continuing the effort to improve the quality of life in our neighborhoods for the benefit of all residents; and to redevelop vacant and underused infill properties in our neighborhoods.*

*Fiscal Note: None*

**RECOMMENDATION**

*CRA Staff to CRA Board: Authorize the CRA Executive Director to execute the proposed CRA - City option Agreement for City owned properties - Tax Parcels #13956, #13911, #13913-001.*

[160195a\\_OPTION TOT LOT\\_20160718.pdf](#)

[160195b\\_OPTION EXECUTED\\_20160718.pdf](#)

[160195c\\_LEGISLATION DETAILS\\_20160718.pdf](#)

[160195d\\_OPTION PROPOSED\\_20160718.pdf](#)

[160198.](#)

**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, 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. Staff is also developing a modified program that will coincide with the NW 1st Ave Streetscape Project.*

**Eastside Redevelopment Advisory Board (ERAB)**

*Heartwood, Project Manager, Michael Beard- Through the executed contract with EDSA for Architectural Standards and Design Guidelines, 4 Floor plan options and 4 Elevation options have been produced. Staff has received cost estimates for the horizontal improvements and appraisals for the conceptual designs on the approved lots.*

*The completion of the Architectural conceptual designs has provided the final elements needed to fulfill website development for Heartwood, which will act as a major marketing component for the community, as well as a source for progress updates.*

*Staff is developing an RFQ after reaching out to the builder/developer community in order to discuss innovative approaches to partner on the new development. As we move forward, CRA will work with the*

*community, builder/developer's, as well as the local finance and real estate professionals to create the new Heartwood community.*

*Cotton Club Grant Management, Project Manager, Stephanie Seawright - The Cotton Club is moving forward with construction on the project and staff is providing oversight.*

*Cornerstone, Project Manager, Michael Beard - In May 2015, 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. The fully permitted construction documents and approved master plan set is anticipated by July 2016. Staff has been working to foster full development of the site, combining tenant recruitment, marketing and physical improvements for a cohesive economic development strategy. Staff has been in communication with a viable tenant with a strong desire to locate to the GTEC site who requires 22,700 square feet by spring 2017. Staff reignited communications with the respondents of the 2014 RFP and two firms submitted Letters of Interest for pursuing a public-private partnership with the CRA/City and proposed anchor tenant. After meeting with both respondents and the proposed tenant, one proposal was deemed to be in the best interest of all three parties.*

*At the June 16th City Commission meeting staff presented an overview of a proposed public-private partnership for a first phase expansion at the Cornerstone site; and outlined potential terms, timeline and scope for development. At the July meeting staff will present a potential option for the disposition of pads C and D for City Commission approval. Additional items regarding infrastructure work to be completed by CRA and enhanced incentive programs will be presented to the CRA Board for consideration in August.*

*ERAB Residential Paint Program, Project Manager, Malcolm Kiner - The Residential Program is open and accepting applications, the 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.*

*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. 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". We currently have completed 16 homes in the area and are scheduled to complete another home in the Duval Neighborhood along NE 22nd Street in late July.*

*Downtown Redevelopment Advisory Board (DRAB)*

*Downtown Plaza, Project Manager, Malcolm Kiner - The Plaza Café Buildout is currently underway and expected to be complete in early August. Patticakes operating out of the Café will offer Coffee, Breakfast, Lunch, and Dinner items.*

*Programing continues to be diverse and active at BDP, from the farmers market, Zumba, Yoga, and the free Fridays concert series staff continues to bolster programming at the Plaza with events like Unity in the Community. For more information on events at the Plaza please visit [www.Bodiddleyplaza.com](http://www.Bodiddleyplaza.com) <<http://www.Bodiddleyplaza.com>>.*

*University Avenue Substation, Project Manager, Stephanie Seawright - Staff is still in discussions with County Staff with regards to the property being transferred to the City or CRA through the surplus program. CRA Staff plans to take the project through our First Step process to determine the viability of the types of projects envisioned for the site. Possible uses for the redeveloped site are a restaurant, newspaper kiosk, juice bar, pizza take-out and a specialty shop to name a few.*

*Downtown Redevelopment Area Residential Paint Program, Project Manager, Stephanie Seawright - To date the DRA Residential Paint Program has completed seven (7) homes (407 SW 5th Ave, 428 SW 3rd St., 436 SW 3rd St., 507 SW 6th Pl, 608 SW 4th St., 627 SW 5th St., 703 SW 5th St.). We have six (6) pending applications (621 SW 5th St., 704 SW 5th Terr., 803 SW 5th Terr., 614 SW 3rd St., 321 SW 7th Ave; and 403 SW 7th Ave.)*

*Depot Park Phase II, Project Manager, Cindi Harvey - On Agenda*

*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 CRA has received preliminary electrical undergrounding designs and required easement locations from GRU. The easements required are extensive and involve numerous properties along the entire project corridor from NW 13th Street to NW 20th Street. The CRA's next steps for this project will be initiating a cost/benefit analysis and meeting with individual property owners over the next several months to determine the feasibility of the acquisition of all of the easements required. We will be moving toward a community meeting after all potential easement stakeholders have been contacted.*

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

*South Main Street, Project Manager, Andrew Meeker - As a next step in the planning process, Staff is working to schedule a series on*

community workshops and engagement methods in August to gather input in possible design alternatives and solutions to improve the safety and accessibility of the corridor. With the pending opening of Depot Park in August, the forthcoming completion of the Cade Museum in the Fall of 2017, Staff is working to advance the planning process to ensure public safety improvements are in place as soon as possible without significant disruptions to business and commuter operations along the street.

#### *Fifth Avenue Pleasant Street Redevelopment Board*

A.Q. Jones House Museum, Project Manager, Stephanie Seawright - Site work has begun on the project. We will be working with Cultural Affairs to move forward with management of the facility. We are also seeking a design consultant for the exhibit design and programming for the center.

FAPS Residential Paint, Project Manager, Malcolm Kiner -Like the Eastside Residential Paint Program the FAPS Residential Paint 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.

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**

### 160191.

#### **Power District Developer RFQ (B)**

*Explanation: On August 18, 2016 the CRA issued an RFQ (Request For Qualifications) seeking qualified development teams interested in implementing the 2013 Power District Redevelopment Plan. A total of three proposals were received from the following development firms and were ranked as follows: 1) Cross Street Partners of Baltimore, MD; 2) Concept Companies of Gainesville, FL; and 3) 1220G of Gainesville, FL.*

*The goal of the solicitation was to identify potential local, regional, and national private development partners. Because of the uniqueness of the Power District as well as the significant amount of existing due diligence work with the site, the RFQ served as a mechanism to announce our desire to formalize private public partnerships and begin strategic development driven implementation of the master plan. This*

*solicitation process encourages private investment while also ensuring the community vision and core principles of the adopted 2013 Redevelopment Plan are maintained throughout the development process.*

*All three firms that submitted their qualifications have significant development experience and were considered responsive, responsible and qualified by the selection committee. The recommendation is to advance all three to the next phase of RFP (Request for Proposals) development solicitations.*

*Due to large file sizes, each of the three RFQ submissions can be viewed and/or downloaded from the following link  
<[https://www.dropbox.com/sh/3oge2sigjsr3wo/AABpA\\_AnFwCzNXtIDG4HejY3a?dl=0](https://www.dropbox.com/sh/3oge2sigjsr3wo/AABpA_AnFwCzNXtIDG4HejY3a?dl=0)>*

*Fiscal Note: None*

**RECOMMENDATION**            *CRA Executive Director to CRA Board: Approve ranking of respondents to the Power District RFQ.*

[160191a PRESENTATION 20160718.pdf](#)

[160191b BID TAB 20160718.pdf](#)

[160191c INTENT TO AWARD 20160718.pdf](#)

[160191d SCORING EVALUATION 20160718.pdf](#)

## 160192.

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

*Explanation: NW 1st Ave, between NW 16th St and NW 20th St, is an important mixed-use corridor located a block away from the University of Florida and the Ben Hill Griffin Stadium. The NW 1st Ave Streetscape 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.*

*Since 2012, the project team has been extensively involving the local community in the project development. Through stakeholder engagement, the design team developed a desired scope of improvements and created a conceptual street layout. 15% and 50% Construction Documents sets were approved by the CRA Board in April and September 2014, respectively. In November 2015, CRA Boards approved engineering and design contracts to complete the design and permitting for the full scope of the project, including two separate efforts: NW 1st Ave Project 1: Underground Infrastructure and Roadway Improvements, and NW 1st Ave Project 2: Utility Conversions and Streetscape Improvements. In 2016, the project team has been coordinating with stakeholders to finalize the proposed design, including holding four stakeholder meetings dedicated to each of the four project blocks, numerous one-on-one stakeholder meetings, and many cross-departmental meetings with City staff.*

To complement the physical impact of the streetscape project and to support local businesses, CRA staff developed a draft marketing and communications plan and three time-limited façade improvement incentive programs for the Midtown area. These proposed plans were presented to forty property and business owners at a Stakeholder Meeting that took place on June 29th. At today's meeting, staff will present these proposed programs to the CRA Board, for discussion and approval.

*Fiscal Note:* An amount of up to \$40,000 will be dedicated to the Midtown Architectural Assistance Program from the NW 1st Avenue project account.

An amount of up to \$400,000 will be dedicated to the Midtown Façade Grant Program and Residential Paint Program from the NW 1st Avenue project account.

**RECOMMENDATION**

CRA Executive Director to CRA Board: 1) Approve the proposed Midtown Architectural Assistance Program and Application as presented subject to approval by the CRA Attorney; 2) Approve the proposed Midtown Façade Grant Program and Application as presented subject to approval by the CRA Attorney; and 3) Approve the proposed Midtown Residential Paint Program and Application as presented subject to approval by the CRA Attorney.

[160192a PRESENTATION\\_20160718.pdf](#)

[160192b ARCHITECTURAL PROGRAM\\_20160718.pdf](#)

[160192c FACADE GRANT PROGRAM\\_20160718.pdf](#)

[160192d RESIDENTIAL PROGRAM\\_20160718.pdf](#)

**160193.**

**CRA FY17-18 Proposed Budget (B)**

*Explanation:* The CRA embarked on a thorough Strategic Planning process prior to the FY 2015-2016 budget 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. We are wrapping up our first two-year budget cycle and preparing to enter into the next for FY17-FY18.

The FY17-FY18 budget supports the CRA Workplan approved during the June CRA meeting and supported by the four CRA advisory boards. The approved two year workplan provides staff with clear community initiatives that align with the advisory and CRA board goals for the next two fiscal years. Staff will provide an overview of the proposed

FY17-FY18 budget that will go into effect October 1, 2016.

*Fiscal Note: None*

**RECOMMENDATION**

CRA Executive Director to CRA Board: Approve FY17-18 Proposed Budget as presented and modified, if applicable

[160193\\_PRESENTATION\\_20160718.pdf](#)

[160194.](#)

**Depot Park Update (B)**

*Explanation: In September 2015, the CRA broke ground on Depot Park Phase II construction with an anticipated timeline of 12 months to complete. This phase of construction will complete the majority of park elements to be enjoyed by park visitors. These include a multi-use trail network, a pedestrian bridge, two formal gateway features on the northeast and northwest corners of the park site, two large pond overlooks, a 20' wide waters-edge promenade, picnic pavilions, surface parking for vehicles, bathroom facilities, a children's play area the size of a football field, an underwater cavern inspired splashpad, landscaping, benches, trash and recycle receptacles, bicycle parking, and park lighting.*

*In conjunction with Depot Park Phase II construction, CRA staff has also been working closely with Bike Florida to enhance the existing Share the Road Bicycle Memorial. Construction of the Share the Road Bicycle Memorial is on track for completion in tandem with Phase II construction. Today, staff will provide a brief construction and marketing update to the CRA Board and share details regarding the Grand Opening of Depot Park scheduled for August 20, 2016.*

*Fiscal Note: None at this time*

**RECOMMENDATION**

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

[160194\\_PRESENTATION\\_20160718.pdf](#)

**CRA ATTORNEY**

**REPORTS FROM ADVISORY BOARDS/COMMITTEES**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**ADJOURNMENT**