

City of Gainesville

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



Meeting Agenda - Final

August 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)
Lauren Poe (Member)
Harvey Budd (Member)
Adrian Hayes-Santos (Member)*

ROLL CALL**ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT**[160273.](#)**July 18, 2016 CRA Meeting Minutes (B)***Fiscal Note: None***RECOMMENDATION**

CRA Secretary to the CRA Board: Approve the minutes of the July 18, 2016 meeting.

[160273 MINUTES 20160815.pdf](#)**EXECUTIVE DIRECTOR CONSENT**[160274.](#)**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

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. Recent marketing and engagement efforts have yielded an influx of potential program participants.

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. In the first stages of forming a public/private partnership, staff is developing a solicitation for the

developer/builder community. Staff will present the solicitation to the CRA Board in the coming weeks. Along with the partnership recruitment, staff is continuing engage potential residents and financial institutions in an effort to develop constructive relationships toward homeownership in the 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 - On Agenda

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. As we approach the new fiscal year staff will work on new ways to market the program throughout the district.

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". During the month of July we completed the 16th home in the Greater Duval Neighborhood.

Downtown Redevelopment Advisory Board (DRAB)

Downtown Plaza, Project Manager, Malcolm Kiner -Patticakes on the Plaza buildout is currently underway, the tenants are excited and looking forward to their soft opening in early September. Staff will present an update of the buildout and opening during the September CRA meeting. Patticakes will offer Coffee, Breakfast, Lunch, and Dinner items.

Entering the fifth month since the Plaza reopened programing continues to develop, staff is fielding request to use BDP on a weekly basis from groups and members of the public. For more information on events at the Plaza please visit www.Bodiddleplaza.com <<http://www.Bodiddleplaza.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 (8) 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., 403 SW 7th Avenue). We have five (5) pending applications (621 SW 5th St., 704 SW 5th Terr., 803 SW 5th Terr., 614 SW 3rd St., and 321 SW 7th Ave.)

Depot Park Phase II, Project Manager, Cindi Harvey - The Depot Park Grand Opening is August 20, 2016 from 9:00 am - 12:00 pm. Cindi Harvey will now be the Depot Park Manager under the Parks Recreation and Cultural Affairs Department.

Power District, Project Manager, Andrew Meeker - Following the Board's approval of the Developer RFQ ranking in July, Staff is in the process of crafting the subsequent RFP for Phase 1 Development projects. It is expected that the draft RFP will be presented at your September meeting for review and feedback.

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 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 - 100% Construction Documents for NW 1st Ave Project 1: Underground Infrastructure and Roadway Improvements, and NW 1st Ave Project 2: Utility Conversions and Streetscape Improvements are scheduled to be delivered in August. Staff plans to present project construction GMP for CRA Board approval in September.

Three time-limited façade improvement incentive programs, targeted at the Midtown area, opened for applications on August 1. So far, staff received and approved one application for the Midtown Architectural Assistance program, and is working with two stakeholder on their applications for Midtown Façade Grants.

South Main Street, Project Manager, Andrew Meeker - On agenda

Fifth Avenue Pleasant Street Redevelopment Board

A.Q. Jones House Museum, Project Manager, Stephanie Seawright - A Certificate of Completion has been received. Next a Certificate of Occupancy will be obtained. Concurrently staff is working with PRCA on exhibit build-out and laying a foundation for programming.

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. Work is currently underway on NW 6th Street, and there are 3 pending applications on 6th Ave, 8th St, and 7th Ave.

Seminary Lane, Project Manager, Sarit Sela - Seminary Lane, Project Manager, Sarit Sela - The 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 in December 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_wmpdvkA-Caz-guHwk_TxDceg&sig2=ccLkD9yTVXZ1QM3-jMkjCA>. More than 40 stakeholders attended the event. A second community meeting will be held in the coming months.

In February 2016, the GFHC and GHA boards approved an intention to sell the NW quadrant of the former Seminary Lane site, a 2.77-acre lot located northwest of the NW 5th Avenue and NW 12th Street intersection. Proceeds will be used to finance construction of the affordable housing component of the project. The CRA is working with GFHC and GHA on drafting the Request for Proposals for selling the NW quadrant as the next step in the redevelopment plan.

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

160270.

Cornerstone (Former GTEC) Area Expansion (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 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 August 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.

After continued engagement with Merrieux for buildings C and D, staff presented the overall framework of a possible public/private partnership with Concept Companies; one of the respondents of the 2014 Developer RFP. This direction was approved by the City Commission on June 16, 2016 and staff has been diligently working closely with the developer to solidify the framework to accommodate 22,700 square feet of space required by the tenant. On August 4th the City Commission approved the proposed terms of the land disposition for building pads C and D; a public/private partnership in the form of a lease with an option to purchase with Concept Companies.

At the June CRA meeting the board was introduced to the idea of possible changes to some of our job incentive programs to help recruit companies to Cornerstone. Staff will present the proposed modifications to two of our incentive programs; High Wage Job Creation Incentive Program and the Company Relocation Incentive Program. In addition, staff will discuss the Guaranteed Maximum Price proposal for the previously discussed infrastructure scope which will represent 90-95% of the horizontal improvements needed to complete the overall Master Plan. Staff will also outline next steps and timeline for the development.

Fiscal Note: None

RECOMMENDATION

City Manager to CRA Board: Approve the modifications to the High Wage Incentive Program and the Job Relocation Program as outlined.

[160270_PRESENTATION_20160815.pdf](#)

[160271.](#)

South Main Street Update (B)

Explanation: Improvements to the South Main Street corridor have been the subject of discussions and planning exercises for a number of years in anticipation of the opening of Depot Park, the Cade Museum, the Power District, and other redevelopment opportunities in the area. During this period numerous milestones have been accomplished furthering the broad redevelopment goals for this area of Gainesville. Within the past several months significant changes to the area have occurred that directly impact the functional needs of the street. These include new commercial oriented businesses, the Depot Avenue streetscape and roundabout, siting of the Cade Museum, and the opening of Depot Park. With these recent improvements being fully realized, CRA Staff is prepared to advance the planning process forward so that the South

Main Street corridor responds to its changing context and reflects its prominence as a gateway to Gainesville.

During the past several months CRA Staff has been meeting with individual stakeholders, businesses, and property owners located along South Main Street to solicit feedback in regards to their current and future relationship to the corridor. The information received compliments the work previously conducted related to surveying, traffic data gathering, façade grants, site inventory, community engagement, and user analysis. With the pending opening of Depot Park in August 2016 and the Cade Museum in the fall of 2017, CRA Staff is preparing to host a series of participatory community workshops in August/September to explore design alternatives that will support the project planning principles of: improving safety and connectivity, increasing parking opportunities, preparing the area as a destination with a unique identity, while addressing the accessibility, flow, and balance of the corridor.

Staff is working to advance the planning, design, and engineering process to ensure public safety improvements are in place as soon as possible without significant disruptions to business and commuter operations along the street.

Next steps include the public being invited to participate in a two-day community workshop event on Monday, August 29 & 30 at the newly renovated building that is now home to the GFAA studio and Liquid Creative at 1314 South Main Street to take part in the design alternative process. We will also launch a web-based community design workshop site via engageGNV to facilitate additional stakeholder participation. Throughout the month of September numerous opportunities for the community to participate in the design process will be made available. CRA Staff will then consolidate feedback and recommendations received into a presentation to the Board during the fall of 2016. Once a cross-section for the street is approved by the Board, scoping of a schedule, construction documents, and construction can be developed. At today's CRA Board meeting, Staff will provide an update presentation on the approach, status, and scope of the South Main Street project.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to CRA Board: Hear presentation from staff

[160271_PRESENTATION_20160815.pdf](#)

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT