

City of Gainesville

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



Meeting Agenda - Final

October 17, 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**[160448.](#)

September 19, 2016 CRA Meeting Minutes (B)

*Fiscal Note: None***RECOMMENDATION***CRA Secretary to the CRA Board: Approve the minutes of the September 19, 2016 meeting.*[160448 MINUTES 200161017.pdf](#)**EXECUTIVE DIRECTOR CONSENT**[160446.](#)

CRA Project Summary October (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 in nearly every CRA District. Staff is eagerly anticipating the approval of two façade grants presented to the ERAB Board on October 11, 2016.

Eastside Redevelopment Advisory Board (ERAB)**Heartwood, Project Manager, Michael Beard- On Agenda**

Cotton Club Grant Management, Project Manager, Stephanie Seawright - The Cotton Club continues to move forward with the construction of the facilities. Staff continues to provide guidance and oversight through

grant management of the project.

Cornerstone Phase 1 Development-- 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. The CRA Board approved the overall framework for site work required for the deal including 90% of the infrastructure needed for the entire master plan at the July CRA meeting. The City Commission approved a Land Lease with an Option to Purchase for buildings C and D. That lease was presented to the developer and Staff is currently negotiating terms. The completion of the developer agreement is expected in the coming weeks.

During an upcoming CRA Board meeting staff will be further discussing a development deal that involves the relocation of the CRA office to the Cornerstone development.

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. Staff has received several pending applications from the Duval Neighborhood. 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 September we completed the 18th home on NE 22nd Street in the Greater Duval Neighborhood.

Downtown Redevelopment Advisory Board (DRAB)

Downtown Plaza, Project Manager, Malcolm Kiner - CRA staff is pleased to announce that Patticakes on the Plaza opened on September 20th. Patticakes is known for their cupcakes and coffee, but they also offer other goods such as quiches, bagels, and other breakfast items; ice cream; Paninis and wraps; smoothies; teas and more. Patticakes on the Plaza will be open weekly Monday-Thursday from 6:30 am to 9 pm. Friday hours will extend to 10:30 pm for concert-goers at the Plaza, and Saturday 9 am to 10:30 pm.

Enhanced programming is ongoing at BDP and October is going to be a great month, the Latino Festival gets the month started on October 1st, October 8th Capoeira class will be held from 11:30am to 12:30pm, followed that evening by a GRU sponsored Movie Night from 7pm-9pm. On October 22nd the Gainesville Pride Parade and Festival will take

place at BDP, and closing out the month October 28 -30 the City welcomes back The Fest. For more information regarding events please visit www.Bodiddleplaza.com <<http://www.Bodiddleplaza.com>>.

University Avenue Substation, Project Manager, Stephanie Seawright - Staff met with the Planning Department to discuss what is the feasibility of the project. Upon review it was determined that a First Step would not be needed due to the size of the facility and that a Rapid Review through the building Department would suffice. The County is moving forward with surveying and appraising the property. 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 - Staff is discussing with legal making changes to the project to include power washing as a service that the funds could be used for. 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, Ori Baber - Improvements to the drainage in the children's play area has been delayed to Hurricane Matthew and will be rescheduled for mid-November. During this time the rest of the park will remain open, including the promenade, walking trails, and pavilion. The project team has been exploring ways to provide additional shade in the playground, including the installation of shade sails. A comprehensive Depot Park signage package is in design and will soon be available for staff review.

The 'Pop-a-Top General Store' at the Historic Depot Building is open. The general store, located on the east end of the building, offers fresh made sandwiches, salads, baked goods, refreshing beverages, frozen treats, and other essentials for Depot Park visitors. 'The Boxcar' on the west end of the building opened on Sept 9 and offers beverage refreshments and live music. The majority of the tenant build out is complete and additional improvements to the building are under consideration, including the installation of insulation in the temperature-controlled portions of the general store area.

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 30% civil engineering design plans, and preliminary electrical undergrounding design with the required electrical easement locations from GRU. The electrical undergrounding 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 acquiring conceptual project renderings for two project scope scenarios: 1) Safety enhancements, usability improvements, beautification, and a neighborhood gateway feature, and 2) The "Best It Can Be" scenario including all the previous components coupled with undergrounding the electric utility and providing all secondary connections associated with undergrounding the electric utility. The CRA staff will also meet with individual property owners to determine the feasibility of the acquisition of all of the easements required for undergrounding the electric utility. The CRA 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 sets were submitted for staff review in mid-August. A final bid set was submitted in October. GMP's for both projects were approved by the CRA Board on September 19. Staff is executing construction contracts with CPPI for both projects, with projects' bidding anticipated in late October and early November. Construction is anticipated to begin on Monday, November 21, 2016. Three time-limited façade improvement incentive programs for the Midtown area were launched on August 1st. Staff is working with multiple properties on their applications and façade enhancement projects.

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

Fifth Avenue Pleasant Street Redevelopment Board

A.Q. Jones House Museum, Project Manager, Stephanie Seawright - The building is completed. A Certificate of Completion has been received. MAM Exhibit Designs has been contracted for exhibit design and oversight of build-out for the project. We have applied for two grants; the Florida African American Heritage Preservation Network (FAAHPN) (\$14,000) and the Weyerhaeuser Community Grant Program (\$10,000). We have been awarded the FAAHPN grant for the full amount.

Plans are to have the exhibit conceptual design completed by the end of October and then move to exhibit build-out and laying a foundation for programming in conjunction with PRCA.

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. Staff has seen an increase in applications. On September 24th the CRA partnered with the Innovative Dads organization and University of Florida students to work on two homes in the Pleasant Street Neighborhood.

Seminary Lane, Project Manager, Sarit Sela - In February, the Gainesville Florida Housing Corporation (GFHC) and Gainesville Housing Authority (GHA) boards, the majority owner of the site, approved to sale 2.77 acres of the 6.55 site, located northwest of the NW 5th Avenue and NW 12th Street intersection, with the intention of using future transaction proceeds to self-finance construction on the rest of the property. In August, GFHC and GHA, together with CRA staff, decided to change their strategy, and look for a developer to develop the entire 6.55 acres as a holistic project. The agencies are working with a commercial realtor to move this effort forward.

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

[160473.](#)

**Florida African American Heritage Preservation Network (FAAHPN)
Awards A. Quinn Jones Grant (NB)**

Explanation: The A. Quinn Jones Museum & Cultural Center has been awarded a \$14,000 Network Partner grant for fiscal year 2017. The funds can be used for any number of operations and design activities for the museum such as; professional services, marketing, equipment, exhibits and professional development.

Staff continues to seek additional funding opportunities in conjunction with PRCA for the project.

Fiscal Note: None

RECOMMENDATION

CRA Secretary to the CRA Board: Hear
Recognition

EXECUTIVE DIRECTOR

[160445.](#)

Power District Development RFP (B)

Explanation: On April 18, 2016 the CRA issued a RFQ (Request For Qualifications) seeking qualified developers desiring to participate in the redevelopment of the Power District. A total of three proposals were received from the following firms (1) Cross Street Partners of Baltimore, MD; (2) Concept Companies of Gainesville, FL; and (3) 1220G of Gainesville, FL. All three firms that submitted their qualifications have significant development experience and were considered responsive, responsible, and qualified by the CRA Board in July 2016. The motion which was

passed in July 2016 was to advance all three firms to the next phase of RFP (Request for Proposals) development solicitations.

Because of the uniqueness of the Power District as well as the significant amount of existing due diligence work with the site, the RFQ to RFP approach has served as a mechanism to announce the CRA's desire to formalize private public partnerships and begin strategic development driven implementation of the master plan. The 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.

Since CRA Board approval of the rankings in July 2016, Staff has been preparing the subsequent RFP advertisement. This includes completing an appraisal, beginning a Sweetwater Branch Creek Hydrology & Hydraulics analysis, and additional environmental testing. The purpose of this Request for Proposals (RFP) is to evaluate and rank detailed master developer proposals for the next phases of redevelopment in the Power District. We are requesting proposals from the previously qualified development teams that will include a detailed pro forma, financial impacts to the CRA/City/GRU, master site development plan, letters of intent, small/independent/local/diverse tenant and contractor inclusion strategy, and development concept including phasing, adaptive reuse, and programming. Respondents will be required to outline terms and approaches to purchase or lease the Power District properties and successfully reuse/redevelop the various properties in a manner that honors the existing 2013 Power District Redevelopment Plan and benefits the City and the surrounding neighborhood as identified in the Evaluation Criteria. Staff will provide a summary of the draft Evaluation Criteria used to rank proposals. If the ranking of the proposals that are received are approved by the CRA Board, it is the intent of Staff to enter into contract for sale or lease negotiations for portions of the property and a disposition development agreement. The agreements would provide for sale or lease of the property contingent on redevelopment in accordance with the proposal submitted and approved by the CRA Board. Based on CRA Board feedback, Staff is preparing to release the RFP in early November 2016 with responses due in early January 2017.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to the CRA Board:
Approve the draft RFP Evaluation Criteria.

[160445_PRESENTATION_20161017.pdf](#)

160444.

Heartwood Update (B)

Explanation: Heartwood is a 15.1 acre infill redevelopment project that will accommodate 34 single family detached homes. CRA Staff is nearing the conclusion of the permitting approval process which would yield

construction documents for storm water, site work, wetland mitigation, roads and sidewalks, utility infrastructure and more. The architectural standards and design guidelines are being finalized with flexible floor plans leading the marketing effort.

With a limited budget for the project, coupled with the desire to offer incentives to the end buyer, Staff is looking to partner with the local Developer/Builder community to bring this project to fruition. After meeting with the legal and purchasing department, it was concluded that an Invitation to Negotiate would “cast the largest net” and is least likely to exclude any local businesses with a desire to participate.

In today’s presentation staff will discuss the details of the proposed public solicitation and outline next steps for the project, in addition to providing an overview of the upcoming Heartwood Informational Session and Financial Expo being held on October 22, 2016 from 9 a.m. - 12 p.m.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to the CRA Board:
Approve Staff to move forward with the Invitation to Negotiate as described with approval by the CRA Attorney as to form and legality.

[160444 PRESENTATION 20161017.pdf](#)

160434.

South Main Street Improvements (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, construction of the Cade Museum, and the opening of Depot Park. With these recent improvements being fully realized, CRA Staff is prepared to advance the design and construction process forward so that the South Main Street corridor responds to its changing context while still supporting its existing businesses and users.

Throughout the month of September 2016 the CRA facilitated a series of participatory community workshops and engagement exercises that explored various street design alternatives related to reimagining the corridor by prioritizing the various streetscape elements. The CRA Board will be presented with a summary of the public feedback along with cross-section design concepts that are representative of the diverse priorities of participants. The presentation will outline how each

concept uniquely addresses the Guiding Project 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 requesting the CRA Board approve a design alternative concept as a Basis of Design so that CRA Staff can take the necessary steps to advance the design and construction to meet the project timeline.

Once a Basis of Design for the street is approved by the Board, detailed scoping of a budget, construction documents, stakeholder coordination, public outreach, and construction sequencing can be developed.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to the CRA Board: (1) Approve Option 5 Conceptual Cross-Section As Basis Of Design For Northern Segment Between Depot Ave And Rail Trail; and (2) Approve Option 2 Conceptual Cross-Section As Basis Of Design For Southern Segment Between Rail Trail and South 16th Ave

[160434_PRESENTATION_20161017.pdf](#)

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT