

City of Gainesville

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



Meeting Agenda - Final

December 12, 2016

1:00 PM

City Hall Auditorium

Community Redevelopment Agency

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

CALL TO ORDER**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT**[160587.](#)

November 21, 2016 CRA Meeting Minutes (B)

*Fiscal Note: None***RECOMMENDATION***CRA Secretary to the CRA Board: Approve the minutes of the November 21, 2016 meeting.*[160587 MINUTES 20161212.pdf](#)**EXECUTIVE DIRECTOR CONSENT**[160588.](#)

CRA Project Summary December (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, Jessica Leonard- 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 excited to announce the project completion of two (2) façade grants in Eastside Redevelopment Area. Additionally, this week we have three (3) façade grants pending approval by the ERAB Advisory Board and one (1) façade grant pending approval by the DRAB Advisory Board. Staff is enthusiastically expecting the approval of multiple façade grants in each district as a combination of both concentrated outreach and community engagements have been put in effect to help aid in awareness of the program.

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. Those Designs were the highlight of the Heartwood Informational Session and Financial Expo; where over 200 Gainesville citizens were provided specifics on the project and given the opportunity to engage 15 different lending institutions. Those citizens, along with others, will receive regular updates on the project as it progresses. Staff has received cost estimates for the horizontal improvements and appraisals for the conceptual designs on the approved lots. Construction Documents will be submitted for site permit on December 6th. Construction is anticipated to begin early 2017

Cotton Club Grant Management, Project Manager, Stephanie Seawright - The Cotton Club continues to move forward with the construction of the facilities. Over the past five months the following work has been completed; exterior carpentry, exterior painting, redesign of the Fire Sprinkler system, purchase and installation of windows; and doorway installation. The ADA bathrooms are under construction as well as the framing on the inside of the structure including the stage area.

Cornerstone Phase 1 Development, Project Manager, Michael Beard-- At the June 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 August meeting the City Commission approved the disposition of building pads C and D which included a lease with an option to purchase agreement with Concept Companies. Since then, Concept Companies has solidified their leasing agreement with Merieux and a press announcement was hosted by the Chamber of Commerce to memorialize the deal. Staff, along with Legal and the developer are solidifying the terms of the lease agreement and moving forward with the processes necessary to legally divide the properties within the approved master plan. Construction Documents representing 90% of the infrastructure needed for the entire master plan will be complete at the beginning of December. Staff will bring the Guaranteed Maximum Price to the board in an upcoming meeting.

ERAB Residential Paint Program, Project Manager, Malcolm Kiner - The 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. We are currently accepting applications, and have pending applications for 2515 NE 11th Place, 2539 NE 11th Place, and 2520 NE 13th Ave in the Greater Duval Neighborhood.

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 Habitat for Humanity's "A Brush with Kindness" program. As of October the partnership has completed 19 homes in the Greater Duval Neighborhood. Additional work through the NRI includes the development of new gateway signage, homeownership, and mentoring and mentoring programs.

Downtown Redevelopment Advisory Board (DRAB)

Downtown Plaza, Project Manager, Malcolm Kiner - We are ending the year with another action packed month at BDP, the month begins with the Holiday Shopping Extravaganza, followed by Project Beautiful presents Blackout Friday. BDP will host the Birthday Blues Bash with music by the Bridget Kelly Band and we will end the year with the Downtown Countdown. In addition to these great events we continue with the BDP Jazz lunch every Tuesday and Thursday and Zumba and Yoga classes offered weekly. For more information regarding events please visit www.Bodiddleyplaza.com <<http://www.Bodiddleyplaza.com>>.

University Avenue Substation, Project Manager, Stephanie Seawright - Staff met with the Planning Department to discuss what the feasibility of the project is. 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. Once completed, the County will act to surplus the property to the City.

Downtown Redevelopment Area Residential Paint Program, Project Manager, Stephanie Seawright - Staff is awaiting legal 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 - Drainage improvements in the children's play area were completed on time and the playground re-opened on Nov 21. Staff is working closely with Parks, Recreation, and Cultural Affairs and the Depot Park Staff to manage the operational expense budget, warranties, and maintenance. The CRA, PRCA, and Public Works are exploring opportunities to develop educational resources and programming for the park. The goal is to develop resources for parents, teachers, and the community that highlight the stormwater management system, the nature and ecology of the area, the history of the rail line and station, and the educational features embedded within the playground.

The CRA is working on a comprehensive signage package for Depot

Park, including signage for the new Depot Park Visitor's Center on S. Main Street and graphics for literature, social media event postings, and more. The designs are currently being finalized and once they are approved by all parties, fabrication will begin. The new signage is expected to be installed in early 2017.

The bid process for a complete landscaping package at the park is underway. Staff continues to examine ways to provide additional shade in the playground area, including the possible installation of shade sails.

The 'Pop-a-Top General Store' and 'The Boxcar' at the Depot Building continue to provide refreshments, snacks, and live entertainment to visitors to Depot Park and the Downtown area. Additional maintenance to the Depot Building is underway, including the installation of insulation in the exterior walls of the temperature-controlled portions of the general store area.

Power District, Project Manager, Andrew Meeker - Following the Board's approval of the RFP approach and framework at the October 2016 meeting, Staff is in the process of drafting the solicitation document and coordinating with the various internal stakeholders involved in the project. The RFP is anticipated to be released in December 2016 and proposals received in February 2017. Following an Evaluative Committee review and ranking process, Staff will provide a presentation summarizing the results and recommendations to the CRA Board.

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 - On Agenda.

South Main Street, Project Manager, Andrew Meeker - Following the

Board's approval of the two basis-of-design concept cross-sections in October 2016 as well as the Design & Engineering Contract in November 2016, Staff is advancing the project by outreach and coordination efforts with various stakeholder groups associated with undergrounding and utilities, emergency services, traffic engineering, and associated business/property owners. Now that the Design & Engineering work towards 30% Construction Documents is underway, the specific costs and construction timeframes associated with the utility undergrounding concept is being incorporated into the larger project and process. The 30% Construction Documents along with the feasibility analysis for the undergrounding will be delivered to CRA Staff in February 2017. Following an internal review of the submittal, CRA Staff will provide the CRA Board a presentation at the March 2017 meeting that will include a detailed overall budget with break-outs for the northern segment concept versus the southern segment concept as well as a break-out for undergrounding. We believe this approach will allow the CRA Board to review and consider the entire project scope and budget holistically in order to expedite the implementation by the October 2017 timeframe the Board requested. It will also allow the Board to utilize the FY17 Amendatory Budget to align any necessary resources to support the project. Finally, CRA Staff believes this project may exceed \$2 million in construction costs and is therefore initiating a Construction Manager RFQ solicitation in order to solidify the construction team early in the design process.

Fifth Avenue Pleasant Street Redevelopment Board

A.Q. Jones House Museum, Project Manager, Stephanie Seawright - The Exhibit Design Concept has been finalized and we are moving forward with design and exhibit fabrication. The Arbor Day Celebration will be held on January 19, 2016 on the site. We have scheduled the Private Showing for Friday, February 24, 2017 and the Grand Opening for Sunday, February 26, 2017.

CRA is assisting PRCA in the development of a Museum Coordinator position and plans to have the person hired by the grand opening.

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. Currently we have pending applications for homes at 1103 NW 7th Avenue, 817 NW 7th Ave and 306 NW 8th Street.

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 looking to work 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

[160608.](#)

CRA January 16, 2017 Meeting Cancelled (NB)

Explanation: As the January 16, 2017 CRA board meeting falls on the Martin Luther King Jr. Day, we are asking that the meeting be cancelled in observance of this federal holiday.

Fiscal Note: None

RECOMMENDATION

CRA Secretary to the CRA Board: Approve the cancellation of the January 16, 2017 CRA Board meeting in observance of the Martin Luther King, Jr. holiday.

EXECUTIVE DIRECTOR

[160589.](#)

NW 1st Avenue Streetscape: Project Update (B)

Explanation: NW 1st Avenue, between NW 16th Street and NW 20th Street, is an important mixed-use corridor located a block away from the University of Florida and the Ben Hill Griffin Stadium. The NW 1st Avenue 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. The vision and design goals of the project are to transform NW 1st Avenue into a welcoming, well-functioning and safer mixed-use street, catering to the wide variety of stakeholders and their needs.

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 encourage local stakeholders to improve their building facades, three time-limited façade improvement incentive programs for the Midtown area were launched on August 1st. 100% construction documents sets were submitted for staff review in mid-August. Guaranteed Maximum Price for both projects were approved by the

CRA Board on September 19, 2016. Construction is scheduled to begin on the first week of December.

Fiscal Note: CHW Construction Administration services will be funded from the NW 1st Avenue project account.

RECOMMENDATION

CRA Executive Director to the CRA Board: 1) Approve the CHW Construction Administration services proposal of \$37,000 for NW 1st Avenue Project #1: Underground Infrastructure & Roadway as presented, subject to review as to form and legality by the CRA Attorney; and 2) Approve the CHW Construction Administration services proposal of \$27,300 for NW 1st Avenue Project #2: Street Enhancements & Utility Connections as presented, subject to review as to form and legality by the CRA Attorney.

[160589A PRESENTATION 20161212.pdf](#)

[160589B PROPOSAL 1 20161212.pdf](#)

[160589C PROPOSAL 2 20161212.pdf](#)

[160589D TASK ASSIGNMENT 1 20161212.pdf](#)

[160589E TASK ASSIGNMENT 2 20161212.pdf](#)

[160589F PROFESSIONAL SERV. AGREEMENT 20161212.pdf](#)

160609.

Immersed Games Lease Extension for Suite 100 of the 802 NW 5th Avenue Commercial Building (B)

Explanation: In January 2012, SharpSpring LLC moved into the first floor of the 802 NW 5th Avenue Commercial Building. SharpSpring is a local technology company who initially moved into Suite 100 of the CRA office with 8-10 employees at the time. The company had plans to expand after a few years. SharpSpring was successful in growing their business and achieving their expansion plans. Their search for a larger space led them to the Firestone Building and they subleased Suite 100 to another startup, Immersed Games. SharpSpring now occupies the Nimbus Building on 6th Street and 2nd Avenue and has over 100 employees.

Immersed Games assumed the lease and the first floor space in 2014. They describe themselves as an "Early stage ed tech startup with and audacious vision of how games can be used to empower student learning."

Like SharpSpring before them, they have worked diligently to grow and expand their business and are at full capacity in suite 100. CEO Lindsey Trof has been in the Intel Education Accelerator program in Silicon Valley since August working with mentors and mingling with investors. The company is in the process of raising considerable funds in order to continue the growth of the business. On December 31, 2016 the Immersed games lease is set to expire.

Staff is presenting their request for an extension of a month to month lease. Upon successful completion of their fund raising goals they will be hiring additional staff and potentially looking for a larger space to accommodate their growth.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to CRA: Authorize the CRA Executive Director to execute a month to month lease with Immersed Games as described, with consideration as to form and legality by the CRA Attorney

[160609A_PRESENTATION_20161212.pdf](#)

[160609B_LEASE_20161212.pdf](#)

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT