

# City of Gainesville

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



## **Meeting Agenda - Final**

**February 20, 2017**

**3:00 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**[160775.](#)**January 19, 2017 CRA Meeting Minutes (B)***Fiscal Note: None***RECOMMENDATION***CRA Secretary to the CRA Board: Approve the minutes of the January 19, 2017 meeting.*[160775 JANUARY 2017 MINUTES 20170220.pdf](#)[160761.](#)**December 12, 2016 CRA Meeting Minutes (B)***Fiscal Note: None***RECOMMENDATION***CRA Secretary to the CRA Board: Approve the minutes of the December 12, 2016 meeting.*[160587 DECEMBER 2016 MINUTES 20170220.pdf](#)**EXECUTIVE DIRECTOR CONSENT**[160762.](#)**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, 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. Due to recent marketing and engagement efforts have yielded an influx of potential program participants in nearly every CRA District. Staff is excited to announce*

since, this new approach the Advisory Board approvals are on a rise. Currently, ten (10) façade grant projects are underway; four (4) façade grants in Eastside Redevelopment Area and six (6) in Downtown Redevelopment Area. Additionally, we are delighted to have eight (8) pending façade grants across the four (4) districts with an equal split of two (2) awaiting approval in each district for the first time with this new approach. Staff is enthusiastically expecting the approval of multiple façade grants in each district as a continued effort is placed in concentrated outreach and community engagements to help aid in awareness of the program.

Community Vitality Report- On agenda.

*Eastside Redevelopment Advisory Board (ERAB)*

*Heartwood, Project Manager, Michael Beard- -Staff has received cost estimates for the horizontal improvements and appraisals for the conceptual designs on the approved lots. Construction Documents were submitted for permit approval to the City and the Water Management District in January. Permits are anticipated in March 2017. A public solicitation will be released in February for a site contractor in the form of an Invitation To Bid. Staff has executed a contract an appraisal firm to determine lot pricing. Staff will return to the board in the coming weeks with a disposition plan for the individual divided parcels. Construction is anticipated to begin March 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 months an extensive amount of work has been done on the interior and the exterior of the facility.*

*Cornerstone Phase 1 Development, Project Manager, Michael Beard--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 have been submitted for permit of the site construction. The developer has also submitted full construction documents for the building that is to occupy pad C and D. Staff will bring the Guaranteed Maximum Price to the board in an upcoming meeting. Construction is anticipated to begin in March 2017.*

*ERAB Residential Paint Program, Project Manager, Stephanie Seawright - 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 several residences in the*

*Greater Duval Neighborhood.*

*Greater Duval Neighborhood Revitalization Initiative (NRI), Project Manager, Stephanie Seawright - 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 January 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)*

*Cade Museum, Project Manager, Andrew Meeker - Museum construction is underway and completion is anticipated in October 2017. CRA Staff has been working with the Cade to coordinate South Main Street improvements with their site development. This has resulted in modifications to the Cade's parking lot layout and site design to better align with South Main Street conditions as well as improve the internal functionality of the Cade site. These new Cade features are currently being priced out by their construction manager and will serve as the basis of a forthcoming Development Agreement item CRA Staff will bring to the Board in the coming months.*

*Downtown Plaza, Project Manager, Nigel Hamm - 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.Bodiddleplaza.com](http://www.Bodiddleplaza.com) <<http://www.Bodiddleplaza.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, Project Manager, Ori Baber -Staff continues to work closely with Parks, Recreation, and Cultural Affairs and the Depot Park Staff to manage the operational expense budget, warranties, and maintenance. Staff are working to close out Phase II of the Depot Park project.*

*The CRA has completed the design of 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. Staff is developing plans for fabrication and installation. The new signage is expected to be installed in early 2017.*

*Historic Depot Building, Project Manager, Ori Baber - 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 complete.*

*Power District, Project Manager, Andrew Meeker - The ITN (Invitation To Negotiate) development solicitation was advertised to the previously three qualified development teams on December 21, 2016. This marks the beginning of a multi-phased negotiation period between the CRA, GRU, and the City along with each development team in order to evaluate developer concepts, proposals, and terms of a private public partnership. Following several months of discussions and negotiations, the developer teams will submit their final and best offer for the evaluation committee to review and consider. Staff will then provide the CRA Board with an overview of the proposals and recommend moving forward with a specific developer proposal. The result will be a development agreement that will serve as a roadmap for new private and public investments in the Power District that honors the 2013 Power District Redevelopment Plan.*

#### *College Park University Heights Redevelopment Advisory Board*

*NW 5th Avenue (1300-2000 blk), Project Manager: Suzanne Wynn -The Order of Magnitude (OoM) cost/benefit analysis and conceptual project renderings for two project scope scenarios are in progress. The two project scopes being evaluated are: 1) Safety enhancements including sidewalks and lighting, usability improvements, drainage improvements, beautification, historic neighborhood gateway features, and a JJ Finley PRCA Neighborhood Park entranceway, and 2) A scenario including all the previous components coupled with undergrounding the electric utility that also provides for all secondary connections associated with undergrounding the electric utility. The OoM cost analysis and the conceptual project renderings are expected to be received this February 2017. Following an internal review of the submittal, CRA Staff expects*

to provide the CPUH Advisory Board and the CRA Board a presentation of this information at the March 2017 meetings. The CRA has received 30% civil engineering design plans to date. The conceptual project scope and projected cost has increased significantly since the project's inception and the initial 30% design. The CRA project manager continues to meet with individual property owners along the corridor to determine the feasibility of the acquisition of all of the easements required for both the undergrounding of the electric utility and the connection of the sidewalks on the southern side of NW 5th Avenue. The preliminary electrical undergrounding design with the required electrical easement locations has been received from GRU, providing the CRA a basis for beginning easement acquisition discussions with property owners. The electrical undergrounding easements required are extensive and involve numerous properties along the entire project corridor from NW 13th Street to NW 20th Street.

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

South Main Street, Project Manager, Andrew Meeker - Following the CRA 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 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 Board's to review and consider the entire project scope and budget holistically in order to expedite the implementation by the October 2017 timeframe the CRA Board has requested. It will also allow the Board's 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 Arbor Day Celebration was held on January 19, 2016 on the site and was a huge success. The exhibits are being installed on February 20 - 23, 2017. The Ribbon Cutting and Dedication is scheduled for

*Sunday, February 26, 2017 @ 3:00 pm.*

*PRCA has developed the Museum Coordinator position and the advertisement closes on February 19, 2017.*

*FAPS Residential Paint, Project Manager, Stephanie Seawright -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 3 pending applications.*

*Seminary Lane, Project Manager, Michael Beard - In October, the Gainesville Florida Housing Corporation (GFHC) and Gainesville Housing Authority (GHA) boards, the majority owner of the site, approved to sale of the entire 6.55 acre Master Plan of the Seminary Lane Project. CRA Staff is in the final stages of procuring a commercial real estate professional to list the combined properties. Shortly after bring a broker on board, staff will list the property and begin entertaining and negotiating offers.*

*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**

[160763.](#)

### **2016 Tax Increment Calculations (B)**

*Explanation: At a January 19, 2007 CRA Special Meeting, Staff gave an update on its efforts to date on research regarding the inclusion of the 2010 Eastside Expansion Areas and a review of the 2016 District Valuations in their entirety. The recommendation to waive of any penalties or fees associated with the City and County postponing the 2016 Tax Increment Funding transfers until February 28, 2017 was approved unanimously by the CRA Board.*

*Since that time Staff has completed their research. In working with DRMP, Inc. and the Alachua County Property Appraisers Office, Staff was able to address the inconsistencies found; and a revised 2016 Valuation was delivered to the CRA and the County on February 6th. CRA and County Staff met February 10th to review the effect the revised data has on the 2016 Valuations. County Staff is reviewing the work completed and has requested an opportunity to review and respond to the revised data.*

*CRA Staff will give an update to the Board on the corrected 2016 Tax Increment Financing District Liability Calculations.*

*Fiscal Note: None at this time*

**RECOMMENDATION**

*CRA Executive Director and CRA Attorney to CRA Board: Authorize CRA Director to execute the corrected 2016 Tax Increment Financing District Liability Calculations and forward to the City and the County.*

[160763a PRESENTATION 20170220.pdf](#)

[160763b MEMO TO CITY 20170220.pdf](#)

[160763c TIF VALUES 20170220.pdf](#)

[160765.](#)

**CRA Community Vitality Report Introduction (B)**

*Explanation: The 2013 CRA Strategic Planning session was guided by the question “How do we get out of this business?” During this time, the importance of inventorying and evaluating completed projects was recognized as key to the process of planning initiatives with the greatest potential for community impact. Staff proposed a deliverable called the ‘Community Vitality Report’ that involved community engagement, suggestion boxes, social media, and comprehensive initiative evaluations. As part of the FY15-16 Workplan, Staff reiterated the need to take inventory of completed projects and their effect on the area and quality of life in the Districts overall. Accordingly, the CRA is conducting a Community Vitality Report in FY17-FY18-an evaluation that will be divided into four stages:*

- 1) Introduction. A general overview of the Vitality Report objectives, scope, and timeline*
- 2) What’s been accomplished to date? A deep dive into the history and progress of the Community Redevelopment Agency, considering the impacts and outcomes of CRA projects in each district.*
- 3) What’s left to do? A critical comparison between the CRA’s inventory of completed projects and the four redevelopment plans, identifying gaps and opportunities for increased focus.*
- 4) What’s the CRA’s role in carrying out those initiatives? A consideration of ways to address what’s left to do, developing strategies to leverage the CRA’s resources to further catalyze redevelopment and foster community vitality.*

*The evaluation framework developed during this process will recognize that the success of the CRA cannot be measured simply by increased property values. The analysis will draw upon the original Findings of Necessity reports, the Redevelopment Plans, and Workplans for each district.*

*During each stage of the Vitality Report, Staff will engage the community*



*by organizing workshops, hosting guest speakers, and using social media. The next community engagement opportunity will be during the Active Streets Gainesville event on February 26th, 2017 from 11am - 3pm.*

*Staff will provide updates to Advisory Boards and solicit feedback throughout the project. Once completed, a report with vetted recommendations for each district will be presented to the Advisory Boards. The anticipated completion date for the Community Vitality Report is August 2017.*

*At today's meeting, staff will introduce each stage in greater detail and provide opportunities for feedback.*

*Fiscal Note: None.*

**RECOMMENDATION**

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

[160765 PRESENTATION 20170220.pdf](#)

[160766.](#)

**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.*

*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. Street renovation began in January on the 1600 and 1900 blocks.*

*To complement the street improvements and encourage local stakeholders to improve their sites and building facades, 3 time-limited façade improvement incentive programs were launched in summer 2016 for the Midtown area. Program included the Midtown Architectural Assistance Program (applications were accepted between August 1, 2016 and November 15, 2016), Midtown Façade Grant Program (applications accepted between August 1, 2016 and March 1, 2017), and Midtown Residential Paint Program (applications accepted between August 1, 2016 and March 1, 2017). Thus far, eleven properties have taken advantage of these programs. To provide opportunity for additional properties to gain from these incentives, Staff recommends extending the Midtown Façade Grant Program and Midtown Residential Paint Program application acceptance date to June 1, 2017, with the requirement of all approved improvements to commence work by September 1, 2017, and complete by August 31, 2018. The CPUH Advisory Board approved the extension of time at the Board's February*

1st meeting.

*Fiscal Note: None.*

**RECOMMENDATION**

*CRA Executive Director to CRA Board: Approve the extension of the Midtown Façade Grant Program and the Midtown Residential Paint Program application as presented, subject to review as to form and legality by the CRA Attorney.*

[160766a PRESENTATION 20170220.pdf](#)

[160766b FACADE PROGRAM 20170220.pdf](#)

[160766c RESIDENTIAL PROGRAM 20170220.pdf](#)

**CRA ATTORNEY**

**REPORTS FROM ADVISORY BOARDS/COMMITTEES**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**ADJOURNMENT**