

# City of Gainesville

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



## **Meeting Agenda - Final**

**March 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**[160850.](#)**February 16, 2017 CRA Meeting Minutes (B)***Fiscal Note: None***RECOMMENDATION**

*CRA Secretary to the CRA Board: Approve the minutes of the February 16, 2017 meeting.*

[160850 MINUTES 20170320.pdf](#)

**EXECUTIVE DIRECTOR CONSENT**[160851.](#)**CRA Project Summary March (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 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. Newly approved, nine (9) façade grant projects are underway with the breakdown as follows; one (1) in Fifth Ave Pleasant Street Redevelopment Area, one (1) in College Park University Heights Area, two (2) in Eastside Redevelopment Area and five (5) in Downtown Redevelopment Area. Additionally, we are delighted to have again eight (8) new pending façade grants awaiting Advisory Board approval with this new approach. Starting next month, the façade grant program will be enhanced by teaming up with the Turf SWAP program provided by Alachua County Environmental Protection Department. By combining the Turf SWAP program and façade grant, applicants could be eligible*

for up to \$2,000 in additional funds per property to be used for the removal of high volume irrigation and replacing it with Florida Friendly Landscaping starting April 1, 2017.

*Community Vitality Report, Project Manager, Ori Baber - The 2013 CRA Strategic Planning session was guided by the question "How do we get out of this business?" During this time, staff proposed a deliverable called the 'Community Vitality Report' that involved community engagement, suggestion boxes, social media, and comprehensive initiative evaluations. The CRA is conducting a Community Vitality Report in FY17-FY18. This project has three primary objectives: 1) to create an inventory of projects that have been completed since each CRA district was established, 2) to identify what's left to do by comparing the list of completed projects to the redevelopment plans, and 3) develop strategies to leverage the CRA's resources in a manner that catalyzes further redevelopment and fosters community vitality.*

*At this time, staff has introduced the Vitality Report project to all four advisory boards and the CRA Board. As an opportunity to engage the community the Vitality Report process, Staff attended the Active Streets Gainesville Event along S. Main/ Depot Park and the A. Quinn Jones Museum Dedication Ceremony on February 26th. Staff collected responses to a brief survey that was designed to solicit feedback on the impacts of both a major and minor CRA projects as well as general perceptions of what characteristics contribute to community vitality. Currently, staff is reviewing resources, including project charters, updates, presentations and budgets, to compile a comprehensive inventory of projects completed in each district since it was established. Projects will be categorized according to their contributions to the redevelopment objectives and their geographic location within the district boundaries. Staff will provide an update during the next CRA board meeting in April.*

#### *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 March for a site contractor in the form of an Invitation To Bid. Staff has received appraisal for the 34 lots within the proposed neighborhood. Staff will return to the board in the coming weeks with a disposition plan for the individual divided parcels. Construction is anticipated to begin April 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. Staff continues to monitor the progress and discuss the timeline for the project with their*

*Board representatives.*

*Cornerstone Phase 1 Development, Project Manager, Michael Beard - On Agenda*

*ERAB 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. We are currently accepting applications, and have (4) 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 - On March 2 Bo Diddley Plaza hosted the third Changeville Festival with headliner Talib Kweli and March 4 Lula Palooza. In addition to these great events we continue with the BDP Jazz lunch every Tuesday and Thursday and Zumba and Yoga classes offered weekly. In addition we will be offering Free Salsa classes two Tuesdays a month. For more information regarding events please visit [www.Bodiddleyplaza.com](http://www.Bodiddleyplaza.com) <<http://www.Bodiddleyplaza.com>>.*

*University Avenue Substation, Project Manager, Stephanie Seawright - The County is moving forward with surveying and appraising the property. The County is now determining if they should continue with the surplus of the property to the City or maintain ownership and go into a lease with the City for the property.*

*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 DRAB 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 is 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. Staff is working with Parks, Recreation, and Cultural Affairs and City Facilities to develop a transition plan. Staff and City Facilities are examining options to have an ADA compliant ramp installed at the Depot Building.*

*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. The evaluation committee recently completed the first round of Discussion Sessions with the three prospective development teams that included a subsequent "request for ITN clarification and questions". The first of two proposal deadlines is due April 20, 2017. Following this first proposal submission, the evaluation committee will conduct additional developer negotiation meetings to further clarify and outline the expectations of the evaluation committee before the final proposal deadline of June 8, 2017.*

*College Park University Heights Redevelopment Advisory Board*

*NW 5th Avenue (1300-2000 blk), Project Manager, Suzanne Wynn - The draft Order of Magnitude (OoM) cost/benefit analysis and very preliminary draft conceptual project renderings for two project scope scenarios have been received. This information is in the process of being reviewed by CRA Staff. The two project scopes being evaluated are: 1) Safety Enhancements including continuous sidewalks on the north & south side of the corridor, lighting (pedestrian & street), high-visibility crosswalks, vehicular speed controls, & bike sharrows, and Infrastructure Improvements including drainage improvements & roadway mill/resurfacing, and Beautification Elements including significant neighborhood gateway features, a JJ Finley PRCA Neighborhood Park entranceway, & hardscape elements, and 2) A scenario including all the previous components coupled with undergrounding the electric utility. All secondary electrical connections required and associated with undergrounding the electric utility are including in the second scope of work. The stakeholders along this corridor are numerous. 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 uninterrupted 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 many properties along the entire project corridor from NW 13th Street to NW 20th Street. Following an internal review of the draft OoM cost estimate submittal and the draft conceptual project renderings, CRA Staff expects to provide the CPUH Advisory Board and the CRA Board a presentation of this information at the April 2017 meetings. CRA Staff anticipates the next step to be the progression into detailed project design after the CRA Board provides direction on the basis for design of one of the two project scopes outlined previously.*

*NW 1st Avenue Streetscape (NW 16th St to NW 20th St), Project Manager, Sarit Sela - Construction update: 1600block: All underground utility work complete. Silva Cells installation is underway. 1900 block: New water line is in service. Underground utility work is underway.*

*The Midtown Façade Grant Program and Midtown Residential Paint Program Application by June 1, 2017; all approved projects to commence by September 1, 2017.*

*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 Ribbon Cutting and Dedication on Sunday, February 26, 2017 was*

*an overwhelming success with over 300 persons in attendance.*

*PRCA has developed the Museum Coordinator position and we are currently in the hiring process. We hope to open the doors of the museum to the public in April. The CRA and PRCA staff is meeting regularly to make sure for a seamless transition of the project.*

*FAPS Residential Paint, 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. Currently we have 6 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 in conjunction with the Gainesville Florida Housing Corporation has selected Bosshardt Realty as the listing agent for the development. In the coming weeks staff will present a listing agreement for approval and will list the property and begin entertaining and negotiating offers shortly thereafter.*

*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**

[160856.](#)

**AQJ Museum & Cultural Center Thank You**

**Staff would like to thank all those persons who made the ribbon cutting and dedication ceremony a success.**

[160855.](#)

**Release of the GCRA's 2016 Annual Report (NB)**

*Explanation: The CRA is required to release a report of its activities for the previous fiscal year (October 1, 2015 to September 30, 2016) by March 31st of each year.*

*CRA staff will offer a preview of the report and bring final copies of the report if they have come back from the printer.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

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

**EXECUTIVE DIRECTOR**[160852](#)**FY2017 Amendatory Budget Resolution #160852 (B)**

*Explanation: On July 18th, 2016, the CRA Board adopted a two-year budget for FY2017 - FY2018 with total projected revenues of \$6,424,084. The budget was divided into four categories: Community Initiatives, Prior Investments, Salary and Benefits and Operating Expenses. Approved budget allocations correspond directly to the approved Workplan for each redevelopment area as determined by community stakeholders, advisory boards and the CRA Board during strategic planning.*

*The revenues included in the adopted budget are an educated projection of what the CRA anticipates receiving annually from the City and County for each redevelopment area. In December of each year, CRA Staff receives the actual tax increment calculations from the Alachua County Office of Management and Budget. For FY2017 the actual TIF received was \$7,395,691, an overall decrease of 13% from the projections of the adopted budget of \$6,424,084. However as a result of a \$457,444 receipt in Uncommitted Fund Balance monies that is the effect of gains and losses associated with City investments, the resulting FY2017 CRA Amendatory Budget total of \$7,853,135.*

*CRA Staff will outline suggested changes to the adopted FY2017 budget in an effort towards continued financial support of its key Community Initiatives. The Amendatory Budget is not only an opportunity to correct the differences between what's projected vs. what's received; but a continued discussion on how the CRA's budget supports implementation of its Workplan.*

*As backup to this presentation, the Adopted FY2017 Budget is included for review along with the FY2017 Amendatory Budget Resolution.*

*Fiscal Note: A Budget Transaction Form will be prepared for execution by the City's Budget and Finance Department.*

**RECOMMENDATION**

*CRA Executive Director to the CRA Board: Adopt Resolution #160852, thus approving FY2017 Amendatory Budget as presented.*

[160852A PRESENTATION 20170320.pdf](#)

[160852B FY17 RESOLUTION 20170320.pdf](#)

[160852C FY17 RESOLUTION ATTACHMENT A 20170320.pdf](#)

[160852D FY17-18 ADOPTED RESOLUTION 20170320.pdf](#)

[160852E FY17-18 ADOPTED RESOLUTION ATTACHMENT A 20170320.pdf](#)

[160853](#)**South Main Street Improvements (B)**



*Explanation: Today's agenda item is focused on four aspects of the South Main Street project: (1) Providing an update on the 30% plan development (2) Presenting the findings of the Utility Undergrounding Feasibility Study (3) Summarizing the Construction Manager At-Risk RFQ Solicitation process result and (4) Describing the necessary steps to advance the plans from 30% to 100%.*

*Since the October 17, 2016 CRA Board presentation, the design & engineering team have completed the exercise of translating the two approved basis-of-design concept cross-sections to the actual street and its many diverse adjacent land-uses with 30% draft plans. This effort is challenging because of the many unique existing and planned users being accommodated through the approved design. From 18-wheelers to baby strollers, the team has begun the process of working through the various technical aspects of balancing the layout of the corridor that preserves the vision while also supporting the numerous operational needs of the existing businesses along South Main Street.*

*Another important task underway is the CRA Boards request of Staff to evaluate the costs and feasibility associated with underground the existing overhead utility lines that include GRU Electric and Cox Communications. Preliminary cost estimates and feasibility analysis are complete and will be included in the presentation. Included in the backup is an Undergrounding Feasibility Memo from the electrical engineering consultant that will provide insight to the scope, conditions, requirements, and costs associated with the undergrounding concept.*

*Additionally, CRA Staff anticipates this project will exceed \$2 million in construction costs and therefore initiated a Construction Manager At-Risk Request For Qualifications (RFQ) solicitation. On January 19, 2017, the City of Gainesville, acting as an agent for the CRA, issued a Request for Qualifications (RFQ) for Construction Management Services for South Main Street Improvements.*

*Following the CRA Boards approval of a selected CM At-Risk firm, Staff will begin the process of integrating the Construction Manager into the design and engineering process to assist with design, scoping, scheduling, and value engineering. This will also serve as the foundation of a Guaranteed Maximum Price contract to complete the project. Bringing the Construction Manager on will assist in the CRA Boards request that the construction improvements be expedited and align with the Cade Museum's construction schedule.*

*Finally, in order to continue to "fast track" the design, engineering, and permitting, we are including the professional services proposal that will take the design from the 30% phase all the way through 100% construction document development. This will be a continuation of our current design & engineering team to ensure the integrity of the original envision adopted on October 17, 2016 is preserved throughout the process.*

*Fiscal Note: Professional Services Contract for 100% Construction Documents and Permitting = \$345,800.00*

**RECOMMENDATION**

CRA Executive Director to CRA Board: (1) Approve Professional Consulting Scope of Services Proposal for 100% South Main Street Design and authorizing CRA Executive Director to execute all necessary documents as approved by CRA attorney as to form and legality; and (2) Approve 30% Plans; and (3) Approve the RFQ ranking for construction management and authorizing CRA Executive Director to execute all necessary documents as approved by CRA attorney as to form and legality.

[160853A\\_PRESENTATION\\_20170320.pdf](#)

[160853B\\_CONSULTING\\_PROPOSAL\\_20170320.pdf](#)

[160853C\\_30%\\_PLAN\\_SET\\_2010320.pdf](#)

[160853D\\_30%\\_COST\\_ESTIMATE\\_20170320.pdf](#)

[160853E\\_30%\\_CONCEPT\\_RENDERING\\_20170320.pdf](#)

[160853F\\_ENG\\_DESIGN\\_LTR\\_20170320.pdf](#)

[160853G\\_UNDERGROUNDING\\_MEMO\\_20170320.pdf](#)

[160853H\\_RFQ\\_ADVERTISEMENT\\_20170320.pdf](#)

[160853I\\_RFQ\\_ADDENDUM\\_1\\_20170320.pdf](#)

[160853J\\_RFQ\\_ORAL\\_EVAL\\_SCORE\\_20170320.pdf](#)

[160853K\\_RFQ\\_RANKING\\_RECOMMENDATION\\_20170320.pdf](#)

[160853L\\_RFQ\\_BID\\_TAB\\_20170320.pdf](#)

**160854.**

**Cornerstone (Former GTEC) 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 Cornerstone 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 for Phase 1 and Phase 2 is anticipated in the coming weeks.*

*At the August 4, 2016 meeting, the Commission approved a development deal with the City, CRA, and Concept Companies that included the disposition of pads C and D at Cornerstone through a lease*

with a purchase option. Within the framework of that deal, Staff was approved by the CRA Board to perform 90% of the horizontal improvements necessary to complete the entire master plan including utilities infrastructure, parking lot, common area landscaping, storm water improvements, etc. The Brentwood Company (CM) submitted a Guaranteed Maximum Price Proposal (GMP) of \$1,879,342.82 for the previously CRA approved improvements. However staff believes that, through continued negotiations, the GMP may be reduced. Because of the time sensitivity to begin construction, Staff would like to receive authorization from the CRA Board to enter into further negotiations with the CM and authorization to execute the GMP Agreement prior to the next CRA Board meeting, provided the GMP does not exceed \$1,879,342.82.

*Fiscal Note: Funds for this item have been budgeted in the Eastside Trust Fund Account #W931 and SEGRI Bond Account #C331*

**RECOMMENDATION**

CRA Executive Director to CRA Board: 1) Authorize the Executive Director or designee to negotiate a Guaranteed Maximum Price Proposal not to exceed \$1,879,342.82; and 2) Authorize the Executive Director to execute all necessary contract documents with The Brentwood Company, provided the GMP does not exceed \$1,879,342.82 and subject to the CRA attorney as to form and legality.

[160854A\\_PRESENTATION\\_20170320.pdf](#)

[160854B\\_PROPOSAL\\_20170320.pdf](#)

**CRA ATTORNEY**

**REPORTS FROM ADVISORY BOARDS/COMMITTEES**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**ADJOURNMENT**