

# City of Gainesville

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



## **Meeting Agenda - Final**

**April 17, 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**[160922.](#)**March 20, 2017 CRA Meeting Minutes (B)***Fiscal Note: None***RECOMMENDATION**

*CRA Secretary to the CRA Board: Approve the minutes of the March 20, 2017 meeting.*

[160922 MINUTES 20170417.pdf](#)

**EXECUTIVE DIRECTOR CONSENT**[160927.](#)**CRA Project Summary April (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, seven (7) façade grant projects are underway with the breakdown as follows; two (2) in Eastside Redevelopment Area and five (5) in Downtown Redevelopment Area. Additionally, we are delighted to have again eleven (11) more pending façade grants waiting with this new approach. Started last month, the façade grant program has been enhanced by teaming up with the Turf SWAP program provided by Alachua County Environmental Protection Department. In 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 started last month on April 1, 2017.*

*Community Vitality Report, Project Manager, Ori Baber - On this 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 April 2017. A public solicitation was released on April 3rd for a site contractor in the form of an Invitation To Bid. That procurement process will be completed through the City's Purchasing Department on May 1st. 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--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, have solidified 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. At the March meeting, the Board approved Guaranteed Maximum Price Proposal from the Brentwood Company. Construction is anticipated to begin in April 2017. Groundbreaking Ceremony is scheduled for April 25th.*

*ERAB Residential Paint Program, Project Manager, Stephanie Seawright - Staff has worked with legal on changes to the project to include power washing as a service. The ERAB has approved the changes and we will bring this to the CRA Board for final approval. 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. We currently have one (1) application pending. 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 - On this Agenda*

*Downtown Plaza, Project Manager, Nigel Hamm - - For the month of April we will continue to have our weekly programming with Free Yoga, Zumba, Capoeira and Salsa Classes. Every Tuesday and Thursday we will be playing music through the plaza sound system from 11am-1pm for the Lunchtime Jazz Mix. April is also the beginning of the "Free Fridays" Concert Series on April 14 and continues until Oct.20.*

*Events in April: Saturday April 1 & 2: Spring Arts Festival, Saturday April 8: Great Gainesville Car Show, Saturday April 22: UF March For Science. For more information and events visit [www.bodiddleyplaza.com](http://www.bodiddleyplaza.com) <<http://www.bodiddleyplaza.com>>*

*Downtown Redevelopment Area Residential Paint Program, Project Manager, Stephanie Seawright - Staff has worked with legal on changes to the project to include power washing as a service. The DRAB has approved the changes and we will bring this to the CRA Board for final approval. To date the DRAB Residential Paint Program has completed eight (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.)*

*University Avenue Substation, Project Manager, Stephanie Seawright - 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. Staff will continue to work with the County to bring this project to fruition.*

*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.*

*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 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. Once the private property outreach process is completed over the coming months, the Board will receive a presentation on the status of the undergrounding feasibility as well as the overall project, including cost*

estimates.

*NW 1st Avenue Streetscape (NW 16th St to NW 20th St), Project Manager, Sarit Sela -- Construction update:*

*1600 BLOCK: Install of new underground infrastructure for GRU Electric, GRU Gas, GRU Com, COX, and AT&T is complete; Underground installation of Silva Cells for improved tree growth is underway; New curb and sidewalks install scheduled to begin in late April.*

*1900 BLOCK: New 8" water main pipe install is complete and serving block residents; Install of new underground infrastructure for GRU Electric, GRU Gas, GRU Com, COX, and AT&T is complete. Installation of Silva Cells to follow and new curb and sidewalks install scheduled for May.*

*1700 & 1800 BLOCKS: Work is scheduled to begin in May.*

*Applications for the Midtown Façade Grant Program and Midtown Residential Paint Program are accepted by June 1, 2017; Staff is assisting multiple property owners on their applications and project developments.*

*South Main Street, Project Manager, Andrew Meeker - At their March 20, 2017 meeting, the CRA Board approved the 30% plans, Construction Manager selection, and authorized Staff to proceed with undergrounding the entire corridor. The design, engineering, and pre-construction work are proceeding with a 90% plan review anticipated in June with construction beginning later in the summer of 2017.*

*Fifth Avenue Pleasant Street Redevelopment Board*

*A.Q. Jones House Museum, Project Manager, Stephanie Seawright -*

*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 this month. 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 has worked with legal on changes to the project to include power washing as a service. The FAPS Board will be hearing the changes at their meeting in May. Should approval be granted will bring this to the CRA Board for final approval. Currently we have 6 pending applications.*

*Seminary Lane, Project Manager, Michael Beard - In October 2016, 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. Staff is negotiating the terms of the listing agreement.*

*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**

[160924.](#)

**Special Recognition**RECOMMENDATION

CRA Secretary to the CRA Board: Hear  
presentation

**EXECUTIVE DIRECTOR**

[160925.](#)

**Cade Museum Development Agreement (B)**

*Explanation: In 2013 the CRA issued a Request for Proposal for the development of a museum at Depot Park. The Cade Museum Foundation submitted a proposal for the construction of a 45,000 square foot building to house a museum to honor the legacy of Dr. Cade, the founder of Gatorade. An additional portion of the Cade Museum Foundation's request was for CRA assistance with infrastructure costs associated with a pad ready site. CRA staff and the Cade Museum representatives then began negotiating terms for both a lease and a development agreement.*

*At the July 2, 2015 City Commission meeting the Commission approved a long-term lease to the Cade Museum (the Cade) to construct and operate a museum at Depot Park. At the December 3, 2015 City Commission meeting the City Manager was authorized to execute lease amendments requested by the Cade Museum including amending the boundary area of the ground lease and extending the lease term from 50 years to 75 years and other requested changes to allow the Cade Museum to qualify for construction financing.*

*To demonstrate the parties' good faith in continuing to negotiate both the lease agreement and the development agreement, the parties entered into a Memorandum of Understanding dated October 2, 2012. One of the key provisions of the Memorandum of Understanding was a commitment to develop a Development Agreement that financially supported the preparation of the brownfield site with necessary utilities and provide assistance with various public amenities such additional Depot Park parking and wayfinding signage.*

*CRA Staff have worked closely with Cade Museum staff and their respective design and construction teams to ensure a seamless transition between Depot Park, the Cade, and South Main Street. With the recent completion of Depot Park, the establishment of the South Main Street basis of design and the construction of the Cade, the draft*

*Development Agreement is ready for the Board's consideration.*

*Fiscal Note: Total funding in an amount not to exceed \$322,713.27 is budgeted within the Downtown Trust Fund unit W236. \$168,373.71 is for a pad ready site that brings all required utilities within 5' of the building and relocated two power poles. \$130,059.56 includes incremental cost of an expanded shared-use parking lot, bus drop-off and associated improvements that provide public benefit. \$18,780.00 includes 10 park benches along with associated concrete pads. \$5,500.00 includes wayfinding and informational signage.*

**RECOMMENDATION**

CRA Executive Director to CRA Board: (1) Approve the Development Agreement as described and presented and; 2) Authorize the CRA Executive Director to execute Agreement with approval as to form and legality by the CRA Attorney

[160925A PRESENTATION 20170417.pdf](#)

[160925B AGREEMENT 20170417.pdf](#)

[160925C AMENDED LEASE 20170417.pdf](#)

[160925D BENCH AREA PROPOSAL 20170417.pdf](#)

[160925E MEMORANDUM OF LEASE 20170417.pdf](#)

[160925F MOU-1ST AMEND 2013 20170417.pdf](#)

[160925G MOU-1ST AMEND 2014 20170417.pdf](#)

[160925H MOU 2ND AMEND 20170417.pdf](#)

[160925I MOU 3RD AMEND 20170417.pdf](#)

[160925J MOU ORIGINAL 20170417.pdf](#)

[160925K PARKING LOT REDESIGN 20170417.pdf](#)

[160925L SITE UTILITY WORK 20170417.pdf](#)

**160926.**

**Vitality Report Update**

*Explanation: At the February 2017 CRA Board meeting Staff introduced the Community Vitality Report as a way to take inventory of completed projects and better understand their effects on the quality of life in the CRA Districts. The objectives of the effort are to increase the capacity to measure the impacts of the community initiatives, to gauge progress towards the redevelopment objectives, and to strengthen the ability to identify future projects with the greatest potential to contribute to community vitality. A framework was introduced that recognizes that the success of the CRA isn't measured simply by increased property values. Instead, 'community vitality' is conceptualized as the cumulative, long-term, multi-level outcome. The evaluation approach considers the inputs and outcomes of redevelopment across the socio-cultural, economic, policy, and physical environments.*

*At this time, Staff has introduced the Vitality Report project to all four*



*CRA advisory boards and the CRA Board and has since focused on the first guiding question -- "What's been done?" Staff has reviewed available resources, including project charters, updates, presentations and budgets, to compile a comprehensive inventory of completed projects. During today's presentation staff will provide a snapshot summary of initiatives completed to date and discuss trends in the scale, scope, and distribution of initiatives across time and throughout the districts.*

*Staff will also discuss how this step will inform the last two stages of the project as we discuss what's left to do in each District and the agency's role in prioritizing and accomplishing community goals. The end product will be a "Vitality Report" that's replicable, useful, and will serve as a strategic plan for the next five years.*

*Fiscal Note: None*

**RECOMMENDATION**      *CRA staff to the CRA Board: Hear presentation.*

[160926 PRESENTATION 20170417.pdf](#)

## **CRA ATTORNEY**

## **REPORTS FROM ADVISORY BOARDS/COMMITTEES**

## **MEMBER COMMENT**

## **CITIZEN COMMENT**

## **ADJOURNMENT**