

City of Gainesville

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



Meeting Agenda - Final

May 15, 2017

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

*Adrian Hayes-Santos (Chair)
Harvey Ward (Chair Pro Tempore)
Helen Warren (Member)
Charles Goston (Member)
Lauren Poe (Member)
Harvey Budd (Member)
David Arreola (Member)*

CALL TO ORDER**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT**[170016.](#)**April 17, 2017 CRA Meeting Minutes (B)***Fiscal Note: None***RECOMMENDATION**

CRA Secretary to the CRA Board: Approve the minutes of the April 17, 2017 meeting.

[170016 MINUTES 20170515.pdf](#)**EXECUTIVE DIRECTOR CONSENT**[170017.](#)**CRA Project Summary May (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. Staff is delighted to announce that twenty (20) façade grants have been approved across the four redevelopment areas in the last seven months with this new approach. Additionally, 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 on April 1, 2017.

Community Vitality Report, Project Manager, Ori Baber - 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 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 a cumulative, long-term, multi-level outcome of redevelopment. The evaluation approach considers the inputs and outcomes of redevelopment across the socio-cultural, economic, policy, and physical environments.

At the April 2017 CRA Board meeting staff provided an update on the first stage of the Vitality Report process, which was guided by the questions: "What's been done?" Staff reviewed available resources, including project charters, updates, presentations and budgets, to compile a comprehensive inventory of completed projects. The effort produced a snapshot summary of initiatives completed to date and where the focus has been according to each district's redevelopment objectives.

The second stage of the project focuses on "What's left to do?" By reviewing the redevelopment plans, the 2013 strategic plan, and the most recent work plan, staff will identify projects that have been proposed but not yet completed. The feedback received from multiple community engagement activities will also be used to inform the identification of future projects. A topic on the EngageGNV platform has been launched to collect additional community input on how future redevelopment initiatives can contribute to community vitality (<<http://www.peakdemocracy.com/4838>>).

Staff will provide an update during the next CRA Board meeting. The end product will be a "Vitality Report" that's replicable, useful, and will serve as a strategic plan for the next five years.

Eastside Redevelopment Advisory Board (ERAB)

Heartwood, Project Manager, Michael Beard - On this Agenda

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-- The Groundbreaking Ceremony held on April 25th was well attended

and a success. The final stages of the permitting process are expected to be completed in May. Construction is anticipated to commence at the end of May/early June.

Eastside Redevelopment Area Residential Paint Voucher Program, Project Manager, Stephanie Seawright - On this Agenda

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 - Following the CRA Board's approval of the Development Agreement terms at their April 2017 meeting, Staff is actively coordinating with the Cade and their construction efforts. Substantial completion is anticipated in the Fall of 2017 with the grand opening in early 2018.

Downtown Plaza, Project Manager, Nigel Hamm - - For the month of May 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.

Events in May:

- Every Friday from 8pm-10: Free Fridays Concert Series*
- Monday May 1: Gainesville May Day 2017 / 5pm-8pm*
- Thursday May 4: National Day of Prayer /5pm-9pm*
- Friday May 5: Jazz on The Green/6pm-10pm*
- Saturday May 13: Culture Fest 2017*

For More Information: www.bodiddleyplaza.com

<<http://www.bodiddleyplaza.com>>

Downtown Redevelopment Area Residential Voucher Paint Program, Project Manager, Stephanie Seawright - On this Agenda

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 is in a holding pattern to see if the County wants to partner on the redevelopment of this property or if the project should be removed from the Workplan.

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. Staff is working with PRCA to revise the original 2010 Depot Park Design and Technical Standards to preserve the design cohesion and uniformity throughout the Park. The revised standards will memorialize the current amenities and provide guidance on future additions to the Park

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. Per the lease agreement, Staff is working with the tenant to install a 6ft kitchen hood in 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 in June 2017. 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 occurred on April 20, 2017. Two proposals were submitted and received. 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 2017.

College Park University Heights Redevelopment Advisory Board

Innovation Square, Project Manager, Suzanne Wynn - The CRA

continues to serve as a participant in the many on-going private public partnership discussions between the University of Florida Development Corporation (UFDC) and private development. As potential partnerships develop, Staff will return to the Board for any necessary approvals.

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 -- On this Agenda.

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 submittal in May with construction beginning later in the summer of 2017. The CRA hosted a community meeting on Tuesday, May 9 at the GRU Multipurpose Room to provide detailed information on the various aspects of the project and to gather feedback and input from stakeholders. A summary of the meeting will be included in the CRA Board's June presentation of the 90% plans.

Fifth Avenue Pleasant Street Redevelopment Board

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

The Museum Coordinator position has been filled by Ms. Desmon Walker. We are determining a start date with the anticipation to open the doors of the museum to the public in June. 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 - On this Agenda

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 the sale of the entire Master Plan of the Seminary Lane Project. CRA Staff has procured Bosshardt Realty as the listing agent for the associated parcels. The CRA is working with Bosshardt to finalize the listing strategy and negotiation milestones.

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

[170018.](#)

CRA Residential Paint Voucher Programs (B)

Explanation: The first Residential Paint program approved by the CRA Board was the Fifth Avenue/Pleasant Street (FAPS) Residential Paint Voucher Program approved in June 2012. Due to the success of the FAPS program, the CRA Board approved a sister program within the Eastside Redevelopment area in March 2014 and within the Downtown Redevelopment area in October of 2014.

According to the Fifth Avenue/Pleasant Street Redevelopment Plan, the CRA may promote programs and incentives for homeowners to rehabilitate their homes. Such incentives may include low interest rate loans or information on other funding sources for the repair of single- and multifamily homes. Strategies may include, but are not limited to, developing design guidelines, providing design assistance, façade grant and/or paint programs, incentives, and partnerships with both the public and private sector. The goal of these activities is to ensure durable, thoughtful, and high-quality design of the built environment. Staff has utilized these programs to leverage CRA funding and community engagement to make improvements within the Districts.

Like the FAPS Residential Paint Voucher Program, the Eastside and Downtown Programs 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.

Under the current program policy applicant(s) will be responsible for turning in a complete application with required attachments, pressure washing the exterior of their home, meeting with staff and paint supply company to determine colors, quantities of paint and painting supplies needed to complete an exterior paint job. Upon completion of their paint job and CRA inspection the applicant will record a Façade Preservation Easement insuring the property owner will maintain the paint job without

any material change for five years.

To date the FAPS Residential Paint Voucher Program has completed fifteen (15) homes; the Eastside Residential Paint Voucher Program has completed sixteen (16) homes; and the Downtown Residential Paint Voucher Program has completed seven (7) homes. In summary, since the inception of the first residential paint voucher programs in 2012 the CRA has improved 38 homes within 3 of our Redevelopment Districts and currently has fourteen (14) pending applications.

One barrier to the project has been power washing. Residents are either unable to identify a reputable power washing company or have been unable to afford the expense of the service. CRA Staff looked into how it could assist participants with this and realized to increase participation it could incorporate the cost of power washing up to \$250 per home into the program costs. This would allow the CRA to expend no more than \$750 per home for the exterior power washing and painting of the home.

CRA Staff will give an update on program participation and an overview of how the program is proposed to change.

Fiscal Note: Program amounts were increased in the following CRA Trust Funds during the FY17 Amending Budget: DRAB #610-790-W221-5520-8900; FAPS #613-790-W501-5520-4280; and ERAB #621-790-W937-5520-4120.

RECOMMENDATION

CRA Executive Director to the CRA Board:
Approve the CRA Residential Paint Vouchers Programs as described.

[170018_PRESENTATION_20170515.pdf](#)

[170020.](#)

CRA Workplan Update for Fiscal Year 2018 (B)

Explanation: During the CRA's strategic planning sessions, held from May-September 2013, and prior to the FY15-16 Budget, the CRA facilitated a community driven process to reprioritize and re-focus redevelopment efforts in order to bring forward community initiatives that will result in economic development across the four CRA areas. The philosophy behind the focus included creating and strengthening economic nodes and creating stronger connections between these initiatives. The CRA also discussed augmenting initiatives with increased community engagement activities, community partnerships, economic development incentives, restructuring the organization, and transitioning certain activities. The result of these discussions culminated with the adoption of a two-year CRA FY17-18 Workplan and Budget. Since that time the CRA and its many collaborative partners have been working to implement and advance the approved Workplan.

With the addition of new CRA Board Members along with the upcoming

mid-year budget discussion later this summer, the CRA is presenting this Workplan Update to provide an overview of the scope, mission, and various community initiatives and programs the CRA is actively pursuing. The Workplan has been updated in order to provide detailed information, strategy, and approach for undertaking this effort. The Workplan includes the updated objectives to accomplish during fiscal year 2018 and will serve as the foundation to the forthcoming Budget item in July to ensure the necessary resources are available to support the work of the CRA. The Workplan is a living document that will be updated frequently to track the progress of CRA initiatives. It also provides a roadmap for the community to follow, engage, and become involved. In addition to the presentation, Staff has included a series of Workplan factsheets that we hope will serve as a quick guide for up to date project and program related information.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear the FY18 Workplan Update presentation.

[170020_PRESENTATION_20170515.pdf](#)

[170019.](#)

NW 1st Avenue Streetscape: Extension of Midtown Programs (B)

Explanation: NW 1st Avenue is an important mixed-use corridor located a block away from the University of Florida and the Ben Hill Griffin Stadium. This streetscape project is 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 of the project is to transform the corridor and the Midtown area into a welcoming, well-functioning and safer mixed-use area, catering to the wide variety of stakeholders. Project scope was developed through a thorough community engagement process, and includes utility undergrounding and upgrades, continuous sidewalks, regular street trees and lights, on street parking, improved waste management and more.

Street renovation began in January on the 1600 and 1900 blocks. Work on the 1700 and 1800 blocks is scheduled to begin in a month. Staff and construction team are working closely with local stakeholders to coordinate construction efforts and minimize impact to businesses.

To complement the street improvements and encourage local stakeholders to improve their private properties and building facades, 3 time-limited façade improvement incentive programs were launched in summer 2016 for the Midtown area. Programs include the Midtown Façade Grant Program, Midtown Residential Paint Program, and Midtown Architectural Assistance Program. Thus far, 14 properties have taken advantage of these 3 programs. The Midtown Architectural Assistance Program application process expired in November 2016. Due to high demand, staff recommends re-opening the program to applications this spring. Currently, applications to the Midtown Façade

Grant Program and Midtown Residential Paint Program are accepted until June 1, 2017. Staff would like to extend this opportunity and allow owners to apply for the special program through December 1, 2017.

Fiscal Note: Architectural fees associated with the Midtown Architectural Assistance Program will be paid out of the project account. Grants associated with the Midtown Façade Grant Program and Midtown Residential Paint Program will be paid out of the project's account.

RECOMMENDATION

CRA Executive Director to CRA Board: 1). Approve renewal of the Midtown Architectural Assistance Program, with applications to be received between June 1, 2017 and September 1, 2017; and 2). Approve the renewal of the Midtown Façade Grant Program and the Midtown Residential Paint Program, with applications to be received between June 8, 2017 and December 1, 2017, subject to CPUH Advisory Board approval.

[170019A_ARCHITECTURAL ASSISTANCE PROG_20170515.pdf](#)

[170019B_MIDTOWN FACADE PROG_20170515.pdf](#)

[170019C_MIDTOWN RESIDENTIAL PROG_20170515.pdf](#)

170043.

Heartwood Update (NB)

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. CRA Staff is also working to finalize the architectural standards and design guidelines with flexible floor plans and ramping up the accompanying marketing efforts.

In spring of 2016, Staff received a construction manager's cost estimate for the site work in the amount of \$2,055,820.00 including utility infrastructure, wetland improvements, paved streets, curb and gutter, sidewalks, and pad ready sites. This estimate included general conditions and the construction manager's fee. In May 2017, Staff worked with the City's Purchasing Department on public solicitation for a site contractor in the form of an Invitation to Bid. There were three responsible and responsive bids received; all being over the budgeted amount of \$1.7M. CRA Staff is working diligently to pursue solutions that will enable the project to move forward.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to CRA Board: Hear update from Staff

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT