

City of Gainesville

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



Meeting Agenda - Final

June 19, 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**[170083.](#)**May 15, 2017 CRA Meeting Minutes (B)***Fiscal Note: None***RECOMMENDATION**

CRA Secretary to the CRA Board: Approve the minutes of the May 15, 2017 meeting.

[170083 MINUTES 20170619.pdf](#)**EXECUTIVE DIRECTOR CONSENT**[170084.](#)**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 - On this Agenda.

Eastside Redevelopment Advisory Board (ERAB)

Heartwood, Project Manager, Michael Beard - On this Agenda.

Cotton Club Grant Management, Project Manager, Stephanie Seawright - On this Consent Agenda

Cornerstone Phase 1 Development, Project Manager, Stephanie Seawright--The final stages of the permitting process are expected to be completed in June. All of the required approvals in the City planning and development and GRU have been received and final approval from the St. John's Water Management District is expected in the coming weeks. Construction is anticipated to commence at the end of June.

The CRA is seeking a firm to provide real estate services for the disposal of remaining building pads. A Request for Proposal for Real Estate Marketing and Brokerage Services was released with proposals being due no later than 3:00 pm on June 8, 2017.

Eastside Redevelopment Area Residential Paint Voucher Program, Project Manager, Stephanie Seawright - The updates to the program to include the power washing was approved at the May 15, 2017 CRA meeting. Staff is moving forward to identify a power washing company to perform the work as needed.

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 June 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 June:

- Every Friday from 8pm-10: Free Fridays Concert Series:

<<http://gnvculturalseries.org/free-fridays-concert-series/>>

For More Information:

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

Facebook: <<https://www.facebook.com/BoDiddleyPlazaGNV/>>

Downtown Redevelopment Area Residential Voucher Paint Program, Project Manager, Stephanie Seawright - The updates to the program to include the power washing was approved at the May 15, 2017 CRA meeting. Staff is moving forward to identify a power washing company to perform the work as needed.

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. A chilled water bottle filler and fountain will be installed at the park in June. Since the park opened in August 2016, park goers have frequently requested that additional shade opportunities be considered in the playground area. In response and in conjunction with other sun protection efforts city-wide, staff has been reviewing options to have shade sails installed in the playground area. Currently, there are designs underway and installation is anticipated to begin this summer.

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. A phased installation of the new signage will begin in June, starting with the replacement of existing signs.

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.

Construction of an ADA compliant ramp at the Depot Building is anticipated to begin in June. 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. The development teams submitted the first of two proposals in April 2017. The evaluation committee reviewed these proposals and met individually in May 2017 with the prospective developer teams to provide feedback in order to align the goals of the Power District with their respective proposals. The next step is the development teams will incorporate the evaluation committee's feedback, adjust their proposals accordingly, and re-submit with their Best and Final Offer (BAFO) for the evaluation committee's consideration in June 2017. This will be followed with development team presentations occurring in July 2017 to the evaluation committee. The evaluation committee will then convene to discuss a recommendation for the CRA Board's consideration. The CRA Board will be provided an overview of the Power District initiative, public private partnership strategy, ITN process, summary of the BAFO's received, and a recommendation for terms of a development agreement. 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 Redevelopment Plan while also setting the framework for a sustainable economic development strategy for the District.

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. The northern extension of the SW 9th Street greenway from SW 2nd Ave. to SW 1st Ave. is in the conceptual planning phase. Additionally, an updated Innovation Square master plan has been provided to the CRA by the UFDC. As this and other potential partnerships develop, Staff will return to the Board for any necessary approvals.

NW 5th Avenue (1300-2000 blk), Project Manager, Suzanne Wynn - 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. The CRA is in the process of procuring professional services to evaluate and determine potential electrical easements reduction (quantity and sizes). 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. Once the reduction of the electrical easements (sizes & quantities) has been determined and 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.

The Standard Development Agreement, Project Manager, Suzanne Wynn - The City of Gainesville Community Redevelopment Agency and LM Gainesville, LLC entered into a development agreement on May 15, 2015. This development agreement reimburses for infrastructure intended to benefit the public. The CRA was made aware that Landmark made application on behalf of the Chick-fil-a, to put restaurant furniture on the sidewalk area along NW 13th Street and W. University Avenue. The CRA was made aware that Landmark intends to lease and place outdoor furniture on property to be transferred to the City Of Gainesville free of all encumbrances. Leasing sidewalk area to one of the Standard tenants violates the terms of the Development Agreement. A letter was sent to the Landmark Properties general counsel on May 18, 2017 informing them that if Landmark has indeed leased the sidewalk to the tenants then Landmark is in default of the Development Agreement. Any other potential violations will be evaluated overtime as the project is completed and DOT & CoG ROW encroachments are reviewed. The CRA staff will continue to update any status changes.

NW 1st Avenue Streetscape (NW 16th St to NW 20th St), Project Manager, Sarit Sela -- Street renovation began in January. On the 1600 block, install of new underground infrastructure for GRU Electric, GRU Gas, GRU Com, COX, and AT&T, as well as Silva Cells for improved tree growth is complete; new curb, irrigation, light pole bases, sidewalks and parking lane installation is complete. First layer of asphalt was placed and the roadway is open to two-way traffic. On the 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. New gas pipe is serving residents. Installation of Silva Cells is complete. Installation of new curb, sidewalk, parking lane is complete. First layer of asphalt was placed and the roadway is open to two-way traffic.

Construction crews will begin work on the 1700 and 1800 blocks by mid-June. To expedite construction, team will close these blocks to through traffic and will allow access to all properties as needed. Also, construction crews will work on most Saturdays this summer and additional construction crews will be working side by side. CRA and CPPI have been coordinating with property owners and residents and will continue to coordinate the work with stakeholders in the coming months.

Accommodation for future Smart Lighting was recently added to the project scope in coordination with Public Works and in line with future city wide initiative.

To complement the street improvements and encourage local stakeholders to improve their private properties and building facades, the CRA is offering 3 time-limited façade improvement incentive programs for the Midtown area. Applications are now received for all 3 programs.

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 utilities along the entire corridor. At the request of the Board, the CRA hosted a community workshop 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. The CRA's project manager along with representatives from each discipline of the design team (engineering, traffic, electrical engineering, urban design, landscape architecture, construction management, and communications) engaged with attendees to gather feedback and provide background on the technical decision making process a project such as this requires. The design and project management team is evaluating the feedback received to determine impacts to the adopted Guiding Principles, vision, and construction documents. Additionally, CRA Staff continues to meet to work through property owner requests to determine the overall impacts to safety and design integrity, and what accommodations can be made to address their input. The design, engineering, pre-construction, and communications strategy efforts are proceeding with 90% plans expected in June. Per the Board's May, 15th 2017 approved motion for a special June meeting, the CRA Board Clerk worked to determine a suitable special meeting date for all Board members. As a result of multiple scheduling conflicts with Board member calendars in June and early July, the special meeting is scheduled for the regularly scheduled meeting date of July 17th CRA however; the time will be 5PM with a 6PM time certain hearing of the agenda item.

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 scheduled to open the doors of the museum to the public June 1, 2017. The hours of operation for the public are Sunday - Thursday 12:00 pm - 5:00 pm with appointments being available for Fridays and Saturdays. 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 - The

updates to the program to include the power washing was approved at the May 15, 2017 CRA meeting. Staff is moving forward to identify a power washing company to perform the work as needed.

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 working with Bosshardt Realty, the Property Owners Gainesville Florida Housing Corporation, and its partner, Gainesville Housing Authority towards listing the property by the end of June.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA Board:
Receive project update from Staff

[170129.](#)

Cotton Club Contract Extension (B)

Explanation: The CRA entered into an agreement with the Cotton Club to provide matching funds for a Division of Cultural Facilities Grant to complete the renovation project. At this time, the Cotton Club has nearly expended the CRA's funding with approved work on the project. The Division's grant has been extended for six (6) months until December 31, 2017 due to the State's disbursement process being stalled to their grantees. To keep the contract with the CRA in line with the State's CRA Staff is requesting an extension of the agreement until December 31, 2017.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to the CRA Board:
Approve a time only extension for the Cotton Club grant through December 31, 2017 and authorize the CRA Executive Director to execute the extension on approved by the CRA Attorney as to form and legality.

[170129 CONTRACT EXTENSION 20170619.pdf](#)

ADOPTION OF THE REGULAR AGENDA

SECRETARY

[170130.](#)

CRA July Meeting Time Change (NB)

Explanation: At the CRA Board's May, 15th 2017 meeting, the Board approved a

motion for the CRA to schedule a special meeting that would accommodate interested South Main Street stakeholders and allow for all Board Members to attend. As a result of multiple scheduling conflicts with Board Member calendars in June and early July, it was determined to keep the regularly scheduled CRA Board meeting date of July 17th and propose the meeting time begin at 5PM to better accommodate community stakeholders, with a 6PM time certain hearing of the South Main Agenda item.

Fiscal Note: None

RECOMMENDATION

CRA Secretary to the CRA Board: Approve the rescheduling of the July 17, 2017 to 5:00 pm with a time certain of 6:00 pm for the South Main Street Agenda Item.

170086.

CRA Advisory Board Appointments to the College Park University Heights Redevelopment Advisory Board (B)

Fiscal Note: None

RECOMMENDATION

CRA Secretary to the CRA Board: Appoint three (3) citizens to serve on the College Park University Heights Redevelopment Advisory Board to occupy a seat for the following term: one (1) full term ending June 15, 2020.

[170086_CPUH APPLICANTS_20170619.pdf](#)

170087.

CRA Advisory Board Appointments to the Downtown Redevelopment Advisory Board (B)

Fiscal Note: None

RECOMMENDATION

CRA Secretary to the CRA Board: Appoint four (4) citizens to serve on the Downtown Redevelopment Advisory Board to occupy a seat for the following terms: one (1) full term ending June 15, 2020 - (2) & one (1) partial term ending June 18, 2018 - (2)

[170087_DRAB APPLICANTS_20170619.pdf](#)

170088.

CRA Advisory Board Appointments to the Eastside Redevelopment Advisory Board (B)

Fiscal Note: None

RECOMMENDATION

CRA Secretary to the CRA Board: Appoint four (4) citizens to serve on the Eastside Redevelopment Advisory Board to occupy a seat for the following

terms: one (1) full term ending June 15, 2020 - (3)
& one (1) partial term ending June 21, 2021 - (1).

[170088_ERAB APPLICANTS_20170619.pdf](#)

[170089.](#)

**CRA Advisory Board Appointments to the Fifth Avenue Pleasant Street
Redevelopment Advisory Board (B)**

Fiscal Note: None

RECOMMENDATION

CRA Secretary to the CRA Board: Appoint three (3) citizens to serve on the Fifth Avenue Pleasant Street Redevelopment Advisory Board to occupy a seat for the following term: one (1) full term ending June 15, 2020 - (2) & one (1) partial term ending June 21, 2021.

[170089_FAPS APPLICANTS_20170619.pdf](#)

EXECUTIVE DIRECTOR

[170090.](#)

Heartwood Request for Bid Award and Proposed Financing Plan (NB)

Explanation: Heartwood is a 15.1 acre infill redevelopment project that will accommodate 34 single family detached homes. After receiving our third and final round of comments from City Planning for permitting, and the St. John's River Water Management District for storm water, CRA Staff is nearing the conclusion of the construction permitting approval process which would yield construction documents for storm water, site work, wetland mitigation, roads and sidewalks, utility infrastructure and more. This approval will allow construction to begin and the continuation of the Design Plat approval process. 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 May 2017, Staff worked with the City's Purchasing Department on a public solicitation for a site contractor in the form of an Invitation to Bid. The contracted site work would include utility infrastructure, wetland improvements, paved streets, curb and gutter, sidewalks, and pad ready sites. There were three responsible and responsive bids received; all being over the budgeted amount of \$1.7M. After collaborating with a third party financial services partner and City Budget and Finance, CRA Staff will present a recommendation to move the project forward.

Fiscal Note: \$1,118,116.59 remaining in the Heartwood project account W920 will be used towards the site improvements. Staff proposes utilization of the remaining \$305,362.51 Kennedy Homes Demolition bond funding account C333 towards the current scope. In addition, Staff proposes securing a ~\$1.1M loan from the City to be used towards the site improvements. The additional funds required for incentives and model

construction will be appropriated during the FY2018 Adjusted Budget to be presented at July's CRA Board Meeting.

RECOMMENDATION

CRA Executive Director to CRA Board: 1) Approve CRA Staff to utilize account #C333 towards the Heartwood site improvements, 2) Approve the CRA Executive Director to move forward with securing a loan from the City of Gainesville for Heartwood site work as described; and 3) Approve the award of the Invitation To Bid to O'Steen Brothers, Inc., contingent upon the approval of the use of bond funding and loan financing, and authorize the CRA Executive Director to execute all necessary documents as approved by the CRA attorney as to form and legality.

[170090_PRESENTATION_20170619.pdf](#)

[170091.](#)

CRA Community Vitality Report Update: What's Left to Do?

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 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 envisioned as a cumulative, long-term, multi-level outcome of redevelopment.

At the April 2017 CRA Board meeting Staff provided an update on the first stage of the Vitality Report, which was guided by the question: "What's been done?" This was an opportunity to review all initiatives completed throughout each district and to examine which initiatives have most successfully contributed to community vitality. Through this process, it was generally observed that the most successful projects have been those that address multiple redevelopment objectives and make connections to other initiatives. It was also recognized that the size of a project does not necessarily predict success-both small and large projects can have unique, yet profound impacts on community vitality.

The current stage of this effort focuses on "What's left to do?" By reviewing the redevelopment plans, the 2013 strategic plan, and the most recent work plan, staff has identified projects that have been proposed but not yet completed. This process is also informed by feedback received from multiple community engagement activities. A topic on the EngageGNV platform was 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 this CRA Board meeting. The end product will be a "Vitality Report" that's replicable, useful, and will serve as the foundation for the next strategic plan.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear presentation

[170091 PRESENTATION 20170619.pdf](#)

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT