

City of Gainesville

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



Meeting Agenda - Final

July 17, 2017

5:00 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**[170170.](#)**June 19, 2017 CRA Meeting Minutes (B)***Fiscal Note: None***RECOMMENDATION**

CRA Secretary to the CRA Board: Approve the minutes of the June 19, 2017 meeting.

[170170 MINUTES 20170617.pdf](#)**EXECUTIVE DIRECTOR CONSENT**[170171.](#)**CRA Project Summary July (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 we have four (4) façade grants that will be presented to the Fifth Avenue Pleasant Street Advisory Board for the first time in over four years. We currently have multiple façade grant projects underway across the four redevelopment areas.

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 question: "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.

At the June 2017 CRA Board meeting staff provided an update on the second stage of the second stage of the project, which was guided by the question: "What's left to do?" The feedback received from multiple community engagement activities will be used to inform the identification and prioritization of future projects.

Staff will provide an update during the next CRA Board meeting, focusing on "What's the CRA's Role?" The end product will be a "Vitality Report" that's replicable, useful, and will provide a foundation for the CRA's strategic planning for the next five years.

Eastside Redevelopment Advisory Board (ERAB)

Heartwood, Project Manager, Michael Beard - 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. At its June Meeting, the CRA Board approved O'Steen Brothers, Inc. as the lowest most responsive and responsible bidder. At that meeting, CRA Staff presented a recommendation to move the project forward after collaborating with City Budget and Finance and a third party financial services partner. The recommendation was passed and subsequently received approval at the City Commission. Site Construction is anticipated to begin in July/August 2017.

Cotton Club Grant Management, Project Manager, Stephanie Seawright - 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. At its June 19, 2017 meeting the CRA Board approved the request for an extension of the agreement until December 31, 2017.

Cornerstone Phase 1 Development, Project Manager, Stephanie Seawright--The final stages of the permitting process are expected to be completed in July. 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 July 2017.

The CRA is seeking a firm to provide real estate marketing and brokerage services. A Request for Proposal for Real Estate Marketing and Brokerage Services was released and two submissions were received. The review panel is scheduled to review the proposals and make a decision to award by July 7, 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 21 homes in the Greater Duval Neighborhood. We currently have no applications pending. Additional work through the NRI includes the development of new gateway signage, homeownership 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 July we will continue to have our weekly programming with Union Street Famers Market, 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. Patticakes

on The Plaza is now open from 6:30am - 7pm Monday - Thursday, Friday 6:30am - 10pm, Saturday 9am - 8pm & Closed Sunday. Steamers on the Plaza is now open Monday 11am -3pm, Tuesday -Saturday 11am-10pm & Closed Sunday.

Events in July: Every Friday from 8pm-10: Free Fridays Concert Series: <<http://gnvculturalseries.org/free-fridays-concert-series/>>

For More Event 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 has begun, 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 which will allow greater food offerings.

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 in the process was for the development teams to 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. After an initial evaluation committee review of the submitted BAFO's, the development teams will provide the committee with presentations in July 2017 outlining the specifics of their proposals. The evaluation committee will then convene to discuss a recommendation for the CRA Board's consideration for an anticipated August or September agenda item. 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, COG staff, and Landmark are working together on solutions for changes that have occurred in the field. Development Agreement compliance will continue to 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 underway. 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 underway.

Construction crews began work on the 1700 and 1800 blocks in mid-June. Road milling and water main installation are complete. Underground utility trench work is underway. To expedite construction, these blocks are closed to through traffic and serve only local traffic through the end of August. 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. GPD incorporated safety cameras into the project effort as well.

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 - On Agenda

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.

Historic Heritage Trail, Jessica Leonard, Project Manager -

In January 2009, the Fifth Avenue Pleasant Street Redevelopment Advisory Board revised its Redevelopment Plan and completed the strategic planning process for the redevelopment area. The Heritage Trail project arose from these two efforts and addresses multiple Plan objectives such as neighborhood marketing and community investment. The goal of the project was and is to create a physical system to recognize the historic and cultural significance of key locations and people connected with the FAPS neighborhood.

The next steps include refreshing the boards on the work done to date and identifying next steps. Staff will be meeting with the Fifth Avenue Pleasant Street Redevelopment Advisory Board in July and will present to the CRA Board in August.

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 in July.

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

[170172.](#)

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

Fiscal Note: None

RECOMMENDATION

CRA Secretary to the CRA Board: Appoint two (2) 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 and one (1) partial term ending June 18, 2018

[170172_DRAB APPLICANTS_20170717.pdf](#)

[170173.](#)

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

Fiscal Note: None

RECOMMENDATION

CRA Secretary to the CRA Board: Appoint two (2) 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 - (2).

[170173_ERAB APPLICANTS_20170717.pdf](#)

[170219.](#)

Request for Information from Alachua County Staff (B)

Explanation: A letter dated June 26, 2017 from the Alachua County Board of County Commissioner's Chair, Ken Cornell, was received by the City in regards to a request for information on CRA projects that include road resurfacing, stormwater improvements, sidewalks and lighting. CRA worked diligently to respond, clarify and provide an avenue for County staff to access the information they're requesting. This is an

informational item to discuss next steps. Chair Hayes-Santos will be scheduling a follow-up meeting with the appropriate staff and bring back clarification and possible solutions to the Board.

Fiscal Note: None

RECOMMENDATION

CRA Chair to CRA Board: Hear comments from CRA Board Chair

[170219A MEMO 20170717.pdf](#)

[170219B ATTACHMENT A 20170717.pdf](#)

[170219C ATTACHMENT B 20170717.pdf](#)

[170219D ATTACHMENT C 20170717.pdf](#)

[170219E ATTACHMENT D 20170717.pdf](#)

[170219F ATTACHMENT E 20170717.pdf](#)

EXECUTIVE DIRECTOR

[170174.](#)

FY2018 Adopted Budget Adjustment (B)

Explanation: In 2013 the CRA underwent a thorough strategic planning process that set the stage for more focused Community Initiatives in each of its Redevelopment Areas. Out of that process, a Workplan was developed and the first ever two-year CRA budget was adopted by the CRA Board for fiscal years (FY) 2015 and 2016 in July 2014.

The goals of moving to a two-year budget were to simplify the CRA budget process and to appropriate sufficient resources to support the adopted Workplan, which contains project timelines that can span multiple fiscal years. The FY2017 and FY2018 budgets were approved by the CRA Board at its July 2016 meeting.

At today's meeting CRA staff will provide an update on the projected tax revenues for FY2018, summarize the FY2018 adopted budget that goes into effect October 1, 2017 and highlight proposed changes for the Board's consideration.

Fiscal Note: None

RECOMMENDATION

CRA Staff to CRA Board: Approve Resolution #170174 FY18 Adopted Budget Adjustment as presented and modified, if applicable.

[170174 PRESENTATION 20170717.pdf](#)

[170174 RESOLUTION 20170717.pdf](#)

TIME CERTAIN AT 6:00 PM

[170175.](#)**South Main Street Improvements (B)**

Explanation: Today's agenda item is focused on providing a summary and update on the next iteration of the project plan's development process and recommending a Guaranteed Maximum Price (GMP) proposal for the construction of the proposed improvements.

Improvements to the South Main Street corridor have been the subject of discussions and planning exercises for a number of years in anticipation of the opening of Depot Park, the Cade Museum, the Power District, and other existing or planned development opportunities in the area. During this period numerous milestones have been accomplished furthering the broad redevelopment goals for this area of Gainesville. Significant changes to the area have occurred that directly impact the functional needs of the street. These include new commercial oriented businesses, the Depot Avenue streetscape and roundabout, construction of the Cade Museum, and the opening of Depot Park. With these recent improvements being fully realized, CRA Board directed Staff to advance the design and, ultimately, construction process forward so that the South Main Street corridor responds to its changing context while still supporting its existing businesses and users.

Beginning in 2014, the CRA began facilitating discussions with area stakeholders, hosting community engagement events, and learning about the area related to possible improvements to the corridor. The result was the collaborative stakeholder process of adopting a Guiding Vision Statement & Guiding Principles for the project that we would rely on throughout subsequent planning, design, and engineering processes. Throughout the month of September 2016 the CRA facilitated a series of participatory community workshops and engagement exercises that explored various street design alternatives related to reimagining the corridor by prioritizing the various streetscape elements. On October 17, 2016 the CRA Board considered several alternative cross-sections and ultimately approved two basis-of-design concept cross-sections that were representative of the diverse prioritizes of participants. The October 2016 presentation outlined how each concept uniquely balanced and addressed the Guiding Principles of: improving safety and connectivity, increasing parking opportunities, preparing the area as a destination with a unique identity, while addressing the accessibility, flow, and balance of the corridor.

The next step in the process was to translate the two conceptual cross-sections to the existing conditions of the actual street and its many diverse adjacent land-uses with 30% schematic plans. This effort was challenging because of the unique existing and planned users being accommodated through the approved design. From 18-wheelers to baby strollers, the team begun the process of working through the various technical aspects of balancing the layout of the corridor that preserves the vision, supports additional users, while also considering the numerous operational needs of the existing businesses along South Main Street.

On March 20, 2017 the CRA Board approved the 30% schematic plans, Construction Manager At-Risk selection, and directed 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 evaluated the feedback received and incorporated many of the suggestions into the plans.

Other stakeholder recommendations were explored and analyzed, and considered by Staff to adversely compromise the adopted Guiding Principles of Safety + Connectivity, Parking Opportunities, Accessibility + Flow + Balance, Destination + Identity, and Visual Character and are therefore recommended *unadvisable*. 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 concerns.

Go to this link

<<https://www.dropbox.com/sh/jlgdyb0bvjx9ur5/AACfm6LGUARPF-WB4IqZzq5Ba?dl=0>> to view the following documents:

- (1) GMP Proposal
- (2) 90% Plans and Documents
- (3) May 5, 2017 Community Workshop Comments
- (4) Project Summary
- (5) Auto Turn Exhibits

Fiscal Note: Funding for the South Main Street Improvement project design and construction has been budgeted for in the CPUH Trust Fund account W752 in the amount of \$3,700,000.00. Funding for the balance of the project costs will be appropriated during the FY18 Adjusted Budget presentation on July 17, 2017.

RECOMMENDATION

- (1) CRA Executive Director to CRA Board:
 - a. Approve the South Main Street Improvement project plans as presented.
 - b. Approve the Guaranteed Maximum Price (GMP) proposal from Oelrich Construction, Inc. in an amount not to exceed amount of \$7,000,000 and authorize the CRA Executive Director to execute all necessary documents, subject to review and approval by the CRA Attorney as to form and legality.
 - c. Approve \$1,500,000 to fund the GRU portion of the undergrounding project.

(2) CRA Board to City Commission: Recommend the City Commission review, approve, and authorize CRA to act as its agent for the construction of the South Main Street Improvement project and approve proposed plans for undergrounding of utilities along the corridor.

(3) CPUH Advisory Board to CRA Board:
a. Motion to approve the northern portion of the South Main Street project from the proposed roundabout at SW 11th Place north to Depot Avenue.
b. Motion to consider options for South Main Street that would minimize the adverse impact of the South Main business owners including the elimination of the undergrounding of utilities.

[170175 PRESENTATION 20170717.pdf](#)

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT