

City of Gainesville

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



Meeting Agenda - Final

August 21, 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**[170265.](#)**July 17, 2017 CRA Meeting Minutes (B)***Fiscal Note: None***RECOMMENDATION**

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

[170265 MINUTES 20170821.pdf](#)

EXECUTIVE DIRECTOR CONSENT[170266.](#)**CRA Project Summary August (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 - On the Agenda

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 which included loan from the City. The recommendation was passed and subsequently received approval at the City Commission. Site Construction is anticipated to begin in August/September 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--Construction is underway on Building Pads C & D with a projected completion to be November 2017. Concept Companies is expected to break ground on the building mid-August 2017.

A Request for Proposal for Real Estate Marketing and Brokerage Services was released and two submissions were received. After review the award went to Front Street Commercial Real Estate Group, Inc.

Eastside Redevelopment Area Residential Paint Voucher Program, Project Manager, Stephanie Seawright -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 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 August 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. We are also making some upgrades to the public bathrooms and hardscape.

Events in June:

- *Every Friday from 8pm to 10pm: Free Fridays Concert Series:*
<<http://gnvculturalseries.org/free-fridays-concert-series/>>
- *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 -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 has determined they will maintain ownership and go into a lease with the City for the property. Staff is reviewing the feasibility of continuing to move forward with 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 was installed at the park in July. 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. To date, a majority of the new signs have been installed throughout the park

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 began mid-July. 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 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, Andrew Meeker - 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, Andrew Meeker - 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, Andrew Meeker - The CRA and LM Gainesville, LLC entered into a development agreement on May 15, 2015. This development agreement reimburses for infrastructure intended to benefit the public. As the project nears completion, the CRA will be reviewing the approved construction documents and performing site inspections to verify compliance with the terms of the Development Agreement prior to issuing any reimbursement payment.

NW 1st Avenue Streetscape (NW 16th St to NW 20th St), Project Manager, Sarit Sela -- On the Agenda

South Main Street, Project Manager, Andrew Meeker - Following the Board's June 17, 2017 approval of the project plans and Construction Manager At-Risk GMP (Guaranteed Maximum Price) proposal, Staff is working thru the various tasks (engineering, permitting, construction coordination, communications, etc.) required prior to construction scheduled to begin in the Fall of 2017.

Fifth Avenue Pleasant Street Redevelopment Board

A.Q. Jones House Museum, Project Manager, Stephanie Seawright - The renovation of the shed for storage is underway as well as the identification and purchasing of indoor and outdoor furnishing for the facility.

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 district. The Heritage Trail project arose from these two efforts and addresses multiple First Avenue Pleasant Street (FAPS) Redevelopment Plan objectives including neighborhood marketing and community investment. The goal of the project is to create a trail of physical markers that will highlight the historic and cultural significance of key locations and people connected with to the FAPS neighborhood.

In June of 2009, Staff partnered with Dix Lathrop and Associates (landscape architects) to research existing heritage publications, create a base map of significant heritage sites, and research existing heritage trail systems for insights on the approach to the project. In October of 2009, the first community workshop was held at the Mt. Pleasant United Methodist Church facilitated by CRA and Dix Lathrop staff. This meeting included prepared discussion questions for participants regarding people, places, and events. This community engagement also included a video interview process and document scanning station for photographs owned by community members.

Staff will present to the Historic Preservation (HP) Board in August. In addition, staff is also looking to onboard a graphic designer to develop the signage and marketing and branding collateral. The project team is preparing to schedule a community meeting for September. The purpose of this meeting is to review the findings with the community, refine the site map, and provide clarifications on project scope, design workshop, personal interviews and receive feedback from the community.

FAPS Residential Paint, Project Manager, Stephanie Seawright -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. After working with Bosshardt Realty, the Property Owners Gainesville Florida Housing Corporation, and its partner, Gainesville Housing Authority, the Listing and Development and Disposition Agreements have been executed and Staff is working towards listing the property in August.

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****170267. CRA Loan Refinancing Plan**

Explanation: At the July CRA Board meeting, Staff presented the FY2018 Adjusted Budget. Within that presentation, staff introduced a plan to explore options for refinancing its current debt. Since that meeting, staff has met with the Budget and Finance Department to thoroughly assess those options. The agencies current debt consists of the Commerce Building Note (\$220,439.26), West University Avenue Lofts Note (\$267,309.32), FAPS (\$260,413.89), Courthouse Parking (\$786,018.70), Eastside Tackle Box (\$174,329.83), College Park (\$464,879.60), and the CRA Building (\$478,037.88). The Commerce Building and the West University Avenue Lofts were loans from the City's General Fund. Savings to the CRA from refinancing these loans would have a commensurate impact on budgeted General Fund revenues. The FAPS, Courthouse Parking, Eastside, and College Park Loans were financed as portions of larger General Government debt issues that provided resources for a suite of multi-departmental projects, with the debt service associated with the CRA projects passed on to the respective tax increment funds. The City has since refunded those loans at lower interest rates and can pass the proportionate share of those savings on the appropriate tax increment funds. The CRA Office Building was financed through a private institution and they are not in a position to offer any refinancing options at this time.

Fiscal Note: The interest rates on the FAPS, Courthouse Parking, Eastside, and College Park loans will decrease from 4%-6.7% to 2.30%-2.36%. The debt service savings in total will be \$136,125.10.

RECOMMENDATION

CRA Executive Director to CRA Board: Approve the CRA Executive Director to move forward to amend the financing documents between the City and the CRA related to the existing FAPS, Courthouse Parking, Eastside, and College Park loans.

[170268.](#)**Request to Fund Undergrounding of Utilities on SW 4th Avenue (600 BLK-1000 BLK)**

Explanation: SW 4th Avenue is highlighted in both the University of Florida and the City of Gainesville's recently adopted strategic plans as a key corridor for multi-modal transportation, pedestrian activity, and ongoing development opportunities. In addition, the Gainesville Community Redevelopment Agency included in their Fiscal Year 2017-2018 Workplan Update a section labeled "FY17/18 Next Steps" which calls for

coordinating with key stakeholders (UFDC, Development Proposals) to further enhance the Innovation Square area.

A proposal for a Public/Public/Private Partnership was brought forth by Trimark Properties with regards to undergrounding the overhead utility infrastructure on the south side of SW 4th Avenue, from just east of SW 6th Street to just west of SW 10th Street. SW 4th Avenue Undergrounding is broken into three segments and is measured from GRU Pole #30063 (west of SW 10th Street) to GRU Pole #17759 (east of SW 6th Street). The undergrounding includes infrastructure for GRU, GRUCom, AT&T, Cox and Public Works (street lighting). The undergrounding will also include short segments south along SW 8th Street (to GRU Pole #17343) and SW 7th Terrace (to GRU Pole #17431) and north along SW 7th Terrace (to GRU Pole #43000).

Street lighting (on both the north and south sides of SW 4th Avenue), utilizing the Innovation Square standard Capella fixtures, is an additional \$153,216.

D.E. Scorpio Corporation, acting as an agent of Trimark Properties, solicited competitive pricing from subcontractors for the installation of the underground infrastructure (conduit only) and restoration of the curbing, sidewalks and grassing, to pre-undergrounding conditions. The following represents the breakdown, per segment, of the undergrounding project:

Segment I - \$222,520 (Pole #30063 to Pole #17173)*

Conduit Infrastructure: \$71,003

Cabling Infrastructure

GRU: \$64,712

GRUCom: \$57,478 (49%)

AT&T: \$17,069 (25%)

Cox: \$12,258

Segment II - \$346,919 (Pole #17173 to Pole #26568)

Conduit Infrastructure: \$183,659

Cabling Infrastructure

GRU: \$38,882

GRUCom: \$59,824 (51%)

AT&T: \$48,000 (75%)

Cox: \$16,554

Segment III - \$186,147 (Pole #26568 to Pole #17759)

Conduit Infrastructure: \$113,092

Cabling Infrastructure

GRU: \$60,000

GRUCom:

AT&T: \$3,750 (500LF X 7.50/LF)

Cox: \$9,305

**portions of undergrounding were already addressed as part of the SW 9th Street Urban Walkway project, this is the balance necessary to complete this segment.*

Segment I will be paid for by Trimark Properties as part of their continuing investment in the SW 9th Street extension and their ongoing development project, The Cascades. Trimark Properties has also paid for the infrastructure design for the entire length of this project and the photometric engineering necessary to meet code.

Segment III will be paid for by City of Gainesville Public Works Department as part of their upcoming SW 6th Street Renovation Project.

The result will be a gap in the undergrounding between the far western portion (Public Works) and the far eastern portion (Trimark Properties), namely Segment II. Undergrounding the entire length (Segments I, II, & III) would result in savings due to the lack of remobilization costs, price escalations, multiple MOT Permits, supervision, and coordination with the various utility providers.

The funding available in the "Innovation District Initiatives" for FY17-18 was budgeted to continue Strategic Partnerships in the area. The partnership with Trimark Properties for the extension of SW 9th Street to the south was funded in the amount of \$277,619. Upcoming requests for partnerships in FY18 may include a potential partnership with UF Development Corporation for the north end of 9th Street and participation in a study on structured parking. The timetables and estimated costs for both are unknown at this time.

The CPUH Redevelopment Plan contemplates the undergrounding of utility lines and installing new lighting in the context of streetscape improvements eligible under the "District Candidate Project List." The plan also speaks to prioritizing infrastructure improvements on streets experiencing private reinvestment.

Trimark Properties is requesting the Community Redevelopment Agency (CRA) to fund Segment II and either fund the proposed lighting along the entire corridor or, at a minimum, fund the infrastructure necessary to install the appropriate lighting at a later date.

Fiscal Note: \$833,603.70 is currently unobligated in the "Innovation District Initiatives" account W763.

RECOMMENDATION

CRA Executive Director to CRA Board: Approve the Public Private Partnership and CRA funding of SW 4th Avenue Segment II undergrounding and street lighting as described, in an amount not to exceed \$500,135.

[170268A PRESENTATION 20170821.pdf](#)

[170268B GMP 20170821.pdf](#)

[170268C SCOPES 20170821.pdf](#)

[170268D BID 20170821.pdf](#)

[170268E NOTICE TO BIDDERS 20170821.pdf](#)

[170268F BID EVALUATION 20170821.pdf](#)

170269.

CRA Community Vitality Report

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.

At the June 2017 CRA Board Meeting Staff provided an update which focused on "What's left to do?" By reviewing the redevelopment plans, the 2013 strategic plan, and the most recent work plan, staff identified projects that have been proposed but not yet completed. This process was also informed by feedback received from multiple community engagement activities.

During this CRA Board meeting, staff will review the themes that have arisen from this the Vitality Report effort. The themes include: layers, scale, connectivity, health, integrity, and partnerships. Staff will discuss how these themes will be used to as the foundation for the next strategic plan.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear presentation from Staff

[170269 PRESENTATION 20170821.pdf](#)

170271.

NW 1st Avenue Streetscape: Project Update (B)

Explanation: NW 1st Avenue is an important mixed-use corridor and "game day destination" located a block north of the University of Florida and Ben Hill Griffin Stadium. 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, street trees and lights, on-street parking, improved waste management and more.

Construction began in January 2017. Currently, construction work is underway on all four project blocks, NW 1st Avenue between 16th Street to 20th Street. Streets will be open for pedestrian and vehicular use by Friday, September 8th, prior to the first UF home football game. Work on utility conversion and various site amenities, such as decorative paving, landscaping and street furnishing, will continue and will not interfere in game day activities along the corridor.

To complement the street improvements and encourage local stakeholders to improve their private properties and building facades, three 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, 18 properties have taken advantage of these programs, with a total of up to approximately \$180,000 in CRA assistance.

At today's meeting CRA Staff will present an update to the Board that includes an overview of work completed to date, next steps for streetscape completion, feedback on the enhanced incentive programs, including a proposed revision to the Façade Grant Program to further support commercial buildings whose main access is off NW 1st Avenue, and potential partnerships to assist in promoting a safer Midtown.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to CRA Board: Approve proposed program changes as described, and authorize CRA Executive Director or Designee to execute all necessary documents once approved by CRA Attorney as to form and legality.

[170271 PRESENTATION 20170821.pdf](#)

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT