

City of Gainesville

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



Meeting Agenda - Final

September 18, 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**[170371.](#)**August 21, 2017 CRA Meeting Minutes (B)***Fiscal Note: None***RECOMMENDATION**

CRA Secretary to the CRA Board: Approve the minutes of the August 21, 2017 meeting.

[170371_MINUTES_20170918.pdf](#)**EXECUTIVE DIRECTOR CONSENT**[170372.](#)**CRA Project Summary September (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. We currently have multiple façade grant projects underway across the four redevelopment areas.

Strategic Planning, Project Manager, Ori Baber - At the February 2017 Board meeting, CRA 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 were 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. During this Vitality Report effort, there were specific themes that arose including: layers, scale, connectivity, health, authenticity, and partnerships. Those themes will be used as a foundation for the CRA's forthcoming strategic planning process.

The CRA strategic planning process was developed in order to provide clear linkage between the goals and objectives outlined in each of the area's Redevelopment Plan and the CRA projects which are pursued and implemented. The process is designed to maximize efficiency and promote action-oriented redevelopment activities and a timely implementation of CRA initiatives. The end result of strategic planning is the creation of a document called a Roadmap, a high level snapshot of CRA projects over a 5 year period. The document is utilized to help coordinate the budgets, timelines, resources, and partnerships necessary to bring reinvestment to the community and to achieve implementation of high-quality redevelopment projects.

At the next CRA Board meeting in October, Staff will provide an update on what's been accomplished since the last strategic planning process in the areas of community initiatives, community partnerships, community engagement, CRA talent and efficiencies and provide an overview of the strategic planning process that will run from September through December 2017. The CRA will be hosting an Eastside CRA Community Information Session on September 28th, 2017 from 5:30-7:30pm at Springhill Baptist Church. In addition to providing updates on current initiatives in Eastside, this event will also serve as the kick-off to the CRA Strategic Planning efforts. All are invited to attend this public event to learn more about on-going initiatives and to participate in the strategic planning process.

The CRA has been working with a consulting firm called Urban 3 (www.urban-three.com/ <<http://www.urban-three.com/>>) to conduct an in depth analysis of land use economics in Alachua County, the City of Gainesville, and in particular the four CRA districts. In partnership with the Gainesville-Alachua County Association of Realtors, the CRA has applied for a grant through the National Association of Realtors to support a series of outreach and speaking engagements during the strategic planning process. The principal of Urban 3, Joe Minicozzi, will be the keynote speaker and will present the findings of the economic analysis. The findings will also be presented to the CRA board during the November meeting. Both the Vitality Report and this economic assessment will serve as the foundation for identifying and prioritizing future CRA initiatives.

The summary and in-depth versions of the Vitality Report can be accessed via the CRA's website at gainesvillecra.com/vitality <<http://gainesvillecra.com/vitality>>. Get involved in the CRA's strategic planning process by submitting your ideas to ideas@gainesvillecra.com <<mailto:ideas@gainesvillecra.com>>, by attending one of the citizen advisory board meetings, or by attending one of the many events the CRA has planned this Fall.

Eastside Redevelopment Advisory Board (ERAB)

Heartwood, Project Manager, Michael Beard - At its June Meeting, the CRA Board approved O'Steen Brothers, Inc. as the lowest most responsive and responsible bidder for Heartwood's contracted site work which includes utility infrastructure, wetland improvements, paved streets, curb and gutter, sidewalks, and pad ready sites. 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 a loan from the City. The recommendation was passed and subsequently received approval at the City Commission. Site Construction is anticipated to begin in September 2017. Staff is working on the final stages of converting the conceptual floor plans to full construction/bid sets and providing additional options to the approved floor plans; which will be followed by cost estimates to provide pricing to potential residents. Staff is also working with City Purchasing on a solicitation for qualified homebuilders and a groundbreaking ceremony is scheduled for October 11, 2017 at 9:00 am.

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. At its June 19, 2017 meeting, the CRA Board approved the request for an extension of the agreement until December 31, 2017. Staff is continually meeting with Cotton Club representatives onsite for progress updates and anticipated completion schedule. Renovations are proceeding according to the new construction schedule and are projected to be completed within the agreement extension term limits.

Cornerstone Phase 1 Development, Project Manager, Stephanie Seawright - Staff has been working with the City Attorney's office and Holland & Knight LLP to develop the condominium documents. The proposed condominium cluster is structured as a two-phased land condominium. Phase I will contain 6 units consisting of the land only (not improvements constructed on each unit). Phase II will include the 4 units to the west of SE 21st Street on the Master Plan. Staff continues to work with legal counsel to move this process to completion.

Eastside Redevelopment Area Residential Paint Voucher Program, Project Manager, Stephanie Seawright - The Residential Paint Program will 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. In addition the CRA will be responsible for providing power washing services for the homes. Staff has identified two power washing companies and seeks to enter into contracts with them by the end of September.

We are currently accepting applications, and have pending applications for several residences in the Eastside area. We have painted 14 homes to date.

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 September staff will continue to have our weekly programming with Free Yoga, Zumba and Capoeira. Every week staff will be playing music in the plaza from 11am - 1pm Monday - Friday called The Lunchtime Mix. Each day will have its own theme from R & B to Yacht Rock.

For information on September Events please visit the websites:

☐ *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 - The Residential Paint Program will 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. In addition the CRA will be responsible for providing power washing services for the homes. Staff has identified two power washing companies and seeks to enter into contracts with them by the end of September.

We are currently accepting applications, and have pending applications for several residences in the Downtown area. We have painted 8 homes to date.

University Avenue Substation, Project Manager, Stephanie Seawright -

Staff is working with the County to move forward with the redevelopment of this property. As a result of this collaborative effort, Staff desires to determine project boundaries, lease terms, organizational responsibilities and financial feasibility.

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. The final stages of Phase II of the Depot Park project are underway. 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, 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, 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 is in the process of a final review of the proposals and presentations in preparation for an evaluation committee ranking meeting that will serve as a basis recommendation for the CRA Board's consideration in October. 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 goal is to fulfill the CRA's task of identifying a master developer and enter into development agreement negotiations 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. 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, TBD - 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 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. The CRA, CoG staff, and Landmark are working together on solutions. 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 -

Construction update: 1600 and 1900 blocks: Decorative work, including pavers, trees, and street furniture is complete. Utility conversion to the underground system is underway. 1700 and 1800 blocks: first layer of asphalt is installed and concrete work for sidewalks and parking lanes in underway.

Staff has been coordinating football Game Day activities with GPD and PWD to ensure safety in the project area.

To date, 18 grants, with a total CRA investment of up to \$180K, were approved to support local property and business owners and encourage curb appeal improvements on private properties.

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. In the near future, Staff anticipates bringing forth an item for consideration associated with an enhanced and targeted Façade Grant program for the properties abutting South Main Street to supplement the public right-of-way investments being made.

Fifth Avenue Pleasant Street Redevelopment Board

A.Q. Jones House Museum, Project Manager, Stephanie Seawright - A. Quinn Jones Museum & Cultural Center was chosen to receive the Florida Redevelopment Association's Cultural Enhancement Award at this year's conference!

Directly behind the museum is an original storage shed and its restoration wasn't included in Phase II of the project scope. The renovation of the storage shed is completed with original aesthetics and is available for use to support the needs of the museum. Staff is working with Manley Design to come up with a landscaping design which will

incorporate the trailhead for the Heritage Trail.

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.

Fifth Avenue/Pleasant Street Redevelopment Area Residential Voucher Paint Program, Project Manager, Stephanie Seawright

The Residential Paint Program will 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. In addition the CRA will be responsible for providing power washing services for the homes. Staff has identified two power washing companies and seeks to enter into contracts with them by the end of September.

We are currently accepting applications, and have pending applications for several residences in the FAPS area. We have painted 15 homes to date.

Historic Heritage Trail, Jessica Leonard, Project Manager - Staff is reviewing milestones completed to date and identify next steps for the project. A design and program development schedule is being assembled for the outdoor museum exhibit fabrication. Staff has been collaborating with Parks, Recreation & Cultural Affairs department and Public Works Department as this trail provides opportunities to impact the entire Fifth Avenue/Pleasant Street neighborhood through improved infrastructure connections and updated amenities. The project team is preparing to schedule a community meeting for early October. The purpose of this meeting will be to review the project, refine the efforts thus far, and receive feedback from the community.

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 the property has been listed.

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[170373.](#)**Southern Charm Purchase & Sale Agreement (B)**

Explanation: On June 9, 2008 the CRA closed on the properties located at 1712 SE Hawthorne Road and 1714 SE Hawthorne Road. The CRA approved the concept of a small restaurant or diner for this site and general scope of a Request for Proposal (RFP) to attract a business as a tenant.

The RFP was issued in June 2010 and one proposal was received for the site proposing a café/restaurant use. The proposer was Southern Charm Kitchen, proposed by Omar and Arpita Oselimo the founders and owners of Reggae Shack Café located on University Avenue. Southern Charm is a restaurant rooted in traditional southern cooking that take classic dishes and traditional recipes and transforms them in a contemporary fashion to suit current tastes, local preferences, and available seasonal ingredients.

In September 2010, the Oselimo's received the CRA's first Grow Gainesville Fund, a SBA 7(a) loan to help towards the interior build-out, furniture and equipment, and operating expenses for the café space. The CRA then entered into a lease agreement with an option to purchase. On June 28, 2017 Southern Charm Kitchen exercised their option and provided notice of their intent to purchase. The CRA ordered an appraisal on the property which came in at \$230,000. The Oselimo's agreed to the price and we are now at the point of execution of the agreement.

Since its opening in August of 2011, Southern Charm Kitchen has served as a catalyst for continued redevelopment along the Hawthorne Road corridor. The establishment now serves as one of the only sit-down family restaurants to exist in the Eastside Redevelopment Area.

Fiscal Note: The purchase price for the property is \$230,000.

RECOMMENDATION

CRA Executive Director to the CRA: 1) Authorize the Executive Director, or designee, to enter into a purchase agreement with Southern Charm Kitchen for \$230,000; and 2) Authorize the Executive Director to execute all closing documents subject to approval as to form and legality by the CRA Attorney.

[170373A PRESENTATION 20170918.pdf](#)

[170373B AGREEMENT 20170918.pdf](#)

CRA ATTORNEY**REPORTS FROM ADVISORY BOARDS/COMMITTEES**

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT