

City of Gainesville

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



Meeting Agenda - Final

November 20, 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**[170537.](#)**October 16, 2017 CRA Meeting Minutes (B)***Fiscal Note: None***RECOMMENDATION**

CRA Secretary to the CRA Board: Approve the minutes of the October 16, 2017 meeting.

[170537_MINUTES_20171120.pdf](#)**EXECUTIVE DIRECTOR CONSENT**[170538.](#)**CRA Project Summary November (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 pleased to announce our interactive CRA District Wide Map has afforded the opportunity and empowered multiple area stakeholders to verify eligibility by visually showing address verification. Enthusiastically, we are expecting an increase in awareness and approvals of multiple façade grants in each district as a continued effort is placed in concentrated outreach and community engagements. We currently have multiple façade grant projects underway across the four redevelopment areas and have multiple applications pending approval next month.

Strategic Planning - On this Agenda**Eastside Redevelopment Advisory Board (ERAB)**

Heartwood, Project Manager, Michael Beard - On October 11th, Staff hosted a groundbreaking ceremony for the project that was very well attended. O'Steen Brothers Inc., the site contractor for the project, has begun its initial assessment of the property and initiated steps to mobilize. The contracted site work would include utility infrastructure, wetland improvements, paved streets, curb and gutter, sidewalks, and pad ready sites. Staff is working with City Purchasing to advertise for building contractors to produce the newly designed Heartwood homes.

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. In the coming weeks, Staff will provide an overview of the steps and timeline to create a land condominium at Cornerstone and the related items to be addressed as Staff works with legal counsel to move this process to completion.

Construction on the site is going well and still on track for a February 2018 completion date.

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.

We have power washed 6 homes and hope to have them completed by the end of the year. We continue to accept applications and currently have two pending. 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 October the partnership has completed 24 homes in the Greater Duval Neighborhood. 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 December 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 December 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.

We have secured a power washing company and services will commence the week of December 4, 2017 with two of our pending applicants. We continue to accept applications. 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. Installation of shade sails in the playground is scheduled for November through December. During this time, the rest of the park, including the splash pad, pavilion, promenade, and overlooks will remain open. Check the Depot Park calendar for a list

of on-going programs and events (<<http://www.depotpark.org/events>>).

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 was completed in September. 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 - Following the Board's award of the Master Developer ITN Solicitation with Cross Street Partners in October 2017, Staff along with the developer are working on a Memorandum Of Understanding between the CRA/GRU/City and Cross Street Partners that will outline the potential "deal points" of a forthcoming development agreement. Concurrently, Cross Street Partners is continuing their outreach efforts to local, regional, and national partners that are interested in the Power District.

College Park University Heights Redevelopment Advisory Board

Innovation Square, Project Manager, Sarit Sela - 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. Project Manager, TBD

The Standard Development Agreement, Project Manager, Andrew Meeker - On this Agenda

NW 1st Avenue Streetscape - Project #1 Underground Infrastructure & Roadway Improvements is substantially complete. Project #2 Utility Conversions and Streetscape Improvements is underway. Outstanding items include utility conversion from overhead to underground (GRU, AT&T and Cox), pole removal, replacement of temporary concrete by poles with permanent concrete, and site furniture.

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. Midtown Façade Grant applications are due by December 1, 2017.

South Main Street, Project Manager, Andrew Meeker - The Construction Guaranteed Maximum Price (GMP) contract has been executed, the Notice To Proceed for construction has been issued, and the construction plans are approved and permitted. Construction has officially begun with work along the northeastern boundary of Depot Park. Construction is scheduled to take approximately 10-12 months while north and southbound traffic remaining open and operational with maintenance of traffic facilities in place to maximize safety. The project website that will serve as the communications hub for the project is launched at www.destinationssouthmain.com <<http://www.destinationssouthmain.com>> Businesses, residents, and stakeholders will be informed on the project progress via on-site meetings, physical and electronic newsletters, and press releases.

Fifth Avenue Pleasant Street Redevelopment Board

A.Q. Jones Museum & Cultural Center, Project Manager, Stephanie Seawright -

Staff is working with Manley Design to come up with a landscaping design which will incorporate the trailhead for the Heritage Trail. The Florida Redevelopment Association presented the CRA with the Cultural Enhancement Award at the A Quinn Jones Museum & Cultural Center. It was nicely attended and allowed for more publicity for the center.

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.

We are still seeking a power washing company for this area. We are currently accepting applications, and have pending 2 applications in the FAPS area. We have painted 15 homes to date.

Historic Heritage Trail, Jessica Leonard, Project Manager -

The Heritage Trail is a walking interactive tour that takes visitors throughout the Fifth Avenue | Pleasant Street District (FAPS). The FAPS district contains the oldest African American residential community in the City of Gainesville, the Pleasant Street Historic District, which was recorded on the National Register of Historic Places in the late 1980's. The families within the areas built over 255 contributing structures during the post- Civil War era and the community has remained a religious, educational, business and social center for the African American community for over a century. Through a series of community engagements, workshops and round table discussions, the neighborhood residents identified numerous sites of particular interest. Of those sites, numerous were prioritized and will be designated on the trail, with the A. Quinn Jones Museum & Cultural Center serving as the trail head.

The Heritage Trail will function as an outdoor museum, opening doors to the history of the neighborhood and its people. The tour will be different from other historic districts in content, visual signage, and appeal as it will serve as a bridge to the past. The focus of this approach will spending more time in telling the stories of the people who lived and walked these same streets than on the infrastructure and architecture. In rediscovering the value of the human spirit visitors will experience at least two or three emotions; pride, enlightenment, and inspiration for higher personal achievement. Signage will provide specific information on the neighborhood heritage through themes of Civil Rights, Education, Family, Spiritual Life, Businesses, and Arts and Music. Staff is enthusiastic about the connections and mindfulness this project will add to overall cultural tourism for those willing to take part in the call of action that often follows knowledge, awareness, and social interactions.

Staff has been collaborating with the City's Parks, Recreation, & Cultural Affairs department, The Department of Doing, Matheson Museum, University of Florida, and Public Works Department, and various local community organizations. The Heritage Trail will provide opportunities to impact the entire Fifth Avenue | Pleasant Street neighborhood through improved cultural tourism and community connections. Staff has contracted with MAM Exhibit Design to coordinate and implement the untold stories of hope. Additionally, Sculptor Artist Leslie Tharp has been brought aboard to design the four boundary markers and the subject sign holders. The boundary markers will be placed at entrances to the neighborhood to let visitors know the project envelope. Staff is proud of collaborated efforts that went into logo and icons development between MAM Exhibit Design and Phillip Gary Design to assist with the multilevel branding and wayfinding throughout the trail.

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. Staff will begin reviewing current offers on the property in November.

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

[170564.](#)

CRA Legislative Update (B)

Explanation: As you will recall, last year Representative Rayburn and Senator Lee introduced legislation that would have required CRA's to either terminate or reaffirm their existence by supermajority votes to continue. That legislation did not pass last year. This year, Representative Rayburn and Senator Lee have already filed bills that again would affect how a CRA could do business. House Bill 17 and Senate Bill 432, filed for the 2018 Florida Legislative Session, are already underway with committee meetings.

The bills as currently drafted would be effective October 1, 2018 and prohibit new CRA's after October 1, 2018, unless they are created by special act of the Legislature.

Additional proposed changes include, but aren't limited to:

- 1. The addition of two civilian positions to CRA Boards*
- 2. The addition of prohibited expenditures and an illustrative list of authorized expenditures as an exclusive list*
- 3. Increasing the list of prohibited expenditures*
- 4. Changing the wording of authorized trust fund expenditures such that the CRA could only expend trust fund moneys for items in the list. This proposed change could potentially eliminate the following current CRA programs or projects:*
 - a. Heartwood*
 - b. Paint Programs*

- c. *Programs for Partnerships with local agencies and non-profits (i.e. Habitat for Humanity's Partnership for Paint)*
- d. *Community Sponsored Event like the Eastside Youth Triathlon, 5th Avenue Arts Festival, etc.*
- 5. *It may require a reduction in staffing because the administrative and overhead expenses are limited to 18% of total CRA budget. If staffing is reduced, the number of projects may also be reduced.*
- 6. *Additional annual audit and reporting requirements*
- 7. *Proposed lobbyist registration language*

While the Florida Redevelopment Association (FRA) is leading the organizational response and strategy on behalf of all CRA's in the state, local governments, governmental officials and citizens are encouraged to contact their legislators in support of their respective local CRA's. Included as back up to this item are copies of the bills, a list of key legislative dates and a memo from the FRA.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA Board: Review proposed bills and additional backup from the Florida Redevelopment Association

[170564A_FRA MEMO_20171120.pdf](#)

[170564B_KEY LEGISLATIVE DATES_20171120.pdf](#)

[170564C_HOUSE BILL 17 - 2018_20171120.pdf](#)

[170564D_SENATE BILL 432_20171120.pdf](#)

170539.

Completion Date for The Standard (B)

Explanation: This item is provided to the Board as an informational item. At its March 2014 Board Meeting, the CRA approved up to \$3.1 million in public infrastructure assistance for Landmark Properties' project located at the NW corner of 13 Street and University Avenue. A development agreement was approved that outlines a list of up to 10 eligible on-site and off-site public infrastructure projects for which the Developer can seek reimbursement for improvements. All improvements are either on public land that serves the public or private land that can be utilized by the public.

The development agreement contains benchmarks, deadlines and reporting requirements that must be adhered to in order for Landmark to receive a reimbursement of eligible costs related to the list of approved projects. According to the development agreement, the developer must complete construction of the project no later than November 15, 2017, as evidenced by a Certificate of Occupancy issued for the Project. The Project includes the apartments, hotel, retail and parking garage. The developer must submit all required documentation to the CRA by December 15, 2017.

Recently, CRA staff was contacted by Andrew Young, Executive Vice President of Landmark Properties. According to Mr. Young, the City of Gainesville requested cease work in the student and hotel buildings for a period of 11 days to allow for student move-in/transition. The delay started on August 17, 2017 and work recommenced on August, 28, 2017. Hurricane Irma was scheduled to hit South Florida on or about September 9, 2017 and the majority of Landmark's subcontractors and superintendents left one week prior to the hurricane making landfall to evacuate their families and/or secure their homes. The vast majority of Landmark's subcontractors did not return for an additional two weeks after Irma hit Florida because they were dealing with repairing homes, insurance, etc. to rectify damages due to Irma. The delays began September 10, 2017 and continued for 21 days. After Irma, Landmark discovered abnormal leakage and had two weeks of locating water intrusion, repairing water intrusion, retesting areas to insure repairs were successful, and repairing drywall and/or finish products damaged due to water intrusion. The delay commenced on September 24, 2017 and continued for 14 days. The Force Majeure events extend completion of the project and submission of supporting documentation by 46 days. However, Landmark Properties have indicated they will complete construction by December 10, 2017 and will submit documentation by January 10, 2018.

The development agreement does provide for extensions of time related to failure to timely perform an obligation when it is occasioned by any cause beyond the reasonable control and without fault of either party ("Force Majeure"). According to the development agreement Force Majeure events include, among other things, "hurricanes," and "acts of other governments (including regulatory entities or courts) in their sovereign or contractual capacity." In the event of Force Majeure, the period permitted for performance, according to the agreement, will be extended for the period of time that performance is delayed and that party will not be deemed in breach of the agreement.

Staff agrees with the Developer that Hurricane Irma and the stop work order issued by the City of Gainesville in its regulatory capacity are Force Majeure events. Staff has reviewed the times of delay and agrees that the Force Majeure events described extended the ability of the developer to complete the project by 46 days.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear update from Landmark Properties. This item is provided as informational only.

[170539 THE STANDARD AGREEMENT 20171120.pdf](#)

[170540.](#)

CRA Strategic Planning (B)

Explanation: 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 serve as a foundation for the CRA's current strategic planning.

The CRA strategic planning process was developed in order to provide clear link 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, promote action-oriented redevelopment activities and support 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.

The CRA will be hosting a Strategic Planning Day on November 30 from 5:00-8:00PM at the Historic Depot Building (201 SE Depot Ave). The event will engage and solicit input from community members, elected officials and other stakeholders on future initiatives for the Gainesville CRA. The event will start with a keynote address from Joe Minicozzi, principal of Urban 3-- a consulting firm specializing in land value economics, property and retail tax analysis and community design. Workshop activities will follow to help identify and prioritize initiatives for fiscal years 2019 thru 2023. Staff will consolidate feedback from this meeting and present an update in December.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear presentation

[170540 PRESENTATION 20171120.pdf](#)

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT

