

City of Gainesville

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



Meeting Agenda - Final

December 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**

170618. November 20, 2017 CRA Meeting Minutes (B)

Fiscal Note: None

RECOMMENDATION

CRA Secretary to the CRA Board: Approve the minutes of the November 20, 2017 meeting.

170618_MINUTES_20171218.pdf

EXECUTIVE DIRECTOR CONSENT

[170619.](#)

CRA Project Summary December (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, staff is proud to announce that we experienced almost a 50% program wide increase in façade grant approvals in FY 2017. This 10th year milestone of the program brings our total of façade grants with its 100th application pending board approval. Staff would like to credit the success of this program to prior façade grant awardees and overall awareness 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 the Department of Doing to complete the final plat process in mid-December. Staff is also 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. [Link to pictures.](#)

Cornerstone Phase 1 Development, Project Manager, Stephanie Seawright-- On this Agenda

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 November 2017 the partnership has completed 25 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 - In 2017 Bo Diddley Plaza hosted many new and recurring events. With additional rentals and free community classes (Zumba, yoga & Capoeira) the plaza has increased its programming from 2016. Patticakes and Streamers continue to supply sweet treats and refreshments to the downtown. Recurring Events '17: Labor Daze, The Fest 16, Changeville, Pride Festival & March, UF HealthStreet Night of Dance and Downtown Latino

New Events '17: The Great Gainesville Car Show, Texas A & M Midnight Yell, Orange & Blue Festival, Culture Festival, Living Legacy "Church at The Park"

2018 Upcoming New Events: India Republic Day Festival 1/27, Swampland Music Festival 2/3, UF Dance Marathon Sponsors Festival 2/17

*Event Information: www.bodiddleyplaza.com
<<http://www.bodiddleyplaza.com>>*

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 - The installation of shade sails in the playground is scheduled to be complete in December. During construction, the rest of the park, including the splash pad, pavilion, promenade, and overlooks will remain open to the public. 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. 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.

The Standard Development Agreement, Project Manager, Andrew

Meeker - Following the November Board update, Staff is working closely with representatives from The Standard to monitor their progress related to the necessary Certificate of Completion as well as verifying compliance with the terms of the executed Development Agreement.

NW 1st Avenue Streetscape between NW 16th St and NW 20th St, Project Manager, Sarit Sela - Project #1 Underground Infrastructure & Roadway Improvements is complete. This includes the entire underground infrastructure, specifically, conduit network for COX, AT&T, GRU Gas, GRU Water, GRU Electric (Primary and Secondary), street lighting, tree root infrastructure (Silva Cells), and tree irrigation and receptacles. Aboveground work included sidewalks, parking lanes and roadway. GRU Gas and GRU Water improvements are serving residents and businesses. The roadway is complete and will be final paved once all of the utility poles are removed. Street lighting is in place and waiting for transformer install by GRU on the 1700 block to be turned on.

Project #2 Utility Conversions and Streetscape Improvements is ongoing, with substantial completion anticipated in late January 2018, with final completion by the end of February 2018. Ongoing 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, which will be installed once all utility poles are removed. Dumpster enclosures are in the process of finishing redesign due change in hauling requirements and will be installed in early 2018. COX and AT&T are currently working to relocate their overhead lines into the new infrastructure for the entire project. Utility pole removal on the 1600 and 1900 blocks is scheduled to begin in mid-December, with pole removal on 1700 and 1800 blocks in January 2018.

To date, 19 grants, with a total CRA investment of up to \$240,000, were approved to support local property and business owners and encourage curb appeal improvements on private properties. All Midtown Façade Grant applications

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 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 -

On February 26, 2017 the A. Quinn Jones Museum & Cultural Center was opened. The hours of operation for the public are Sunday - Thursday 12:00 pm - 5:00 pm with appointments being available for Fridays and Saturdays.

In May 2017, we hired in conjunction with PRCA, Ms. Desmon Duncan Walker as the Museum Coordinator.

In July 2017, AQJ received an up to \$14,000 grant from the Florida African American Heritage Preservation Network for museum exhibits, operations and volunteers.

In October 2017, The Florida Redevelopment Association presented the CRA with the Cultural Enhancement Award and a formal presentation was held in November 2017 at the A Quinn Jones Museum & Cultural Center. It was nicely attended and allowed for more publicity for the center.

Staff is currently working with Manley Design to come up with a landscaping design which will incorporate the trailhead for the Heritage Trail.

The CRA and PRCA staff is meeting regularly to ensure 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 is still 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 December. The CRA is approaching the conclusion of its agreement with the GFHC. In the coming weeks, staff will be meeting with the GFHC and the GHA to discuss the future the agencies' working relationship.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA Board:

Receive project update fro

ADOPTION OF THE REGULAR AGENDA

SECRETARY

[170620.](#)

CRA January 15, 2018 Meeting Cancelled (NB)

Explanation: As the January 15, 2018 CRA board meeting falls on the Martin Luther King Jr. Day, we are asking that the meeting be cancelled in observance of this federal holiday.

Fiscal Note: None

RECOMMENDATION

CRA Secretary to the CRA Board: Approve the cancellation of the January 15, 2018 CRA Board meeting in observance of the Martin Luther King, Jr. holiday.

EXECUTIVE DIRECTOR

[170622.](#)

Cornerstone Land Condominium (B)

Explanation: In May 2015, the CRA Board approved the 100% master plan for the 13.6 acre Cornerstone development, which is an expansion of the campus where the Gainesville Technology and Entrepreneurship Center (GTEC) is located. The master plan is a blueprint for a mixed-use site with up to ten new commercial buildings, which will provide opportunities to retain GTEC graduates on site as well as attract new economic activity to the area.

At the August 4, 2016 meeting, the Commission approved a development deal with the City, CRA, and Concept Companies that included the disposition of pads C and D at Cornerstone through a lease with the option to purchase. Within the framework of that deal, Staff was approved by the CRA Board to perform 90% of the horizontal improvements necessary to complete the master plan including utilities infrastructure, parking lot, common area landscaping, storm water improvements, etc. The first phase of construction has begun, which includes all of the building pads located to the east of SE 21st Street. Construction is anticipated to be completed in January 2018. Since that time, the terms of the agreement between Concept Companies and their Tenant, Merieux Nutrisciences, have been solidified; placing the Developer in a position to purchase building pads C and D (now combined into one pad referred to on the master plan as building pad C). The developer and City have entered into a License Agreement for Access and Construction to begin construction and meet the completion deadlines of their tenant. Without each lot located within

the Cornerstone campus having direct connections to publicly maintained rights of way, a land condominium is required in order to sell individual lots. In lieu of a short term Ground Lease, once the condominium declaration has been recorded, Concept Companies will be allowed to purchase the land.

As the Master Developer and majority unit owner for the condominium, the CRA will bear the staffing and financial commitments as follows:

Financial Commitments

The condominium will be comprised of 5 units in Phase 1. In Phase 2, a sixth unit, the GTEC building, may be added. Each of the 5 units in Phase 1 will be responsible for a portion of the condominium association expenses, including any special assessments based on the square footage of the buildings to be constructed on each pad. The budget will be established annually by the condominium association. Once the City sells Unit C to Concept Company, Concept Company will be responsible for its pro rata share of the quarterly condominium association fees and ad valorem taxes. The CRA will be responsible for its pro rata share of the quarterly condominium association fees and ad valorem taxes. Additionally, CRA will be responsible for the fees for the GTEC building's use of the condominium common elements.

Staffing Commitments

The condominium will be run by a board of directors. The minimum number of directors required is three. The City will be the majority unit holder, as well as the developer and as such, City will hold majority membership on the board until the pads are sold, as described earlier. CRA staff will serve as board members.

In closing, this is a complex real estate deal with a local developer and an international client. The complexity of the deal has evolved and CRA Staff along with City Legal Staff have been in negotiations over the past year to complete the development of the property in a manner that protects the City's assets while encouraging economic growth in the Eastside Redevelopment Area. The next time CRA Staff comes forward with a related item it will be for the finalization of the condominium documents and approval of the sale agreement with Concept Companies.

Fiscal Note: The Condominium Association Fees will be approximately \$50,000 per year.

RECOMMENDATION

CRA Executive Director to CRA Board: Hear Update

[170622 PRESENTATION 20181218.pdf](#)

170621.

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 hosted a Strategic Planning Session on November 30 from 5:00-8:00PM at the Historic Depot Building. Staff has consolidated feedback from the Strategic Planning Session and will present a summary during today's meeting. The next step will be to finalize the five-year roadmap, which will be presented during the next CRA Board Meeting in February.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear presentation

[170621 PRESENTATION 20171218.pdf](#)

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT