

City of Gainesville

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



Meeting Agenda

March 19, 2018

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**[170866.](#)**February 19, 2018 CRA Meeting Minutes (B)***Fiscal Note: None***RECOMMENDATION**

CRA Secretary to the CRA Board: Approve the minutes of the February 19, 2018 meeting.

[170866_MINUTES_20180319.pdf](#)**CRA CITY ATTORNEY CONSENT**[170912.](#)**Subordination of Mortgage - 408 NW 4th Avenue (B)**

Explanation: The CRA's Model Block Program has been addressing the issue of vacant and abandoned properties in the Fifth Avenue Pleasant Street Redevelopment Area. The Fifth Avenue Redevelopment Plan established several objectives. Some of those objectives included increasing home ownership, increasing affordable housing stock, and increasing infill on vacant lots. The creation of the Model Block program was one of the initiatives to help achieve these objectives. To date, the focus of the program has been in Pleasant Street along NW 4th Street and NW 4th Avenue and in the Fifth Avenue neighborhood along NW 8th Street and NW 4th Avenue.

The CRA uses a market-based approach selling to qualified homebuyers on a first-come, first-serve basis, regardless of their income level. "Qualified" means the homebuyer has either been pre-qualified for a home loan in an amount necessary to purchase the Model Block Property or does not need to obtain financing. The Buyer of each Model Block Property are provided a \$25,000 closing incentive for agreeing to occupy the property as the primary, homesteaded residence for a period of 10 years and to maintain the exterior of the structure in substantially the same condition as existed on the Closing date for a period of 10 years.

The Buyer's agreement and incentive are documented at closing by execution and recording of a mortgage, note and façade easement. The documents provide that if the Buyer fails to comply with the

requirements, they repay the Incentive to the CRA, as follows: (a) Failure to comply with requirements during the first 5 years, Buyer repays entire Incentive amount, (b) Failure to comply with requirements in years 6 through end of year 10, Buyer repays one-half of the Incentive amount. The documents are subordinate to any institutional purchase money mortgage recorded at closing.

In 2006, the buyer, Thomas Hawkins, Jr., executed a Promissory Note and Subordinate Mortgage for the property located at 408 NW 4th Avenue, Gainesville, FL 32601. Mr. Hawkins has satisfied the terms and conditions of the Promissory Note and Subordinate Mortgage and is requesting that the CRA execute a Satisfaction of Mortgage.

Fiscal Note: None

RECOMMENDATION

CRA Attorney to the CRA Board: Authorize the Chair of the CRA Board to execute the Subordination of Mortgage

[170912A subordinate mortgage 20180319.pdf](#)

[170912B promissory note 20180319.pdf](#)

[170912C satisfaction subordinate mortgage 20180319.pdf](#)

EXECUTIVE DIRECTOR CONSENT

[170906.](#)

CRA Project Summary March 2018 (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 have reached our maximum of allowed façade grant awarded milestone of the program for both CPUH and FAPS until additional funding is budgeted for FY19 with seven (7) grant reimbursements pending project competition in FY18. 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. We are currently accepting applications in FAPS and ERAB, and have recently recommended nine (9) applications in both districts to the Advisory Boards.

Strategic Planning - On this Agenda

Eastside Redevelopment Advisory Board (ERAB)

Heartwood, Project Manager, Shawn Moss - A homeowner's association board has been formed for the newly developed subdivision Heartwood. Site work construction has begun and the contractors are working diligently to produce "pad ready" sites for local builders and potential homebuyers to be united. CRA staff has worked with E911 to establish physical addresses for each pad site in the subdivision which is now completed. A comparative market analysis has been done to project the starting prices of the neighborhood. Staff is also working with the City Purchasing Department to produce an Invitation to Negotiate (ITN) for potential home builders and have established dates and deadlines for Q2 2018.

Cornerstone Phase 1 Development, Project Manager, Andrew Meeker - Construction on the site continues to move forward and is on track for a May 2018 completion date. Concept Companies has started construction on Merrieux building with a projected completion date of April 2018. The Condominium Association is complete and Staff is working with legal to execute the final purchase agreement with Concept Companies.

Gainesville East -A marketing initiative is underway and is using the momentum of larger projects such as Heartwood and Cornerstone to attract attention and investment to the Eastside, while preserving what makes it unique. A video was released on the website and social media pages that highlights the beauty and culture of East Gainesville. Next steps include light pole banners on East University Avenue and construction banners at the Cornerstone site.

Eastside Redevelopment Area Residential Paint Voucher Program, Project Manager, Jessica Leonard - We are enthusiastic to announce the Residential Paint Program has been enriched to now provide applicants by right of address with a voucher for paint, pressure washing, and painting supplies with the increased amount of up to \$750 to be used for the exterior painting of their home. In addition, the CRA will be responsible for providing a professional power washing services for the approved homes.

We have four (4) homes power washed and ready for paint to have them completed by the end of the May. We are currently accepting applications, and have recently approved six (6) applications in the ERAB area. Staff anticipations to have an increase of applications with

this new enhancement of the program and continued communication with active involvement in the community. We have painted sixteen (16) homes to date.

Greater Duval Neighborhood Revitalization Initiative (NRI), Project Manager, Jessica Leonard - 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 February 2018 the partnership has completed 26 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 occurred in the Fall of 2017 with the grand opening scheduled for May 19, 2018.

Downtown Plaza, Project Manager, Nigel Hamm - Bo Diddley celebrates its second anniversary of reopening after the CRA renovations in March. Plaza staff continues to offer free community classes (Yoga & Capoeira). Events at that plaza this month include the following:

**Saturday March 17: Gainesville Spring Craft Vendor Show / 10am - 4pm*

**Saturday March 24: March for Our Lives / 11am - 4pm*

*For additional event information visit: www.bodiddleyplaza.com
<<http://www.bodiddleyplaza.com>> and
<<https://www.facebook.com/BoDiddleyPlazaGNV/>>*

Downtown Redevelopment Area Residential Voucher Paint Program, Project Manager, Jessica Leonard - We are enthusiastic to announce the Residential Paint Program has been enriched to now provide applicants by right of address with a voucher for paint, pressure washing, and painting supplies with the increased amount of up to \$750 to be used for the exterior painting of their home. In addition, the CRA will be responsible for providing a professional power washing services for the approved homes.

We have three (3) homes power washed and ready for paint to have them completed by the end of May. We are currently accepting applications, and have recently approved three (3) applications in the DRAB area. Staff anticipations to have an increase of applications with this new enhancement of the program and continued communication with active involvement in the community. We have painted nine (9) homes to

date.

Depot Park, Project Manager, Ori Baber - The installation of shade sails in the playground was completed in December with funding through Wild Spaces Public Places. 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 actively negotiating the terms and deals points via a Memorandum Of Understanding between the CRA/GRU/City and Cross Street Partners. Concurrently, Cross Street Partners is continuing their outreach efforts to local, regional, and national partners that are interested in the Power District. Once a potential deal is reached in principal between Staff and Cross Street Partners, it will be presented to the CRA Board for consideration. The goal of Staff is to have this occur before summer of 2018.

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, Sarah Vidal-Finn - The CRA Board approved the Development Agreement between the CRA and Landmark properties at its March 2014 Board Meeting. The Development Agreement required Landmark to construct a mixed use development consisting of 425 residential units, a minimum 140 unit hotel, 60,000 square feet of retail, parking units, and certain infrastructure improvements. The Development Agreement requires the Developer to construct and the CRA to reimburse the Developer up to \$3.1 million for certain "Approved Infrastructure Improvements" (as described in the Development Agreement). There are 10 eligible on-site and off-site improvements for which the Developer can seek reimbursement. All improvements are either on public land that serves the public or private land that can be utilized by the public.

In addition to requiring the Project to be constructed, and the hotel and retail uses to be maintained for ten years from project completion, the Development Agreement contains benchmarks, deadlines, reporting requirements, and executed legal documents that must be adhered to in order for Landmark to receive a reimbursement of eligible costs related to the list of approved projects. The CRA has received a reimbursement request from Landmark, including backup materials along with the various required executed legal documents. In accordance with the Development Agreement, CRA Staff has 60 calendar days to review, request additional backup for eligible costs, and reimburse Landmark. The CRA has contracted with an independent third party engineering consultant to perform a technical review and audit of the reimbursement request in order to ensure compliance with the terms and conditions of the Development Agreement. CRA and its consultant are in the process of this review and are working towards providing a full update to the Board, including a final analysis of reimbursable infrastructure improvements, at the April CRA Board meeting.

NW 1st Avenue Streetscape, Project Manager, Tricia Lopez - Construction is ongoing, with final completion anticipated in early April of 2018. GRU and Cox completed their utility conversions in late January. To date, AT&T is still working to relocate their overhead lines into the new infrastructure. Crews are doing as much as possible in the mean time before the utility poles come down, including replacing temporary concrete that is not near the poles with permanent concrete, installing site furniture, and installing dumpster enclosures. Landscaping is also underway, where possible, and the final coat of asphalt was put down inside the intersections along the corridor on March 7. Once all conversion work is complete, CRA contractors will remove all remaining utility poles, finish the concrete work in those areas, install the remaining

street furnishings, and lay the final asphalt on the remainder of the street. The final power washing the street is scheduled for April 6. This date is contingent on all of the above being completed within the allotted time.

A ceremony will be held to celebrate the new street, with the date TBA.

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.destinationouthmain.com <<http://www.destinationouthmain.com>> Businesses, residents, and stakeholders are being informed on the project progress via on-site meetings, physical and electronic newsletters, press releases, and social media.

Fifth Avenue Pleasant Street Redevelopment Board

A.Q. Jones Museum & Cultural Center, Project Manager, Ori Baber - 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.

Staff is currently working with Manley Design and PRCA/WSPP 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, Jessica Leonard

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We have one (1) homes power washed and ready for paint to have them completed by the end of the month. We are currently accepting applications, and have recently approved two (2) applications in the FAPS area. Staff anticipations to have an increase of applications with this new enhancement of the program and continued communication with active involvement in the community. We have painted sixteen (16)

homes to date.

Historic Heritage Trail, Jessica Leonard, Project Manager -

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.

GCRA is continuing to move forward with the project by contracting with MAM Exhibit Design (Exhibit Designer for the A. Q. Jones Museum) to design, coordinate and implement the trail with Sculptor Leslie Tharp; additionally, Manley Designs has been on boarded for Landscape architectural services needed for this project to include preparation of a Trail Feasibility Study and Implementation Strategy to support the trail visioning and design by MAM and the CRA team. It is understood that the CRA will provide GIS services for the project as needed, including providing data from GIS for inventory and analysis purposes and building upon the existing application as the project progresses.

The Gainesville CRA is seeking additional information and would like your input. If you have a story to tell, you can help by bringing the untold stories of this important community to life! Submit your photos, news clippings, memorabilia and share your memories of Fifth Avenue and Pleasant Street on Sunday, March 18, 2018 from 2-5pm at the A. Quinn Jones Museum & Cultural Center. All photos will be scanned on site and returned.

Seminary Lane, Project Manager, Sarah Vidal-Finn - 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 selected Bosshardt Realty as the listing agent for the development. The agreement between all parties expired in December 2018. Staff will be discussing with the GFHC and the GHA the future of the agencies' working relationship.

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

[170894.](#)**CRA FY19-23 Five Year Roadmap (B)**

Explanation: In 2017, the CRA engaged in a comprehensive strategic planning effort that involved many channels of citizen input, an in-depth property value analysis, community events, and routine updates to both the four advisory boards, the CRA Board and Alachua County. Throughout the process, numerous redevelopment opportunities were identified in each of the four CRA districts. The objectives of each redevelopment plan and partnership opportunities were used as criteria to prioritize the proposed initiatives. The final output of the strategic planning effort is a Five Year Roadmap, which will be used coordinate the budget, work plan, timelines, resources, and partnerships necessary to bring reinvestment to the community and to achieve high-quality redevelopment projects.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA Board:
Approve FY19-23 Roadmap as presented and
modified, if applicable

[170894A_PRESENTATION_20180319.pdf](#)

[170894B_ROADMAPS_20180319.pdf](#)

[170894C_NEXTSTEPS_20180319.pdf](#)

CRA ATTORNEY**REPORTS FROM ADVISORY BOARDS/COMMITTEES****MEMBER COMMENT****CITIZEN COMMENT****ADJOURNMENT**