

City of Gainesville

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



Meeting Agenda - Final

April 16, 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**AGENDA STATEMENT**

"Citizens are encouraged to participate in City of Gainesville meetings. In general, speakers will be limited to 3 (three) minutes per agenda item. Additional time may be granted by the Mayor or by the City Commission as directed. The City of Gainesville encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Chair. Signs or Props are not permitted in the meeting room. Citizens are encouraged to provide comments in writing to the Clerk of the Commission before meetings and/or during meetings for inclusion into the public record. Citizens may also provide input to individual commissioners via office visits, phone calls, letters and e-Mail, that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited.

ROLL CALL**ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT**[170968.](#)**Community Redevelopment Agency Meeting Minutes (B)****RECOMMENDATION**

The CRA Board approve the minutes of March 19, 2018.

[170968 CRA Minutes 20180416.pdf](#)

EXECUTIVE DIRECTOR CONSENT**Resolution of Clerk Transfer**[170966.](#)**Transfer of Clerk Responsibilities from CRA Staff to the City Clerk's Office (B)**

Explanation: The CRA Board adopts Rules of Procedure by Resolution. The most recent Resolution 130093, adopted in 2013 which changes the responsibilities for the Clerk of the CRA Board to the CRA staff.

With the hiring of a new Charter Officer for the City Clerk's office CRA Staff began having discussions about transitioning its Clerk-related duties back to that Charter Office. CRA compensates for other services from the City annually to correlate with services provided.

These discussions culminated in the agreed transferring of all responsibilities from CRA Staff to the Clerk's Office as the Secretary of the CRA Board. The transferring of responsibilities shall include the following:

CRA assumes responsibilities for all CRA Board meetings up to and including; CRA agenda development and posting all meeting agendas and associated back-up to Legistar for review and approvals.

City Clerk's Office assumes responsibilities for all CRA Board management up to and including; finalizing preparation of CRA agendas in Legistar, preparing meeting minutes for CRA meetings and posting them to the appropriate websites, managing CRA Board meetings to include preparation of the dais and printing hard copies of the agenda for the general public. In addition, they will serve as the point of contact for all CRA public records requests; maintain records for the CRA; including a binder of all resolutions. In regards to its Advisory Boards, the Clerk's office will manage posting board vacancies on City websites in conjunction with CRA Staff's postings on CRA website and social media, manage the CRA Advisory Board application process (including internet applications) and correspondence for incoming and outgoing members.

The Rules of Procedure previously allowed the CRA Board to select its Chair and Chair Pro Tempore. The Community Redevelopment Act, Section 163.356(3) (c), Florida Statutes, requires the City Commission to designate the chair and chair pro tempore. The proposed resolution, if adopted, will reflect the statute.

Upon adoption of Resolution #170966 the duties of Clerk to the CRA Board will be transferred to the City Clerk. The rules will reflect the statutory requirement that the City Commission selects the chair and chair pro tempore.

Fiscal Note: Services have been estimated through the end of Fiscal Year 2018 out of current funds. The Clerk's office will provide an accounting of hours worked each fiscal year to reconcile and the budget will be adjusted for the following fiscal year accordingly.

RECOMMENDATION

CRA Executive Director to the CRA Board: Adopt Resolution #170966.

[Resolution 170966 Clerk as CRA Board Clerk 20180416.pdf](#)

[170967.](#)

CRA Project Summary April 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

Economic Development - Project Manager, Jessica Leonard - Last year the Board approved revised Company Relocation and Job Creation Incentive programs. Staff will continue to develop additional economic development programs that support the CRA's initiatives within the four (4) districts. We currently have two (2) Relocation and Job Creation Initiatives in Eastside and College Park/University Heights underway and have one (1) application pending completion for Eastside.

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.

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 five (5) grant reimbursements pending project competition in FY18 in these two districts. 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 DRA and ERA, and have recently recommended ten (10) applications in both districts to the Advisory Boards.

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 E-911 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 a solicitation 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 - Project Manager, Tricia Lopez - Marketing efforts are underway for the Gainesville East campaign. A video that highlights the beauty and vibrancy of East Gainesville was released on the website and social media outlets, along with a press release. The marketing and redevelopment efforts were covered by multiple news outlets and the video on Facebook has over 900 views. In March, construction banners were installed at the Heartwood and Cornerstone sites, with the words "live east" and "work east" and the gainesvilleeast.org url. Street banners are scheduled to be installed on East University Avenue the week of April 9. Next steps include flyers, post cards, and a full website buildout.

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 eleven (11) homes pending power washed and ready for paint to have them completed by the end of the June. We are currently accepting applications, and have recently approved seven (7) applications in the ERA 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 March 2018, the partnership has completed 27 homes in the Greater Duval Neighborhood. Additional work through the NRI includes the development of new gateway signage, homeownership, 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 final construction efforts and coordinating with the South Main Street Improvement Project. Substantial completion occurred in the Fall of 2017 with the grand opening scheduled for May 19, 2018. Many interim special events are occurring that demonstrate the support and

enthusiasm for this important community asset.

Downtown Plaza, Project Manager, Nigel Hamm - Bo Diddley Plaza continues to offer free Yoga and Capoeira classes during the week. Bo Diddley Plaza will also be hosting two notable recurring events in April. We will be welcoming back the Annual Spring Arts Festival April 7 & April 8 and the Second Annual Great Gainesville Car Show on April 14. 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 June. We are currently accepting applications, and have recently approved three (3) applications in the DRA 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 principle 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 1st Avenue Streetscape, Project Manager, Tricia Lopez - Construction is close to completion, with an estimated completion date in April of 2018. All utility conversion is complete and the remaining poles are scheduled to be taken down the week of April 9. Final concrete work will follow, along with the installation of the new dumpster enclosures. Landscaping is underway. The final pavement, pavement markings, and cleaning of the street will be the final details and will follow all of the above items. A ceremony will be held to celebrate the new street, with the date TBA.

South Main Street, Project Manager, Andrew Meeker - Construction continues on the three quarter mile section of South Main Street with complex underground utility work and hardscape improvements such as sidewalks and curbing. Extensive coordination is still underway between the various design, engineering, and construction entities as South Main Street is transformed into a place to go to, not just through. The project website is serving as the communications hub for the project at www.destinationsouthmain.com <<http://www.destinationsouthmain.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. Additionally, Destination South Main Street is a vital part of the recently launched Trans4ming East GNV communication initiative aimed to inform community stakeholders of the multiple street improvement projects underway in the area. www.trans4mingeastgnv.com <<http://www.trans4mingeastgnv.com>>

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.

Fifth Avenue/Pleasant Street 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 twelve (12) homes pending power washed and ready for paint to have them completed by the end of the June. We are currently accepting applications, and have recently approved ten (10) 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 seventeen (17) homes to date.

Historic Heritage Trail, Project Manager, Jessica Leonard - 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 complete design, coordinate the project and implement the trail with Sculptor Leslie Tharp. Additionally, Manley Designs has been onboarded for landscape architectural services needed for this project to include a Trail Feasibility Study and Implementation Strategy to support the trail visioning and design. 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 still continuing its effort after the "Photo Call" last month by seeking additional information and partnering with A. Quinn Jones Museum. 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 by contacting the A. Quinn Jones Museum & Cultural Center via Desmon Walker at (352)334-2010.

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 are in the process of reviewing potential offers.

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**[170961.](#)**CRA Advisory Board Appointments to the Fifth Avenue Pleasant Street Redevelopment Advisory Board (B)***Fiscal Note: None***RECOMMENDATION**

CRA Secretary to the CRA Board: Appoint one (1) citizen to serve on the Fifth Avenue Pleasant Street Redevelopment Advisory Board to occupy a seat for the following term: one (1) partial term ending June 15, 2020.

[170961_FAPS APPLICANTS_20180416.pdf](#)[170965.](#)**CRA Advisory Board Appointments to the Eastside Redevelopment Advisory Board (B)***Fiscal Note: None***RECOMMENDATION**

CRA Secretary to the CRA Board: Appoint two citizens to serve on the Eastside Redevelopment Advisory Board to occupy a seat for the following term: two (2) full terms ending June 21, 2021.

[170965_ERAB APPLICANTS_20180416.pdf](#)**EXECUTIVE DIRECTOR**[170959.](#)**Release of the CRA's FY17 Annual Report (B)**

Explanation: Each year, the CRA is required to send a report of their activities and finances for the previous fiscal year (October 1, 2016- September 30, 2017) to the taxing authorities by March 31st. The 2017 Annual Report is now available at the CRA office and at City Hall during regular business hours. It can also be downloaded from the CRA website at www.gainesvillecra.com.

*Fiscal Note: None at this time***RECOMMENDATION**

CRA Executive Director to the CRA Board: Hear

presentation from staff

...Backup

*CRA FY2017 Annual Report Web Version and
FY2017 Power Point Presentation*

[170959_CRA FY2017 Annual Web_20180416.pdf](#)

[170959_FY2017 Annual Report_20180416.pdf](#)

ADJOURNMENT