

City of Gainesville

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



Meeting Agenda - Final

July 16, 2018

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

*Adrian Hayes-Santos (Chair)
Harvey Ward (Chair Pro Tempore)
Helen Warren (Member)
Gigi Simmons (Member)
Lauren Poe (Member)
Gail Johnson (Member)
David Arreola (Member)*

CALL TO ORDER**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT**[180163.](#)**Community Redevelopment Agency Minutes (B)****RECOMMENDATION**

The CRA approve the minutes of June 18, 2018.

[180163 CRA Minutes 20180716.pdf](#)

EXECUTIVE DIRECTOR CONSENT[180154.](#)**CRA Project Summary July 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 Multi-District

Economic Development, Project Manager, Jessica Leonard: CRA Staff is currently looking to partner with developers or businesses interested in investing in the CRA redevelopment districts. Please contact CRA Director, Sarah Vidal, at vidalsc@cityofgainesville.org <<mailto:vidalsc@cityofgainesville.org>> for more details. Key priorities include: Heartwood neighborhood (15.1-acre residential neighborhood), Cornerstone (13-acre commercial site), Innovation Square (17-acre mixed use site), and the Power District (17-acre mixed use site).

*Façade Grant Program Eastside, Project Manager, Jessica Leonard: Eligible addresses can be verified by using the interactive CRA District Wide Map.
<<http://www.gainesvillecra.com/community-initiative/cra-project-map>>*

Eastside will be reimbursed Little One's World on 1735 SE Hawthorne Rd for Eastside façade grants of \$10,000 per legal address totaling in \$10,000 with over \$43,000 in a large scale renovation going into the

exterior façade and local economic impact.

Downtown received a focused outreach of Façade Grant Packages to both the tenants and owners of the vacant storefronts along West University Ave from Main Street to SW 3rd Street.

Fifth Avenue Pleasant Street received notification of Façade Grants and other community resources throughout the district with a concentrated focus along the proposed Heritage Trail and target corridors.

Residential Paint Voucher Program, Project Manager, Jessica Leonard: The Residential Paint Program now provides applicants pressure washing with an increased amount of up to \$750 to be used for the exterior painting of their home.

Eastside has eighteen (18) homes painted to date in the area. We recently shared the Paint Program at three (3) recent Eastside Events and on the Gainesville East Marketing site to create awareness of resources and programs within our City.

Downtown has one (1) freshly painted on 20 SE 9th Street and has seen eleven (11) homes painted to date. We recently mailed out 57 "Paint Program Packets" to both the residents and owners for a focused outreach to respond to a request by a community member in the Spring Hill Area.

Fifth Avenue Pleasant Street has nineteen (19) homes painted to date. To create awareness of resources within our community incentive programs a focused outreach was sent to both residents and owners along both NW 7th Ave and the target corridors of FAPS.

Eastside Redevelopment Advisory Board (ERAB)

Cornerstone Phase 1 Development, Project Manager, Andrew Meeker: Construction of the Phase 1 Infrastructure Site Improvements continues and is substantially complete with the exception of the areas immediately adjacent to the Merieux building development. Concept Companies construction on the Merieux building is well underway with a projected completion date of Fall 2018 which will bring over 50 new employees to the Gainesville East area. The Condominium Association is complete and the CRA is working with Front Street to advertise and secure additional development investments.

Gainesville East, Project Manager, Tricia Lopez: The Gainesville East campaign is gaining visibility. The CRA participated in the East Gainesville Small Business Fair at GTEC on May 30. The event was well attended and CRA Staff participated in the panel discussion and tabled the event, providing information on CRA programs. The Gainesville East social media presence is growing. The Instagram account reached 1,000 followers and Facebook has over 220 followers. Staff continues to explore options for murals along main corridors and is continuing

community outreach and participating and promoting events in East Gainesville.

Greater Duval Neighborhood Revitalization Initiative (NRI), Project Manager, Jessica Leonard: As of March 2018, Habitat for Humanity's "A Brush with Kindness" program partnership has completed 27 homes in the Greater Duval Neighborhood.

Heartwood, Project Manager, Shawn Moss: Heartwood, formerly known as Kennedy Homes, is located on a 15.1 acre redevelopment site in east Gainesville. In 2017, a neighborhood master plan was developed through extensive community outreach that included community branding, architectural standard, and a home owner/real estate/lender collaboration. In February 2018, via a competitive bid process, O'steen Brothers was awarded the sitework contract that includes utility infrastructure, wetland improvements, paved streets, landscaping, curb, gutter, sidewalks, and pad ready sites. Completion of this work is anticipated in Q4 2018. In March 2018, CRA Staff in conjunction with the City of Gainesville's Purchasing Department began the solicitation for home builder contractors. A Request For Proposal (RFP) was created and an evaluation team was assembled. Prior to the solicitation process, a builder/contractor list was compiled by data received from the Office of Equal Opportunity, the Minority Business Listing, Chamber of Commerce, and Staff/City recommendations. In April 2018, the RFP was advertised via the Gainesville Sun and broadcast to over 290 candidates on DemandStar. A mandatory pre-proposal meeting was held in May of 2018. At the deadline of proposal submission there were two builder packages received for consideration. The evaluation team met on May 24, 2018 and unanimously ranked Modera Home Builder as the most responsible and responsive bidder based on the RFP evaluation criteria. Modera demonstrated to the evaluation committee that they provided the most comprehensive value in connecting with the vision and scope of the project.

In June 2018, a CRA Board meeting was held in which Eastside Redevelopment Advisory Board (ERAB) met to discuss the RFP process and address recommendation concerns. CRA Board recommended a special ERA Board meeting to take place. On June 27, 2018 that meeting was conducted in the GTEC conference room. In attendance to this meeting were five ERA Board members, five CRA Staff including Director, two City Purchasing Staff, and OEO Interim Director. After the conclusion of the discussion there was a motion to null and void the current RFP and send back out for rebid (with the possibility of a different procurement method) along with having a new evaluation team. There was also a motion made to have ERAB Members be a part of the discussion when Heartwood is presented to the CRA Board and that ERAB members have extended time during this item, separate from citizen comment.

Downtown Redevelopment Advisory Board (DRAB)

Downtown Plaza, Project Manager, Nigel Hamm: Bo Diddley Plaza continues to offer free Yoga and Capoeira classes during the week. Please note that the Capoeira classes will be cancelled for the month of July 2018.

*For additional event information visit: www.bodiddleyplaza.com
<file:///\\lgg\cog\CRA\++%20CRA_Agendas%20&%20Backup\+%20CRA%202018%20Agendas%20&%20Back-Up\PROJECT%20SUMMARIES%202018\www.bodiddleyplaza.com%20> and
<<https://www.facebook.com/BoDiddleyPlazaGNV/>>*

Power District, Project Manager, Andrew Meeker: On Agenda

College Park University Heights Redevelopment Advisory Board

Innovation Square, Project Manager, Dan Gil: 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 walkway 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.

The Standard Development Agreement, Project Manager, Sarah Vidal: On Agenda

NW 1st Avenue Streetscape, Project Manager, Tricia Lopez: The substantial completion walkthrough took place on June 8 and a ribbon cutting ceremony was held to celebrate the new street on June 21st. A few items remain on the punch list, including completion of some of the dumpster enclosures and the remaining thermoplastic street markings. Street meters have not been enforced, but an email will go out to all stakeholders at least a week in advance letting them know when enforcement will begin.

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. The new traffic circle at the Hawthorne Trail intersection will be completed and open to traffic in July. Currently spectators can view some of the decorative street lights being placed as well as several landscape planters being completed. 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.trans4mingeastgmv.com>>

Fifth Avenue Pleasant Street Redevelopment Board

Historic Heritage Trail, Project Manager, Jessica Leonard: Continued partnership with Manley Designs as the CRA will be putting the Trail Feasibility Study and Implementation Strategy in to action as we move from research into designed construction.

Seminary Lane, Project Manager, Sarah Vidal: Last year, the Gainesville Florida Housing Corporation (GFHC) and Gainesville Housing Authority (GHA) boards and the CRA listed their respective properties totaling 6.55 acres for redevelopment. Conditions of the sale include honoring parts of the Master Planning that was accomplished over the years with the Fifth Avenue Community. Multiple offers have been submitted via various real estate agencies for the properties that were listed. GFHC, as the majority owner, is leading the negotiations with joint participation from the CRA.

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

[180147.](#)

CRA Advisory Board Appointments to the Downtown Redevelopment Advisory Board (B)

Fiscal Note: None

RECOMMENDATION

CRA Secretary to the CRA Board: Appoint two (2) citizens to serve on the Downtown Redevelopment Advisory Board to occupy a seat for the following term: two (2) full terms ending July 16, 2020.

[180147 DRAB APPLICANTS 20180716.pdf](#)

[180148.](#)

CRA Advisory Board Appointments to the Eastside Redevelopment Advisory Board (B)

Fiscal Note: None

RECOMMENDATION

CRA Secretary to the CRA Board: Appoint one

citizen to serve on the Eastside Redevelopment Advisory Board to occupy a seat for the following term: one (1) full term ending July 16, 2020.

[180148_ERAB APPLICANTS_20180716.pdf](#)

[180149.](#)

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 citizen to serve on the Fifth Avenue Pleasant Street Redevelopment Advisory Board to occupy a seat for the following term: one (1) full term ending July 16, 2020.

[180149_FAPS APPLICANTS_20180716.pdf](#)

[180150.](#)

CRA Advisory Board Appointments to the College Park University Heights Redevelopment Advisory Board (B)

Fiscal Note: None

RECOMMENDATION

CRA Secretary to the CRA Board: Appoint one citizen to serve on the College Park University Heights Redevelopment Advisory Board to occupy a seat for the following term: one (1) full terms ending July 16, 2020.

[180150_CPUH APPLICANTS_20180716.pdf](#)

[180156.](#)

Heartwood Neighborhood and Builder Solicitation (B)

Explanation: Heartwood, formerly known as Kennedy Homes, is located on a 15.1 acre redevelopment site in east Gainesville. In 2017, a neighborhood master plan was developed through extensive community outreach that included community branding, architectural standard, and a home owner/real estate/lender collaboration. In February 2018, via a competitive bid process, O'steen Brothers was awarded the sitework contract that includes utility infrastructure, wetland improvements, paved streets, landscaping, curb, gutter, sidewalks, and pad ready sites. Completion of this work is anticipated in Q4 2018. In March 2018, CRA Staff in conjunction with the City of Gainesville's Purchasing Department began the solicitation for home builder contractors. A Request For Proposal (RFP) was created and an evaluation team was assembled. Prior to the solicitation process, a

builder/contractor list was compiled by data received from the Office of Equal Opportunity, the Minority Business Listing, Chamber of Commerce, and Staff/City recommendations.

In April 2018, the RFP was advertised via the Gainesville Sun and broadcast to over 290 candidates on DemandStar. A mandatory pre-proposal meeting was held in May of 2018. At the deadline of proposal submission there were two builder packages received for consideration. The evaluation team met on May 24, 2018 and unanimously ranked Modera Home Builder as the most responsible and responsive bidder based on the RFP evaluation criteria. Modera demonstrated to the evaluation committee that they provided the most comprehensive value in connecting with the vision and scope of the project.

At the June 2018, a CRA Board meeting, some members of the Eastside Redevelopment Advisory Board (ERAB) attended and requested that they be given an opportunity to review the bid recommendation. CRA Board recommended a special ERA Board meeting to take place. On June 27, 2018 that meeting was conducted in the GTEC conference room. In attendance to this meeting were five ERA Board members, five CRA Staff including Director, two City Purchasing Staff, and OEO Interim Director. After the conclusion of the discussion there was a motion to null and void the current RFP and send back out for rebid (with the possibility of a different procurement method) along with having a new evaluation team. There was also a motion made to have ERAB Members be a part of the discussion when Heartwood is presented to the CRA Board and that ERAB members have extended time during this item, separate from citizen comment.

Fiscal Note: None at this time

RECOMMENDATION

ERAB to CRA Board: 1) Current RFP be null and void and procurement process be started over for rebid, 2) When the procurement document is complete, there will be a new three-person evaluation team, and 3) When Heartwood is presented to the CRA Board, ERAB Members are part of the discussion and are to be given extended time during the agenda item, separate from citizen comment

CRA Executive Director to CRA Board: 1) Approve selected contractor from RFP to build up to 1/3 of the home sites, 2) Open up to 1/3 of the home sites for builders to purchase, and 3) Work with the General Government Housing Division to partner on affordable housing for up to 1/3 of the home sites.

[Heartwood Solicitation Efforts.pdf](#)
[180072 - Heartwood RFP Final.pdf](#)
[APPENDIX - A Heartwood Design Guidelines & Standards.pdf](#)
[APPENDIX - B Declaration ByLaws Articles of Inc Association Docs.pdf](#)
[APPENDIX - C Heartwood Conceptual Elevations.pdf](#)
[APPENDIX - D Heartwood 4Model Appraisal Values.pdf](#)
[APPENDIX - E Heartwood Model 1 Bid Set.pdf](#)
[APPENDIX - F Heartwood Model 5B Bid Set.pdf](#)
[APPENDIX - G Plat Plans CIVIL.pdf](#)
[ATTACHMENT - A Heartwood - Builder Estimate Page and Specs \(2\).pdf](#)
[Addendum 1-180072 - Heartwood Home Builder.pdf](#)
[Addendum 2-180072 - Heartwood Home Builder.pdf](#)
[Bid Record-180072 Home Builder Contractors for Heartwood Residential Devel](#)
[Modera 180072 Heartwood Home Builder.pdf](#)
[WPJ Construction 180072 Heartwood Home Builder.pdf](#)
[Agenda Item backup-memo for recordings 180072 Heartwood Home Builder.pdf](#)
[Evaluation Form Summary RFP 180072 Heartwood.pdf](#)
[Evaluator #1 Notes & Scores 180072 Heartwood Home Builder.pdf](#)
[Evaluator #2 Notes & Scores 180072 Heartwood Home Builder.pdf](#)
[Evaluator #3 Notes & Scores 180072 Heartwood Home Builder \(2\).pdf](#)
[Technical & Written Evaluation Meeting 180072 Heartwood Home Builder \(1\).W](#)
[Technical & Written Evaluation Meeting 180072 Heartwood Home Builder \(2\).W](#)
[Award Public Notice-180072 Heartwood Home Builder.pdf](#)
[July 2018 Revised Heartwood Presentation Builder Recommendation.pdf](#)
[2018 July HeartwoodPresentationVideo.mp4](#)

[180158.](#)

Update on the Development Agreement for The Standard (B)

Explanation: The CRA Board approved the Development Agreement between the CRA and Landmark properties at its March 2014 Board Meeting. The Development Agreement requires 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 prohibits the developer from converting the hotel and retail spaces to residential spaces for a period of ten years from the Completion Date unless prior written consent of the CRA is given. 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. According to the Development Agreement, the Developer was to complete construction of the project no later than November 15, 2017 and seek reimbursement by December 15, 2017. However, several Force Majeure events extended the Completion Date of the project to January 2, 2018 and thus extended the overall timeline for other requirements.

To date, the Developer has completed construction and has received Certificates of Occupancy for the project. At today's meeting, CRA Staff will provide a full update on the project including an overview of each component of the development, the Developer's compliance with the terms of the Agreement and how the project is contributing to the community thus far.

Fiscal Note: Funding has been budgeted for and is available for the potential reimbursements as outlined in the Development Agreement of up to \$3.1M in the CPUH Trust Fund account number W769. CRA Staff and its consultant have deemed the Developer is eligible for reimbursements totaling \$2,035,855.87.

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear update from CRA Staff

[180158 The Standard Executed Development Agreement.pdf](#)

[180158 The Standard Final Reimbursement Request Pay Apps.pdf](#)

[180158 The Standard Final Reimbursement Request Project Worksheets.pdf](#)

[180158 The Standard Reimbursement Request Update Presentation.pdf](#)

180157.

Power District (B)

Explanation: The Power District is a unique 17-acre redevelopment opportunity of former GRU facilities located in Southeast Gainesville between Downtown and Depot Park. The CRA on behalf of GRU and the City is acting as an agent for redevelopment. To date, significant pre-development due diligence work such as community engagement, crafting the 2013 Redevelopment Plan, rezoning, technical studies, special events, and environmental analysis has been completed. As a result, in 2016 the CRA began a multi-phase solicitation process to assess interest of the private development market to contract with the public sector on the implementation of the Power District. The goal of the

solicitation process was to identify and encourage interested private development parties, determine the market's desire, approach, and outline the general terms of a potential agreement all while ensuring the community vision and core planning principles of the adopted 2013 Redevelopment Plan are maintained throughout the development process. With limited public resources available to fully execute the vision for the Power District, this approach is being pursued to identify and prioritize market based projects that will serve as a catalyst for long-term sustained economic and community investments.

Cross Street Partners (Developer) was ranked first for the Master Developer ITN Solicitation. Staff along with the Developer have been actively negotiating the terms and deals points of the potential agreement between the CRA/GRU/City and Cross Street Partners into a development framework. Staff believes the potential deal is at a point in which a preliminary presentation and discussion is warranted to update the Board on the key aspects of the negotiations to date. Based on the Board's feedback and direction, Staff is prepared expedite the process to refine the negotiations into a formal Development Agreement that would then be presented back to the CRA Board for consideration.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to CRA Board: Approve the Power District Phase 1 Framework and authorize the CRA Executive Director to finalize the Development Agreement and associated Purchase and Sale Agreement(s) for consideration, once approved as to form and legality by the CRA Attorney

[180157_2018.0711 PD Framework Final.pdf](#)

[180157_Power District_Phase 1 Development Framework Presentation.pdf](#)

[180155.](#)

Community Redevelopment Agency FY19-20 Proposed 2-Year Budget (B)

Explanation: In 2017, the CRA engaged in a robust community outreach and strategic planning process. From these efforts, a 5-Year Roadmap was developed to provide guidance on community initiatives, partnerships, and economic development opportunities in FY19-23 that align with the redevelopment objectives for each district. The CRA board adopted the 5-Year Roadmap in March 2018.

The Proposed FY19-FY20 Workplan and Budget provide additional, specific direction and designates appropriate resources to support the initiatives identified through the strategic planning process. Staff will provide an overview of the proposed FY19-FY20 budget that would go into effect October 1, 2018. Staff will also review the projected impact of the reduction in the tax increment funding contributions from Alachua County for redevelopment efforts in the College Park/ University Heights

CRA.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to CRA Board: Approve the FY19-20 Proposed Budget as presented and modified, if applicable.

[180155_FY19-20 Budget Resolution.pdf](#)

[180155_Proposed_FY19-20_Budget.pdf](#)

[180155_CRA FY 19-20 Budget Presentation_20180716.pdf](#)

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT