

City of Gainesville

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



Meeting Agenda - Final

October 15, 2018

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

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

CALL TO ORDER**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT**[180436.](#)**Community Redevelopment Agency Minutes (B)****RECOMMENDATION**

The Community Redevelopment Agency approve the minutes of September 27, 2018.

[180436_Minutes17-Sep-2018_20181015.pdf](#)

EXECUTIVE DIRECTOR CONSENT[180421.](#)**CRA Project Summary October 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 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: 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.
<<http://www.gainesvillecra.com/community-initiative/cra-project-map>>

We currently have numerous façade grants underway at various stages throughout our four (4) redevelopment areas as they work to complete projects.

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 and fifteen (15) pending completion of paint this month. We recently shared the Paint Program again on the Gainesville East Marketing site to create awareness of resources and programs within our City.

Downtown has seen eleven (11) homes painted to date and two (2) pending completion this month of paint this month. We recently shared the Paint Program at the Porter's Block Party to create awareness of resources and programs within our City.

Fifth Avenue Pleasant Street has nineteen (19) homes painted to date and five (5) pending completion of paint this month.

Eastside Redevelopment Advisory Board (ERAB)

Cornerstone Phase 1 Development, Project Manager, Andrew Meeker: Construction of the Phase 1 Infrastructure Site Improvements 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 Front Street Commercial Real Estate is actively advertising the additional development opportunities.

<<http://www.frontstreet.net/commercial-real-estate-listings/?propertyId=250493-sale>>

Gainesville East, Project Manager, Tricia Lopez: Planning is currently underway for the second Eastside Community Information Session. This year's event will include multiple City departments. The program will include a panel discussion on resources available for residents and businesses. The event will take place on Wednesday, November 14 from 5:30-7pm at DaySpring Missionary Baptist Church.

The Gainesville East social media pages have experienced more growth in followers and have received a good amount of comments. 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, Daniel Gil: In July 2018 the CRA Board approved to have up to 1/3 of the homes in Heartwood built by Modera Home Builders, up to 1/3 to be available as affordable housing, and the remaining 1/3 to be made available to builders. Staff is working with the City’s Community Development Department, Purchasing Division, and Legal Department to formulate an implementation strategy that honors the multiple goals of an inclusive process expressed by the community, Eastside Board, and CRA Board. Once this approach is formalized, Staff will bring forward a presentation to the community and Board for input and advice. On September 17, 2018 at the CRA monthly board meeting, the CRA Board approved installing GRUCom conduit infrastructure for \$45,932.15 throughout the Heartwood site. At the request of the CRA Board on September 17, 2018, Staff is preparing information regarding internet provider options and costs. Included in this effort is a summary of the estimated HOA dues so to see the complete financial impact to eventual home owners. This information will be presented to the Eastside Advisory Board ahead of being brought forward to the CRA Board in November.

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.

*For additional event information visit: www.bodiddleyplaza.com
<file:///I:\gg\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: Following the CRA Board’s approval of the Phase 1 Development Framework in July 2018, Staff is working internally as well as with the developer to draft and negotiate the terms of the Development Agreement and Purchase Sale Agreement. Once the terms of these agreements are completed, Staff will provide a presentation to the Board for consideration of approval.

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. On September 17, 2018, the CRA Board approved the public private partnership associated with the 800 Second at Innovation Square building for the northern extension of the SW 9th Street public walkway from SW 2nd Ave. to SW 1st Ave. Staff is currently drafting the development agreement with Concept Companies, the project developer. Construction on the public walkway project began

in October of 2018 and is expected to be completed by 2019. CRA Staff will provide project updates while construction is on-going.

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. New traffic patterns are in place that incorporate the new roundabout as well as the reverse angle parking at Depot Park/Cade Museum. Currently spectators of the project can view some of the decorative street lights being placed as well as several landscape planters being completed. Driveway tie-ins are underway and the large live oak was recently installed in the roundabout.

<<https://www.facebook.com/DestinationSouthMain/>> 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

Heritage Trail, Project Manager, Jessica Leonard: On Tuesday, September 25, 2018 at the A. Quinn Jones School we hosted a Heritage Trail Information Session. Staff will provide a presentation to the Board for consideration of approval once the CRA reviews and consolidates all the community input from the meeting. Staff is working internally as well as continued partnerships within the community and Manley Designs to draft the Trail Feasibility Study and Implementation Strategy. Once the layout of this trail is completed, Staff will provide a presentation to the Board for consideration of approval.

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

[180450.](#)

South Main Streetscape Construction Update (NB)

Explanation: Staff will provide the Board a construction update on the South Main Street Streetscape project.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to CRA Board: 1) Hear update

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT