

City of Gainesville

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



Meeting Agenda - Final

February 18, 2019

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**[180742.](#)**Community Redevelopment Agency Minutes (B)****RECOMMENDATION**

The Community Redevelopment Agency approve the minutes of December 17, 2018.

[180742 CRA Minutes 20190218.pdf](#)

EXECUTIVE DIRECTOR CONSENT[180731.](#)**CRA Project Summary February 2019 (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: 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: The Façade Grant program is a competitive matching reimbursement grant incentive that is designed to encourage reinvestment in building facades, specifically those located on highly visible target corridors within each district.

Residential Paint Voucher Program: The Residential Paint Program is available in three CRA redevelopment districts (ERAB, FAPS, DRAB) and provides applicants financial support for paint preparation such as pressure washing as well as paint and supplies of up to \$750 to be used for the exterior painting of their home.

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 in February 2019, which will bring approximately 50 new employees to the Gainesville East area. Following Merieux's move-in, CRA Staff will co-host a ribbon cutting event for Spring 2019. The Condominium Association for the entire Cornerstone development is complete and Front Street Commercial Real Estate is actively advertising the additional development opportunities.

Frontstreet.net/commercial-real-estate-listings

Gainesville East, Project Manager, Tricia Lopez:

Staff is continuing community outreach and participating in and promoting events in East Gainesville. Staff is compiling a database of resources available to residents and businesses in preparation of the website buildout.

Greater Duval Neighborhood Revitalization Initiative (NRI): 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: On Agenda

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 and 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 is projected to begin in March of 2019 and is expected to be completed by June 2019. CRA Staff will provide project updates while construction is on-going. The southern extension of the SW 9th street corridor has been completed as well as the undergrounding of utilities along SW 4th Avenue.

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 landscaping being completed. Driveway tie-ins to the many active businesses are underway and landscaping on the northern segment is complete. Work along the southern segment is actively progressing and the project is on schedule to be complete in May 2019. Project updates are available via [facebook.com/DestinationSouthMain/](https://www.facebook.com/DestinationSouthMain/) or the project website at 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. 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

NW 1st Avenue Streetscape, Project Manager, Tricia Lopez: Orange, blue, and white string lights have been installed along NW 1st Ave on the Allee Elms and Palm trees. Within the first week of being installed, four strings were vandalized. CRA staff is monitoring and replacing the lights as needed and will look for a solution to the issue of vandalization.

Fifth Avenue Pleasant Street Redevelopment Board

Heritage Trail: Staff is working to 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.

Fiscal Note: None at this time

RECOMMENDATION

**CRA Executive Director to the CRA Board:
Receive project update from Staff**

[180734.](#)**Additional Engineering Construction Administration Professional Services For South Main Street Improvement Project (NB)**

Explanation: As a result of a higher than expected amount and complexity of construction RFI's (Requests For Information) and FO's (Field Orders) requiring engineering construction plan clarification, revisions, and coordination, additional Construction Administration Engineering services are necessary in the amount of \$25,000.00. The current Construction Administration Engineering services contract with CHW is in the amount of \$99,995.00. Per the CRA's Purchasing Policy, "The CRA staff shall obtain approval by the CRA Board prior to every purchase of an item of supplies, materials, equipment, contractual services, or extensions to existing contracts, costing in excess of \$100,000.00". The construction project is scheduled to be completed in May 2019.

Fiscal Note: Additional Engineering Construction Administration Professional Services in the amount of \$25,000.00.

RECOMMENDATION

CRA Executive Director to CRA Board: (1) Approve additional \$25,000.00 in funding for Construction Administration Engineering services with CHW for a total contract amount of \$124,995.00.

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR**[180732.](#)**CRA Advisory Board Appointment 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) partial term ending June 2019.

[180732 CRA FAPS APPLICANT 2019.02.18.pdf](#)

[180732 Atkins-Tuffs FAPS Application CRA Citizen Advisory Board.pdf](#)

[180733.](#)

Modify the Eastside Redevelopment Advisory Board Guidelines & Procedures to Hold Meetings on the Second Tuesday of every month (B)

Explanation: Over the past year, two major transformative projects have gone under construction in the Eastside Redevelopment Area. At the October 9, 2018 meeting, the Eastside Advisory Board moved to increase the frequency of their meeting to meet on the second Tuesday of each month.

The Advisory Board agreed that due to the increased activity, the complexity of the current projects, and other factors, a monthly meeting would be appropriate. The proposed amended Eastside Advisory Board bylaws were approved at the December 11, 2019 ERAB meeting.

RECOMMENDATION

Amend Article V, Section 1 of the Guidelines & Procedures for the Eastside Redevelopment Advisory Board to hold redevelopment advisory board meetings on the second Tuesday of every month.

[180733_Eastside Rules of Procedure Amendments \(002\)_20190218.pdf](#)

[180735.](#)

NW 1st Ave Special Façade Improvements Program (B)

Explanation: At the January 3rd, 2019 City Commission Meeting, Commissioner Warren requested that the CRA place the midtown façade grant agreement with PreDevco, LLC on the February CRA agenda. Mr. Rod Shelton of PreDevco had contacted Commissioner Warren and requested that his façade grant be extended beyond the December 31, 2018 deadline.

Before construction began on the NW 1st Ave Streetscape Project, steps were taken to offer support to businesses along the corridor through multiple initiatives. One of these initiatives was a special Midtown Façade Grant Program. The program was created in order to encourage and support private investment in businesses that may have been impacted during street renovations by helping to make significant enhancements to their properties and building exteriors. The program focused on properties located within the geographic area bounded by West University Avenue, NW 2nd Avenue, NW 16th Street and NW 20th Street. This was an enhanced version of the Commercial Façade Improvements Program, offering up to a 100% reimbursement for eligible improvements (see Midtown Façade Grant Program_R3 V2, Page 3).

The special program was time□limited and designed to be implemented

in conjunction with construction of the NW 1st Avenue Streetscape, which was completed in July of 2018. As per page 6 of the application, the following requirements were listed and made part of all contracts:

A. Applications must be submitted to the CRA by December 1, 2017, 5 PM.

B. All approved projects must commence by January 31, 2018, and complete by December 31, 2018, to be eligible for grant reimbursement.

C. Grants may not be awarded for projects started before the grant award.

D. The CRA will distribute funds to the grant Recipient only upon validation that the work has been completed and it is demonstrated that all contractors are paid in full. Valid receipts must be submitted to receive reimbursement fund disbursement.

The CRA Board approved the program in July of 2016. Applications were to be accepted from August 1, 2016 to October 31, 2017.

To encourage more participation, the CRA board voted to extend the program in May of 2017 to accept applications until December 1, 2017, subject to CPUH Advisory Board Approval (approved by CPUH Board in June of 2017).

Mr. Rich Guber of PreDevco, LLC (the contract purchaser) submitted an application for the vacant building that was the former UF Bookstore, located at 1614 W University Avenue, on 11/28/2017. The application included extensive façade work, hardscape, landscape, and improving building accessibility. The plans included a Walgreen's on the first floor and a sports bar on the second floor. They were informed on 01/05/2018 that they were approved for a reimbursement of up to \$57,500, based on the work proposed in the application. In March of 2018, the CRA Project Manager and Mr. Rich Guber exchanged correspondence regarding a second legal address for the upstairs, where a restaurant or sports bar would be added. It was determined that due to the second legal address, they were eligible for an additional \$57,500, for a total of \$115,000. Mr. Guber submitted a second application, this one for suite 200 (upstairs) on March 11, 2018. The Façade agreements for Suites 100 and 200 were executed on 6/27/2018. The terms of the program required that all work was completed by December 31, 2018. Because the work was not completed by this date, the contract terminated.

The CRA Board has the authority to extend the program. The extension would also apply to other projects that were approved but either reduced their scope to finish in time or were not completed by the deadline. These applicants were approved for an additional \$13,161 in grants. It should also be noted that the application for PreDevco was approved with the condition that a Walgreen's would be in the building. However, Mr.

Shelton has communicated that the tenant will be a Wawa and not a Walgreens. Accepting this change would require the CRA Board to re-open the program and allow new applications.

Fiscal Note: None

RECOMMENDATION

CRA Staff to the CRA Board: Hear Presentation

[180735 FL Bookstore Application Approved 120417 20190218.pdf](#)

[180735 2018.1219 Letter to Rod Sheldon 20190218.pdf](#)

[180735 Midtown Facade Grant Program R3 V2 20190218.pdf](#)

[180735 2016-11-30 1st Ave 20190218.pdf](#)

[180735 2018-07-07 1st Ave enclosure 20190218.pdf](#)

[180735 2019-02-01 University 20190218.pdf](#)

[180735 2019-02-02 1st Ave 20190218.pdf](#)

[180735 2019-02-02 1st Ave enclosure 20190218.pdf](#)

[180735 Email Communication Re Deadline Approaching Florida Bookstore V](#)

180736.

Heartwood February Update (B)

Explanation: At the December 17, 2018 CRA Board meeting, CRA Staff presented an update regarding affordable housing for the Heartwood subdivision. Since then, in an effort to meet the City's affordable housing goals, CRA Staff had two of the home models modified to address the recommended 2,000 square footage or less total area. Both models were appraised and shared with Housing and Community Development (HCD) to determine the best financial model to provide affordable housing in Heartwood. The Finance Department identified funding for 8 of the 11 affordable housing homes in the Heartwood subdivision. Their intent is to continue to work on obtaining financing for the remaining 3 homes. In addition, HCD deemed 6 of the 12 available home models meet the requirements for affordable housing funding.

CRA Staff will provide an update on the affordable housing piece as requested and also bring the Board up to speed on developments with the two other avenues being pursued to sell homes at the Heartwood neighborhood.

The CRA's site construction project is on schedule to be completed by April 2019.

Fiscal Note: Funds have been identified in the general fund.

RECOMMENDATION

*Interim CRA Executive Director to CRA Board:
CRA Board recommend approval of the affordable housing plan to the City Commission as presented.*

[180736 Complete set of Model 5C 20190218.pdf](#)

[180736 Complete set of Model 7 20190218.pdf](#)

[180736 Lot and model accomodation and appraisal summary 20190218.pdf](#)

[180736 Heartwood Presentation 2-18-2019.pdf](#)

[180740.](#)

**Follow Up Discussion Regarding the February 11, 2018 Joint City
County Commission Meeting (NB)**

*Explanation: Follow up discussion regarding the February 11, 2018 Joint City and
County Commission Meeting.*

Fiscal Note: None at this time.

RECOMMENDATION

*CRA Staff to the CRA Board: Discuss the
Gainesville Community Redevelopment Agency.*

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

PUBLIC COMMENT

ADJOURNMENT