

City of Gainesville

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



Meeting Agenda - Final

March 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**[180815.](#)**Community Redevelopment Agency Minutes (B)****RECOMMENDATION**

The Community Redevelopment Agency approve the minutes of February 18, 2019.

[180815 CRA Minutes 2-18-19 20190318.pdf](#)

EXECUTIVE DIRECTOR CONSENT[180810.](#)**CRA Project Summary March 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

Future of the Gainesville CRA: City and CRA Staff are working with County Staff on finalizing the agreement with the County to set up the framework for the "10-year Plan" to go out of business. As part of these efforts, CRA Leadership is working on filling vacancies on the CRA Team. A focus will be on applicants that have experience with small business development, housing and economic development to help lead the agency towards more robust programming in these areas. As part of the upcoming transitions and efforts that must be undertaken to move the Agency in a new direction; CRA Staff is reviewing all of its current programs to identify which need revision or sun-setting and what new programs would best benefit the needs of the Districts.

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 complete and Merieux Nutrisciences' new building is complete and open for business; bringing approximately 50 new employees to the Gainesville East area. 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: Gainesville East is a marketing and branding effort to bring attention to the exciting new developments taking place in the District. The Team is continuing to pursue potential partnerships for the full build out of a website and supporting materials for the umbrella campaign. In the meantime, banners, signage and other materials are available and helping spread the word about the history and opportunities in the District.

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. This month we welcome the 21st Annual India Fest & Health Fair for their first time at BDP on Saturday March 16. <https://www.facebook.com/events/254097595305686/>

For additional event information visit: www.bodiddleyplaza.com and [facebook.com/BoDiddleyPlazaGNV/](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 continues to negotiate with the selected developer on the terms of a Development Agreement and Purchase Sale Agreement. Once negotiations reach a decision point, CRA Staff will provide the CRA

Board with a presentation to outline the options to move the project forward.

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 working on the development agreement with Concept Companies, the project developer. Construction on the public walkway project began in late February early 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 improvements such as sidewalks, curbing, lighting, and landscaping underway. The northern portion of the project between Depot Avenue and the Hawthorne Trail is nearly complete with most improvements with the exception of underground of utilities, wayfinding signage, pavement markings, and finish concrete work. New on-street parking is completed and being utilized on the northern portion of the project. The southern section of the project between the Hawthorne Trail and S. 16th Avenue is advancing as well with the construction of landscape islands, driveway connections, lighting, and final paving. February 22 was an important date as it was the occasion that the CRA's contractor completed all of the underground conduit network that will eventually house the existing overhead utility lines. GRU and other utilities are now working to pull new cables through this underground network to allow the existing overhead lines and poles to be removed. The project is on schedule to be complete in May 2019. Project updates are available via facebook.com/DestinationSouthMain/ or the project website at www.destinationssouthmain.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 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 Ave, Project Manager, Tricia Lopez: String lights were added to the Allee elm and palm trees along NW 1st Ave in January. Four of the trees were vandalized within the first few days, with the lights being torn off. The lights are being monitored weekly and are being repaired or replaced as needed. Since January, 13 strands have been vandalized

and replaced.

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*

ADOPTION OF THE REGULAR AGENDA

SECRETARY

SPECIAL RECOGNITION

EXECUTIVE DIRECTOR

[180811.](#)

CRA Advisory Board Appointment 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) partial term ending June 2019.

[180811_Tyra Edwards_Application CRA Citizen Advistory Board_20190318.ms](#)

[180811_Jason Mitchell_Application CRA Citizen Advistory Board_20190318.ms](#)

[180811_ERAB APPLICANTS_20190318.pdf](#)

[180812.](#)

Power District Developer Negotiations (NB)

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, environmental analysis, and real estate development solicitations have been completed.

In October 2017, the CRA Board authorized the City Manager to negotiate a Development Agreement with Cross Street Partners (Developer) as the Master Developer following a two-stage competitive Request For Qualifications and Invitation To Negotiation solicitation process. Following a several month negotiation period, Staff presented a Framework Plan to the CRA Board that outlined the general deal points and project responsibilities of a Purchase/Sale Agreement and Development Agreement. Since that time, Staff has continued refining the Framework Plan into a draft Purchase/Sale Agreement with the assistance of the City Attorney's Office. Staff believes the potential deal is at a point in which a follow-up presentation and discussion is warranted to update the Board on the key aspects of the negotiations to date. At this meeting CRA staff will update the Board on the current status of negotiations and discuss it's current strategy for moving forward.

Fiscal Note: None

RECOMMENDATION

*Interim CRA Executive Director to CRA Board:
Hear update as presented by CRA Staff.*

180813.

Heartwood March Update (NB)

Explanation: At the February 18, 2019 CRA Board meeting, CRA Staff presented an update regarding the affordable housing in Heartwood. The Board approved the item to go before the March 7, 2019 City Commission meeting for approval of the funding to move that portion of the project forward. Housing and Community Development (HCD) presented a financial model that identified funding for 8 of the 11 homes and the plan would be to move the construction of those homes forward this spring. HCD also committed to identifying funding for the remaining three homes in the coming fiscal year.

The CRA Team also shared Modera Homes decided not to pursue construction of the market rate homes; which has given CRA Staff the opportunity to rethink how to move the 23 remaining lots forward.

The February Joint City/County meeting also has bearing on the future of Heartwood. The approval of the "10-year Plan" is a new factor that may contribute to the success and expediency at which the homes could be built. In today's meeting, CRA will provide an update, and discuss ways to move the project forward with the greatest benefits to prospective Home Buyers and how to proceed with new home construction in this fiscal year.

Fiscal Note: None

RECOMMENDATION

*Interim CRA Executive Director to CRA Board:
Hear update as presented by CRA Staff.*

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

PUBLIC COMMENT

ADJOURNMENT