

City of Gainesville

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



Meeting Agenda - Final

June 17, 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

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 Chair or by the Board Members 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 CRA Clerk before meetings and/or during meetings for inclusion into the public record. Citizens may also provide input to individual Board Members 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

[190049.](#)

CRA Project Summary June 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

What Next for GCRA: On the Agenda

Economic Development: Programs on hold until further notice. Please contact Daniel Blumberg at 352-393-8208 or via email at blumbergdn@cityofgainesville.org if you have any related questions.

Façade Grant Program: Program on hold until further notice. Please contact Daniel Blumberg at 352-393-8208 or via email at blumbergdn@cityofgainesville.org if you have any related questions.

Residential Paint Voucher Program: Program on hold until further notice. Please contact Daniel Blumberg at 352-393-8208 or via email at blumbergdn@cityofgainesville.org if you have any related questions.

Eastside Redevelopment Advisory Board (ERAB)

Cornerstone Phase 1 Development, Project Manager, Andrew Meeker:

*Construction of the Phase 1 Infrastructure Site Improvements and the Merieux Nutrisciences' building is complete and open for business; bringing approximately 70 new employees to the Gainesville East area. Merieux has decided to postpone their Open House Event until a yet to be determined date. The Condominium Association for the entire Cornerstone development is complete and Avison Young is actively advertising the additional development opportunities.
<https://www.avisonyoung.us/properties?enableCookie=true&propertyId=432966-sale>*

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. Staff is collaborating with community organizations and other agencies in order to maximize each other's reach and effects, including the Greater Duval Neighborhood Association and GPD. In the meantime, banners, signage and other materials are available and helping spread the word about the history and opportunities in the District. Staff has been focusing on the development of a communications strategy for the Heartwood neighborhood.

Heartwood, Project Manager, Daniel Gil: On the 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.
<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 decision at the March 18, 2019 meeting to terminate the previous development solicitations, Staff has been convening a series of internal stakeholder meetings to discuss lessons learned, next steps, and work towards developing potential options to advance the project. Defining the project limits and boundary of the project has been of particular interest to the group as GRU is still currently operating in portions of the property that has been discussed for redevelopment. Consequently, GRU Staff is conducting additional internal discussions to determine opportunities and constraints of adding these additional areas to the redevelopment area. GRU has requested additional time to conduct these internal meetings and assessments ahead of a presentation back to the Board so they have time to evaluate the impacts and feasibility of any such decisions.

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 executing 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 July 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: As of June 1, 2019, construction is substantially complete. All of the overhead utilities have been removed with the exception of GRUCom. Once GRUCom removes their overhead facilities, GRU Electric will remove the obsolete concrete poles. GRUCom is currently estimating their overhead facilities will be removed by June 17th. By July 1, all concrete utility poles should be completely removed. There are several project close-out punchlist items such as cracked concrete, stormwater drainage, pavement markings, etc. that will be remedied over the summer prior to the warranty period beginning. Staff is beginning to discuss a ribbon cutting event with details and a date to be announced.

Project updates are available via facebook.com/DestinationSouthMain/ or the project website at 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 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, 2019. Four of the trees were vandalized within the first few days, with the lights being torn off. Staff has been monitoring the situation and has been repairing or replacing the lights as needed. Between January and June, 25 of the 47 strands were vandalized and repaired or replaced. Due to the high rate of maintenance required, the light strands will be removed.

Fifth Avenue Pleasant Street Redevelopment Board

Heritage Trail, Project Manager, David Roque: With the addition of a new CRA project manager, Staff is advancing the project by contracting with a consultant to bring the project closer to implementation. As the trail route has been defined and the majority of the landmarks identified, the project will conduct necessary land surveys, wayfinding signage design, site planning, cost estimating, and community engagement to refine the details before entering in the construction document phase of the project.

Staff also plans to engage a Construction Manager to begin vetting construction magnitude, schedule, and cost estimating.

Fiscal Note: None at this time

RECOMMENDATION

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

ADOPTION OF THE REGULAR AGENDA

[190050.](#)

Heartwood June Update (B)

Explanation: At the March 18, 2019 CRA Board meeting, CRA Staff presented an informational update on the Heartwood project and the many moving parts of the important Eastside initiative. Since that time the CRA's active site construction project is nearing completion with street trees installed and road paving scheduled for mid-June. Next steps include substantial completion walk-through and project closeout.

The CRA Team continues to work with General Government Housing on plans for moving the home construction forward. CRA has consulted construction management firms and a meeting with Housing's approved home builders is being scheduled. The goal is to move forward with Housing's four pre-approved contractors, which are all small, local and diverse. CRA will return to its governing Board with the final plan to begin home construction and associated contracts for approval at a future meeting.

A paramount concern for the Team remains how CRA communicates with the public regarding how to purchase a home at Heartwood. The May Eastside Redevelopment Advisory Board meeting included discussions around what the Board would like communicated to the community. That feedback was incorporated into a draft communications plan now being reviewed by the Team. CRA Staff contracted with a communications firm to assist with this planning, scheduling and associated materials/design necessary to help us manage the communications and create a broader reach with clear and concise messaging.

Finally, another major piece for moving the Heartwood initiative forward is contracting with a realtor to sell the homes. Staff posted a Request for Brokerage Services at Heartwood, three firms participated and the winning proposal was protested. Staff held a hearing with the participating three firms and decided to cancel the solicitation based on the feedback received from the firms. Staff has incorporated feedback from the hearing and has drafted a revised solicitation to be released in the coming weeks. As part of CRA's compliance with the City's Purchasing Procedures a copy of the attached response to the bid protest is included with this agenda.

At today's meeting, CRA Team will provide an informational update with

anticipated start dates on each of the moving parts of the Heartwood Neighborhood Community Initiative.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to the CRA Board: 1) Hear update from CRA Team and 2) Acknowledge receipt of the CRA's response to the bid protest for the Heartwood Brokerage Services Solicitation.

[190050_BosshardtProtestLetter_20190617.pdf](#)

[190050_HeartwoodProtestResponseLetter_20190617.pdf](#)

[190050_HeartwoodJuneUpdatePresentation_20190617.pptx](#)

[190078.](#)

What's Next for the GCRA: Update (NB)

Explanation: A draft ordinance that begins to outline the CRA's transition from Special District to City Department was presented to the City Commission on May 2, 2019 for review. Next steps for the ordinance include a first and second reading to be heard at the Commission this July and August. The ordinance sets up the CRA as a department beginning in the new fiscal year, which begins October 1, 2019.

The CRA is also working through the details for consolidation of the four redevelopment plans into a single district plan. CRA staff is building the consultant team and will return to a future meeting with a community engagement plan around this activity; which must be completed by the end of December 2019.

As part of the administrative tasks associated with this transition, CRA leadership has been working on filling vacancies on the Team. Two Project Manager positions have been filled by David Roque and Chelsea Bakaitis, which leaves two more staffing opportunities; a Project Manager and a Manager position.

CRA is leading negotiations with Santa Fe College to amend the City's Agreement with the College in regards to management of the GTEC facility. GTEC is the anchor of the Cornerstone Campus and will be the next home for the GCRA. The Agreement will be considered on a future City Commission agenda and will begin to dictate the schedule for the agency's relocation to the facility.

At today's meeting CRA will revisit the timeline for these critical steps to be completed over the coming months and give the Board an update on the transitional activities of the GCRA.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA Board: 1) Hear update from CRA Staff

PUBLIC COMMENT

MEMBER COMMENT

ADJOURNMENT