

City of Gainesville

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



Meeting Agenda - Final

July 15, 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

[190095.](#)

Approval of Minutes (B)

RECOMMENDATION

The Community Redevelopment Agency approve the minutes of June 17, 2019.

[190095_June 17 Minutes_20190715.pdf](#)

[190135.](#)

CRA Project Summary July 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: The City Commission approved the Agreement between the City and Santa Fe College for a partnership on the management of the GTEC building at the Cornerstone Campus. CRA is managing the building and lease agreements as of July 1st and working on its own transition to the GTEC building by year end. Steps are in motion for the Ordinance adoption, advisory board advertisement and selection process and the consolidation of the four redevelopment plans. CRA Team will return to the Board with more information on each discrete task at a future CRA Board or City Commission meeting, whichever is appropriate.

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, a waiting list has been established for new applicants for when the program restarts. Previously submitted projects continue to be processed. 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, a waiting list has been established for new applicants for when the program restarts. Previously submitted projects continue to be processed. 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 and in marketing materials to attract new businesses to the district.

Heartwood, Project Manager, Daniel Gil: CRA Team presented an update to the Board at its June 17, 2019 meeting which included an explanation on each of the moving parts of the Heartwood Neighborhood construction. Since then, substantial completion on the site construction was reached June 24, 2019 with final completion scheduled for July 27, 2019.

On the home construction piece CRA Team has been working with its various stakeholders on moving forward the marketing, realtor solicitation and construction site management contracting processes. The marketing team will be complete once a real estate partner is chosen. Responses for the revised Realtor Solicitation were due July 2, 2019 and seven responses were received. The new evaluation committee deliberated and announced an intent to award on July 10, 2019. At this time, any discussion of the solicitation would need to take place after July 17, 2019 when the "cone of silence" concludes per purchasing procedures.

The CRA has received a guaranteed maximum price proposal from Scherer Construction for On-site Project Management, Development Oversight and Quality Assurance and once negotiated, will bring that forward at the next scheduled CRA Board meeting for review and approval. Per the direction of the Board at its June meeting, the CRA is also pursuing a procurement strategy to move forward with the construction of two model homes on site and will bring that back to the Board at a future meeting.

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: 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. 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 Summer 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: On June 28, 2019 the last of the 21 concrete utility poles was removed from the project.

Additionally, all hardscape and landscape items are now complete. Over the next several weeks, the contractor will be resolving miscellaneous warranty items in order to reach final completion. As a result of a construction deficiency with the asphalt paving, the contractor will be performing nighttime roadway repair work to fix these issues. During the month of July, and possibly into August, nighttime detours will be effective to allow the work to be performed to minimize impacts to local businesses and area traffic. Detours will be communicated directly with area stakeholders as well as noticed through the City's weekly Travel Advisory press release. Once the repaving is complete, the final pavement markings such as high intensity green bicycle stencils will be installed. 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

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*

[190144.](#)

Land Rights Resolution - FDOT to Upgrade and Renovate the Intersection of SE 15th Street and SR 20 (B)

This item is a request to adopt a Resolution to grant land rights to the Florida Department of Transportation (FDOT).

Explanation: The Florida Department of Transportation (FDOT) has an upcoming project to upgrade and renovate the intersection of SE 15th St and State

Road 20. The Gainesville Community Redevelopment Agency is voluntarily donating approximately 66 Square Feet via a Perpetual Easement to the State of Florida Department of Transportation. This easement is for the use and benefit of the Florida Department of Transportation and will be used for American Disability Act improvements.

Staff believes it is in the best interest for the City to grant the request.

Fiscal Note: There is no fiscal impact with this request.

RECOMMENDATION

The CRA Executive Director to the CRA Board: 1) adopt a Resolution granting land rights to the Florida Department of Transportation; and 2) authorize the Interim City Manager to execute the Perpetual Easement to the Florida Department of Transportation, subject to the approval of the City Attorney as to form and legality.

[190144A_FDOT Resolution SR 20_20190715.pdf](#)

[190144B_Perpetual Easement_20190715.pdf](#)

[1901444C_Sketch 1_20190715.pdf](#)

[190144D_Sketch2_20190715.pdf](#)

ADOPTION OF THE REGULAR AGENDA

[190133.](#)

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 has been 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.

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.

In October 2017, the CRA Board authorized the Executive Director 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 Negotiate 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.

Following the CRA Board's decision at the March 18, 2019 meeting to terminate the solicitation, 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 conducted additional internal discussions to determine opportunities and constraints of adding these additional areas to the redevelopment area. GRU Staff is currently recommending that several properties not be included in future Power District solicitations. Specifically, the GRU Administration building and associated parking lots as well as the eastern portion of the Kelly Power Plant that was envisioned as a possible extension of the Sweetwater Branch Creek Daylighting greenway project. These additional areas were of particular interest from the developer respondents from the solicitation.

CRA and GRU Staff believe the project is at a point in which direction from the Board is desired in order to clearly define the project boundaries and confirm the project goals prior to advertising another solicitation.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to CRA Board: (1)
Provide feedback and direction on project
boundary and next steps

[190133 Power District MOU 2011-12-20.pdf](#)

[190133 Power District CRA Board Presentation 2019-07-15.pdf](#)

190156.

Chair Harvey Ward - Reconsidering Downtown (NB)

Explanation: Gainesville's downtown area, through decades of public and private investment and community effort, has reinvented itself from a low point in the mid-1980's to a current state that is undeniably good. There remains work to be done, but there is no doubt that our downtown can be world-class - as an entertainment and shopping destination, a workplace and a home. The future of downtown will likely resemble its past. The question is, which past? The 1970's and 1980's ghost town held together

by government buildings and the occasional bar or restaurant? Or the prior downtown that was the heart of the community?

Our community cares about our downtown. City government, working through the CRA, can act as a convening authority and reach out to the various stakeholders to begin an honest public conversation about what downtown is, what it should be and to subsequently work with them to create a plan for how we get there together.

RECOMMENDATION

Direct CRA staff to: 1) Design a charrette process that will include downtown owners, residents, workers, managers, users and potential users to answer the above questions and begin a tangible plan for creating the downtown they want to have. 2) Return the design to the CRA board by the August CRA meeting and implement a final process before the end of calendar 2019 so that the results can influence the CRA work plan going forward.

RESOLUTIONS

PUBLIC COMMENT

MEMBER COMMENT

ADJOURNMENT