

City of Gainesville

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



Meeting Agenda - Final

August 19, 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

[180989.](#)

Community Redevelopment Agency Minutes (B)

RECOMMENDATION

The Community Redevelopment Agency approve the minutes of April 15, and July 15, 2019.

[180989 CRA Minutes April 15, 2019_20190520.pdf](#)

[180989 CRA July 15 Minutes 20190819.pdf](#)

[190256.](#)

CRA Project Summary August 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's Next for GCRA: On 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, 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 eastside. 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. In the future the team will continue to pursue potential partnerships for the full build out of a website and supporting materials for the umbrella campaign.

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.
<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: At the July 15, 2019 meeting, the CRA Board approved a motion for Staff to return to the City Commission on October 2, 2019 to discuss the Pros versus Cons of expanding the boundary of the Power District to include the GRU

Administration Building property as well as land on the Kelly Power Plant associated with Sweetwater Branch Creek daylighting. Defining the project limits and boundary of the project is a critical step prior to re-advertising the development solicitation. Staff is now conducting additional meetings with key stakeholders in preparation for the October City Commission presentation.

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 the Summer of 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 the Agenda

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 work on engaging 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*

[190258.](#)

Heartwood Realtor Solicitation Update (B)

Explanation: On June 18, 2019, the CRA advertised the revised realtor solicitation for the Heartwood neighborhood. Seven proposals were submitted and evaluated. On July 12, 2019, the evaluation committee announced their

intent to award to Team Dynamo of Keller Williams Realty. On July 19, 2019, the CRA received a formal bid protest from Bosshardt Realty. Per the City's Financial Services Procedures Manual Section 41-580, a hearing was scheduled and held on Thursday, July 25, 2019. On July 31, 2019, Staff informed all the participating realty companies that the evaluation committee's award to Team Dynamo of Keller Williams Realty will be upheld.

Fiscal Note: Commission rate will not exceed 6% per home.

RECOMMENDATION

CRA Executive Director to the CRA Board: 1) Acknowledge report of bid protest and 2) Approve award to Team Dynamo of Keller Williams Realty.

[190258_Bosshardt Protest Letter and CRA Response_20190819.pdf](#)

[190258_Consensus_20190819.pdf](#)

ADOPTION OF THE REGULAR AGENDA

[190280.](#)

South Main Streetscape Construction Update (NB)

Explanation: On July 24, 2019 a Substantial Completion Inspection occurred between CRA Staff, project landscape architect, engineer of record, and the construction contractor to identify construction scope deficiencies. The contractor is now remediating the noted deficiencies ahead of a subsequent Final Inspection scheduled for September 2019.

As a result of a construction deficiency with several roadway utility trenches and associated asphalt paving, the contractor has been performing nighttime roadway repair work to fix these issues. This is considered warranty work and therefore the costs are incurred by the contractor and its sub-contractors. Night work was required to minimize impacts to local businesses and area traffic. Impacts have been communicated with stakeholders via direct contact, the Destination South Main e-newsletter, and noticed through the City's weekly Travel Advisory press releases. Now that the trenches are repaired and Public Works Construction Inspectors have approved, repaving of several sections of the roadway is scheduled during night hours for early September. The final repaving is expected to take four evenings in a single week. Once complete, the final pavement markings such as high intensity green bicycle stencils will be installed and the project will be complete.

Staff will provide an update on the recent and remaining construction activities ahead of final completion. Planning of the ribbon cutting event has begun with details and a date to be announced soon.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to CRA Board: 1) Hear update

[190257.](#)

Transfer of CRA Assets and Liabilities upon Dissolution of the CRA (B)

Explanation: As a result of discussions between the City and Alachua County that occurred between November 2017 and April 2019, the City and Alachua County entered into an Agreement regarding Community Development dated April 9, 2019 and recorded in Official Record Book 4675, Page 2154, of the Public Records of Alachua County (the "Agreement"). In furtherance of the Agreement, the City Commission directed staff to draft Ordinance No. 181001 which dissolves the Gainesville Community Redevelopment Agency, creates a new Gainesville Community Reinvestment Area, creates the GCRA Fund, maintains the four former CRA redevelopment trust funds until expended and creates a new City department to manage and administer the Gainesville Community Reinvestment Area effective as of October 1, 2019. The City Commission held a first reading of the Ordinance on August 15, 2019 and is scheduled to hold the second reading on September 5, 2019. This agenda item and the attached Assignment of Agreements/Obligations and Personal Property and Special Warranty Deed are intended to document the assignment and assumption of all assets and liabilities from the CRA to the City, effective as of October 1, 2019, in accordance with Section 5 of the Ordinance. All transferred assets and liabilities of the former CRA will be administered and accounted for by the City on behalf of and for the account of its new GCRA Department. All documents executed by the Interim CRA Director pursuant to this authorization will be held and not recorded until after the City Commission adopts the Ordinance on second reading and the Interim City Manager execute all documents.

Fiscal Note: None

RECOMMENDATION

Authorize the Interim CRA Executive Director to execute the Assignment of Agreements/Obligations and Personal Property, the Special Warranty Deed and any other documents necessary to effectuate the transfer of assets and liabilities from the former CRA to the City effective as of October 1, 2019, subject to review by the CRA Attorney as to form and legality.

[190257 Ordinance - Dissolving the CRA and Creating the GCRA 20190819.pd](#)

[190257 Transition - Special Warranty Deed - 6 Deeds 20190819.PDF](#)

[190257 Assignment of Agreements Obligations and Personal Property 201908](#)

[190208.](#)**Heartwood August Update (B)**

Explanation: The Heartwood Neighborhood has really taken shape as site construction reached final completion on July 19, 2019. A total of 99 trees and over 500 ground-cover plants were installed and lining the streets, sidewalks, and nature trail are Oaks, Bald Cypress, and Red Maples. The neighborhood's retention pond treats the neighborhood's stormwater runoff before entering the adjacent wetlands mitigation area. Over 4,500 linear feet of street curb were laid and tied into new and upgraded sewer infrastructure. At night, 49 LED decorative and smart-city compatible lights illuminate the streets and sidewalks. GRUCOM's Gator Net 5 Gigabit internet conduit infrastructure is in the ground as well as AT&T's infrastructure.

While getting the site completed and building pads ready, Staff has been advancing Heartwood's multiple moving parts towards home construction. As previously presented, Staff requested a proposal from a Continuing Services Construction Manager At-Risk (CM) and has since received a proposal from Scherer Construction of Gainesville, Florida. These services will include managing the revision/drafting of interior/exterior bid specifications, quality assurance across contractor bidding and management of the bid process for home builders prequalified through Housing and Community Development. Also included is the cost to manage and build a mid-range model home to set the tone and momentum for the project.

Staff held a meeting on June 26, 2019 with the home builders to discuss the project and to gauge interest and feasibility. Five home builders attended the meeting and expressed their intent to participate in the bidding process. Suggestions were made by the home builders that would assist CRA in providing a more cost effective product to build. As part of their CM Services, Scherer Construction will assist CRA with "value engineering" efforts to create a competitive product to build.

In today's meetings, Staff will provide a status update on site construction as well as an update on each of the moving parts of the Heartwood neighborhood community initiative.

Fiscal Note: Continuing Services for Construction Management in the amount of \$285,220 will be encumbered from the Eastside Account Number W920.

RECOMMENDATION

CRA Executive Director to the CRA Board: 1) Approve Guaranteed Maximum Price Proposal in the amount of \$285,220 for Construction Management Services to Scherer Construction and 2) Authorize CRA Executive Director to execute all related documents, once approved as to form and legality by the CRA Attorney.

[190208_CRAAugustUpdatePresentation20190819.pptx](#)

[190208_Scherer Construction Proposal_20190819.pdf](#)

PUBLIC COMMENT

MEMBER COMMENT

ADJOURNMENT