

# City of Gainesville

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



## **Meeting Agenda - Final**

**September 16, 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

[190300.](#)

### Community Redevelopment Agency Minutes (B)

**RECOMMENDATION**

*The Community Redevelopment Agency approve the minutes of August 19, 2019.*

[190300\\_August 19 Minutes\\_20190916.pdf](#)

[190362.](#)

### CRA Project Summary September 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](mailto: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 continues the collaboration with community organizations and other agencies in order to maximize each other's reach and effects, including the Greater Duval Neighborhood Association and GPD. 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: The Heartwood site is ready to build on. In August 2019, the award for brokerage services was approved to Keller Williams/Team Dynamo as the realty team who will sell the lots. The City Commission also approved a Guaranteed Maximum Price Proposal to Scherer Construction for pre-construction services and also to build a model home. Scherer will be value engineering and creating specifications for the interior and exterior finishes of the homes. The model home is expected to be complete in early 2020. Approximately four weeks before the homes go on sale, a Heartwood Homebuyers Informational Session will be held in order to connect with potential homebuyers and explain the options available for buying a home in Heartwood. These dates will be announced through multiple channels. Those wishing to receive email updates can sign up for the Heartwood mailing list at [www.heartwoodgnv.com](http://www.heartwoodgnv.com) <<http://www.heartwoodgnv.com>>*

#### *Downtown Redevelopment Advisory Board (DRAB)*

*Downtown Plaza, Project Manager, Nigel Hamm*

*After four years of overseeing construction, programming and management of Bo Diddley Plaza CRA Staff is preparing for the transition to Parks Recreation & Cultural Affairs on October 1. Both Nigel Hamm (BDP Coordinator) and Jon Gaunt (BDP Ambassador) will be included in the move and will continue in their positions falling under the Cultural Affairs Department.*

*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](http://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 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 of the October 3, 2019 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 Spring of 2020. 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 July 24, 2019 a Substantial Completion Inspection occurred between CRA and City 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 occur 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. Planning of the ribbon cutting event has begun with details and a date to be announced soon.

Project updates are available via [facebook.com/DestinationSouthMain/](https://facebook.com/DestinationSouthMain/) or the project website at [www.destinationsouthmain.com](http://www.destinationsouthmain.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

## ADOPTION OF THE REGULAR AGENDA

### [190363.](#)

#### **Southern Charm Kitchen Update (B)**

*Explanation: Since its opening in August of 2011, Southern Charm Kitchen has served as a catalyst for continued redevelopment along the Hawthorne Road corridor. The establishment is one of the only sit-down family restaurants to exist on the east side and has been well-received by the community. Due to challenges faced by the restaurant owners, Southern Charm has been closed for business and the CRA received inquiries about future plans for the facility.*

*At its April 2019 Board Meeting CRA Staff and owner Omar Oselimo brought the Board up to speed on the details surrounding the closing,*

what the lease requires and options for moving forward. The Board requested Mr. Oselimo address the Eastside Redevelopment Advisory Board with his plans for reopening and for addressing community questions and concerns.

Mr. Oselimo spoke with the Eastside Board at its July 2019 meeting and central to their concerns was the removal of paper from the windows of the business and reopening as a sit-down restaurant/café by the stated June of 2020 goal. At today's meeting CRA Staff will present a proposed Amendment to the Lease Agreement which places these concerns in writing and requires action on the part of the Owner to remain in compliance with the lease terms.

*Fiscal Note:* Not applicable at this time

**RECOMMENDATION**

CRA Executive Director to the CRA: Authorize CRA Executive Director to execute the Third Amendment to Lease Agreement with Southern Charm Kitchen once approved as to form and legality by the CRA Attorney.

[190363 Signed Executed Option Agreement 20190916.pdf](#)

[190363 Third Amendment to Southern Charm Lease 20190916.docx](#)

[190363 Fully Executed Lease for Hawthorne Road Cafe 06.29.11.pdf](#)

[190363 First Amendment to lease Southern Charm - Beer&Wine 20190916.pdf](#)

[190364.](#)

**802 NW 5th Ave Commercial Building (B).**

*Explanation:* The CRA's offices are currently located on the second floor of the 802 NW 5th Avenue Commercial Building in the Fifth Avenue Neighborhood. Prior to that the CRA offices were leased in the Commerce Building located in the Downtown Redevelopment Area adjacent to City Hall. In November 2009, the CRA Board approved 802 NW Ave as the site for a new CRA-owned mixed-used office building. The approval of the site was contingent on the resolution of parking availability at the adjacent City-owned lot, the facility was designed by DAG Architects and built by PPI/CPC Construction.

This site is located directly across the street from Duncan Brother Funeral Home at the intersection of NW 5th Ave and NW 8th Street. It is the former site of St. Paul CME Church. The lot is approximately .14 acres and is currently zoned MU-1 (mixed use low intensity). The site offers easy access from three sides for construction and has a City-owned parking lot adjacent to the building.

Construction costs to build the LEED Silver Mixed-use Building totaled \$893,750 and were allocated between the 2nd floor office (funded by all CRA Trust Funds) and 1st floor retail/commercial space (funded through debt and repaid by Fifth Avenue/Pleasant Street Trust Fund only, based on square footage, which is 62% office and 38% retail. In December 2009

*a promissory note was entered into with Sunstate Federal Credit Union for construction of the office building to be repaid from tax increment proceeds.*

*The 802 NW 5th Avenue Commercial Building has been a home for the CRA Team since 2010 and during our time there the Team has executed a successful streetscape project along NW 5th Avenue through Pleasant Street and 5th Avenue. It's also sought to advocate for the Seminary Lane Redevelopment and has built or renovated eight single-family urban infill homes in the District. Current work plan focuses include completion of the Fifth Avenue/Pleasant Street Heritage Trail which runs through both neighborhoods and a final Model Block Project in Pleasant Street.*

*As part of the CRA's transition to a City Department, effective October 2, 2019 the Board has recommended a relocation of CRA Staff to the GTEC Building on Hawthorne Road in its Eastside District. Sale of the 802 NW 5th Avenue Commercial Building would return the facility completely to the City and County Tax Rolls to contribute to the overall incremental growth in this well-situated District.*

*The 802 NW 5th Avenue Commercial Building will be deeded over to the City of Gainesville as part of the transition from CRA to the Gainesville Community Reinvestment Area department effective October 1, 2019.*

*At today's meeting the CRA Team and its consultant Avison Young, will highlight the offer for purchase and sale of the building located at 802 NW 5th Avenue and the adjacent lot in the amount of \$690,000. CRA Staff will recommend the City Commission discuss the potential sale and hear this item for final decision at the next scheduled City Commission meeting.*

*Fiscal Note: The CRA pays \$2,167.92 every month through January 1, 2025 with a balloon payment due February 1, 2025 in the amount of \$267,749.64. Proceeds from a sale will pay off the note and the balance of the proceeds will be returned into the Fifth Avenue/Pleasant Street Redevelopment Area Trust Fund.*

*The note is attached to the first floor of the 802 NW 5th Avenue Commercial Building which was a leasable space. The second floor was funded by all four redevelopment areas respectively, according to their pro-rata share, to fund the construction of the 2nd floor CRA office space.*

**RECOMMENDATION**

*CRA Executive Director to CRA: 1) Hear presentation from CRA Staff its Consultant, Avison Young, and 2) Provide a recommendation for the City Commission to consider at a future meeting.*

[190364\\_PFSF Sales Contract\\_20190916.pdf](#)

[190364\\_Slides for CRA Board Meeting - Avison Young\\_20190916.pdf](#)

[190365.](#)**What's Next for the GCRA: September Update (B)**

*Explanation: The draft ordinance that outlines the Gainesville CRA's transition from Special District to City Department was presented to the City Commission on May 2, 2019 for review. Following that a first reading was approved on August 15, 2019 and second reading approved on September 5, 2019. The ordinance sets up the Community Redevelopment Agency as a department called the "Gainesville Community Reinvestment Area (GCRA)" beginning in the new fiscal year, which starts October 1, 2019.*

*This was the first official step approving an ordinance that was drafted to codify the terms of the CRA's future after almost two years of public negotiations with the City of Gainesville and Alachua County regarding the future of the CRA. Next steps include formation of a new Advisory Board and a public process to consolidate the four former redevelopment plans into a single reinvestment plan for a single district.*

*At today's meeting CRA Staff will outline critical dates for the two official next steps - formation of a 15-member citizen lead Advisory Board and the district Plan Consolidation - and will also present the Board with a 10-year lookback and presentation on the occasion of the final meeting of the Gainesville Redevelopment Agency's governing board.*

*Fiscal Note: None at this time*

**RECOMMENDATION**

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

[190365 Executed Ordinance No 181001 Dissolving CRA 20190916.PDF](#)

[190365\\_B\\_CRA\\_What's\\_Next\\_20190916.pdf](#)

**PUBLIC COMMENT**

**MEMBER COMMENT**

**ADJOURNMENT**