

City of Gainesville

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



Meeting Agenda

January 21, 2020

5:30 PM

GRU Multipurpose Room

Gainesville Community Reinvestment Area Advisory Board

*Lane Abraben
Jason Atkins-Tuffs
K. Richard Blount
Carrie Bush
Linda Dixon
Evelyn Foxx
Armando Grundy-Gomes
Jacob Ihde
Christopher Merritt
Jason Mitchell
Warren Nielsen
Michael Palmer
Bradley Pollitt - Chair
Stephanie Seawright – Vice Chair
Jessica Turner-Evans*

CALL TO ORDER

ROLL CALL

ADOPTION OF THE AGENDA

APPROVAL OF MINUTES

REQUEST TO ADDRESS THE BOARD

Staff will bring the Requests to Address the Board with recommendations for the Board to vote on whether to and when to hear the presentations.

COMMUNICATIONS

Chair's Report

Director's Report - March 17 meeting

Staff Report

NEW BUSINESS

[190855.](#)

8th Avenue and Waldo Road Improvements Update (B)

Explanation: At the December 21, 2019 GCRA Advisory Board meeting, the Board moved to hear an update on the 8th Avenue and Waldo Road Project. Staff from Wild Spaces, Public Places will give a presentation on the status of this project.

Fiscal Note: None

RECOMMENDATION

Hear update from City Staff

[190855 8th Waldo GCRA Advisory Board 012120.pdf](#)

[190856.](#)

Infinity Line (B)

Explanation: The Infinity Line is an idea that expands on the City's Rails-to-Trails, Depot Park, and Plan East initiatives. It originated as a Capstone project from a landscape architecture student at UF. It is an eleven mile continuously looping paved trail connecting twelve neighborhoods, nine city parks, & three existing Rails-to-Trails with Depot Park at its center. The eleven mile looping trail is divided into two sections; a northern urban loop which goes through residential and commercial areas, and a southern nature loop which goes through parks, green spaces, and the Paynes Prairie Preserve State Park. The northern loop consists of the existing 6th street and Waldo Road Rails-to-Trails, with a new proposed

“connector trail” along N.E. 16th Avenue. The southern loop consists of the existing Hawthorne Rails-to-Trails and the WSPP proposed Sweetwater Trail with another new proposed “connector trail” along the Wetlands Preserve Park. These connectors will necessitate the partnership of multiple departments and agencies within the City of Gainesville and Alachua County.

One of the larger sections of the Infinity Line that sits within the GCRA district runs a total of 2.4 miles along the Eastside/Waldo Road corridor. The goal for this segment would be to redesign the Eastside Rails-to-Trails and Waldo Road corridor to address safety issues, residential blight, and neighborhood connectivity. A subsequent goal of redesigning the Waldo Road corridor is to encourage redevelopment and reinvestment in the Eastside Duval neighborhoods. Furthermore, connecting the Rails-to-Trails at University Avenue and Waldo Road (Five Points) with a pedestrian bridge can provide an opportunity for an Eastside Gateway while providing safe passage for Duval residents to Depot Park and vice versa.

The second largest portion that sits within the GCRA district is along the 6th St. Rails-to-Trails which spans a total of 1.7 miles. This trail is well established and represents the standard “place making” character of the Infinity Line; i.e. an extension of Depot Park. Although this trail is well established, similar residential blight occurs along the Porters neighborhood where the trail interacts with the neighborhood. The goal for this segment is to address neighborhood connectivity, invite redevelopment and reinvestment, and provide residents of Porters safe access to the other amenities within the City.

The overall purpose of the Infinity Line is to provide Gainesville residents with an alternative way to explore and experience the diverse and rich culture within the City while also providing a safe and comfortable way to do so and spur economic development. This concept was presented to the City in 2017 and a portion of the Infinity Line has been in planning under the Wild Spaces Public Places Department.

Fiscal Note: None

RECOMMENDATION

Hear update from GCRA Staff

[190856 The Infinity Line Presentation.pdf](#)

[190854.](#)

Heartwood January Update (B)

Explanation: Scherer Construction is under contract as the Construction Manager At-Risk (CM) to build a mid-range model home and provide preconstruction services. The preconstruction services will include managing the interior/exterior bid specifications and finishes, quality assurance across contractor bidding and management of the bid process for home builders, and providing cost estimates for select site

improvements.

Construction of the model home is in its permitting phase currently with a goal of breaking ground in early 2020. Once completed, it will serve as a welcome center and sales office for Team Dynamo, the project Realtor, to assist visitors with tours and answer questions about purchasing a home at Heartwood. The goal of the model home is to serve as a reference guide for the community and interested home buyers, and to set the tone and momentum for the project.

Staff is simultaneously working on a Request for Qualifications (RFQ) to create a pool of small, local, and diverse home builders to participate in the bidding and construction of the remaining 33 homes. The goal is to advertise the RFQ by late January. Once the pool of builders is established and the specifications and pricing packages finalized, Staff will begin the homebuyer intake process.

The next steps will be to work with Scherer Construction to develop a guaranteed maximum price (GMP) for bidding and managing the construction of the remaining 33 homes, establishing the sales price of the homes, executing the select site improvements, and rolling out the Heartwood neighborhood marketing campaign.

Fiscal Note: None

RECOMMENDATION

Hear update from GCRA Staff

[190854 Heartwood January Update Presentation.pdf](#)

OLD BUSINESS

[190802.](#)

Gainesville Community Reinvestment Area (GCRA) DRAFT Reinvestment Plan (B)

Explanation: Ordinance No. 181001, adopted by the City Commission on September 5, 2019, outlines the CRA's transition from a Community Redevelopment Agency overseeing projects in four redevelopment areas to become a City Department and one consolidated Community Reinvestment Area. As required by the ordinance in Section 2-410, the City Commission must adopt a reinvestment plan to guide community redevelopment within the new Community Reinvestment Area (GCRA).

The GCRA is consolidating the former redevelopment plans into one reinvestment plan for the City of Gainesville. The plan document will provide a brief history of the CRA, encapsulates the present by an annual accounting of redevelopment activities completed in FY19 and looks to the next ten years by analysis of community feedback received, project opportunities, proposed redevelopment locations and surrounding

context, and potential strategies for the next decade.

The community outreach began with a kick-off meeting on October 14 to gather information about the community's vision for the district. Four area-specific meetings were hosted the week of November 4. At these meetings the public was encouraged to prioritize potential plan objectives and areas of focus. All engagement meetings were posted on the City's Notice of Meetings, and as a public notice in the Gainesville Sun newspaper. Flyers with engagement information were distributed on public bulletin boards and advertised by social media. Every property located with the district received a mailed postcard with engagement dates. Area specific surveys were administered and advertised online. In addition to GCRA sponsored meetings, staff also attended and presented information about the reinvestment plan and engagement meetings at eight different neighborhood crime watch organization meetings.

At today's meeting the City Commission will receive a presentation and update on the reinvestment plan draft, review results from the community engagement meetings and hear about next steps, including the revised timeline and potential strategies for the next decade of the GCRA's work.

Fiscal Note: None at this time

RECOMMENDATION

City Manager to the City Commission: Hear presentation and provide feedback on the draft Reinvestment Plan

Sarah Vidal-Finn gave a presentation.

Christina Torres, Kali Blount, Lizzy Lanier, Patricia Lee, Donald Shepherd and Ellie Chisom spoke to the matter.

[190802 \(A\) GCRA DRAFT Reinvestment Plan 20200116.pdf](#)

[190802 \(B\) GCRA DRAFT Reinvestment Plan Presentation 20200116.pdf](#)

PUBLIC COMMENT

MEMBER COMMENT

NEXT MEETING DATE

February 18, 2020

ADJOURNMENT