

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## Meeting Agenda

November 30, 2020

5:30 PM

Virtual Workgroup

## 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*

*If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users*

***please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.***

## CALL TO ORDER

## ROLL CALL

## COMMUNICATIONS

*Staff Report - Board Elections December 15*

## BUSINESS DISCUSSION ITEMS

[200277.](#)

### Heartwood Update (B)

*Explanation: At the June 16, 2020 GCRA Advisory Board meeting, the Board made a request for GCRA Staff to look into different options on how to minimize HOA Fees with a focused effort on the 11 affordable lots in the Heartwood neighborhood. As Staff worked through different possible scenarios to reduce HOA costs, there was an opportunity to apply Gainesville's Racial Equity Tool Kit to the Heartwood project, specifically the decision to include GRUCom as the internet provider in the neighborhood.*

*In an effort to respond to the Advisory Board's requests and meet the City's equity goals for the Heartwood neighborhood, Staff returned to the Board on August 19, 2020 to discuss the results from the Racial Equity Tool Kit analysis. The Board reviewed the analysis and provided a recommendation to Staff to present to the City Commission.*

*In the meantime, the GCRA Team has continued to meet with the larger Heartwood Project workgroup and City Leadership on key decisions regarding moving the project forward. In today's presentation GCRA Staff will provide an update on finalizing outstanding items; with a goal of rolling out communications and marketing of the Heartwood home buying opportunity to the public.*

*Fiscal Note: None*

#### RECOMMENDATION

GCRA Director to the GCRA Advisory Board:  
Hear update from Staff

[200277 Heartwood Update Presentation November GCRAAB.pdf](#)

[200400.](#)

### Innovation District - SW 9th Street Northern Extension Update (B)

*Explanation: An integral part of the development of the Innovation District is the thoughtful planning and development of the public realm. In 2012, the CRA began developing plans for two major infrastructure projects, SW 9th Street and SW 3rd Avenue. In 2015, these projects were completed and set the aesthetic benchmark for future improvement for the greater*

*Innovation District.*

*Over the course of many years several steps have been taken to lay the groundwork for this redevelopment/economic development effort, including master planning, rezoning of the property, construction of the Innovation Hub, multiple infill and adaptive reuse projects, and the construction of utility and infrastructure improvements to support building developments.*

*One such project was the extension of the SW 9th Street pedestrian corridor south to the Tumbling Creek overlook on SW 5th Avenue. The GCRA entered into a public private partnership with Southpark Investment Group LLC to ensure the developers would go above and beyond to preserve the aesthetic look and feel of the corridor. A similar agreement was reached with Concept Companies for the north extension of the corridor.*

*The north extension broke ground in 2019 with the goal of providing a pedestrian walkway that would connect the segment between SW 2nd Avenue and SW 1st Avenue. The Innovation Square trademark two tone concrete extends adjacent to commercial retail space to a bridge boardwalk which spans over a stormwater retention pond. The walkway is anchored on the north end with a 35 foot live oak, shading surrounding public benches. The project reached final completion in August of 2020.*

*The Innovation District SW 9th Street pedestrian walkway extension 3P partnerships are representative of projects that directly impact economic development for future investments.*

*Fiscal Note: Funding for this project was budgeted from the CPUH account # W763 for FY19-20 College Park/University Heights Budget. The Developer was reimbursed a total of \$349,169.00*

**RECOMMENDATION** GCRA Director to GCRA Advisory Board: Hear presentation

[200400 Innovation District Update Presentation.pdf](#)

**PUBLIC COMMENT**

**MEMBER COMMENT**

**NEXT MEETING DATE**

*December 15, 2020 - Hybrid Meeting*

**ADJOURNMENT**