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**CRA Project Summary July 2018 (NB)**

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**

Economic Development, Project Manager, Jessica Leonard: CRA Staff is currently looking to partner with developers or businesses interested in investing in the CRA redevelopment districts. Please contact CRA Director, Sarah Vidal, at [vidalsc@cityofgainesville.org](mailto:vidalsc@cityofgainesville.org) <<mailto:vidalsc@cityofgainesville.org>> for more details. Key priorities include: Heartwood neighborhood (15.1-acre residential neighborhood), Cornerstone (13-acre commercial site), Innovation Square (17-acre mixed use site), and the Power District (17-acre mixed use site).

Façade Grant Program Eastside, Project Manager, Jessica Leonard: Eligible addresses can be verified by using the interactive CRA District Wide Map. <<http://www.gainesvillecra.com/community-initiative/cra-project-map>>

Eastside will be reimbursed Little One’s World on 1735 SE Hawthorne Rd for Eastside façade grants of \$10,000 per legal address totaling in \$10,000 with over \$43,000 in a large scale renovation going into the exterior façade and local economic impact.

Downtown received a focused outreach of Façade Grant Packages to both the tenants and owners of the vacant storefronts along West University Ave from Main Street to SW 3<sup>rd</sup> Street.

Fifth Avenue Pleasant Street received notification of Façade Grants and other community resources throughout the district with a concentrated focus along the proposed Heritage Trail and target corridors.

Residential Paint Voucher Program, Project Manager, Jessica Leonard: The Residential Paint Program now provides applicants pressure washing with an increased amount of up to \$750 to be used for the exterior painting of their home.

Eastside has eighteen (18) homes painted to date in the area. We recently shared the Paint Program at three (3) recent Eastside Events and on the Gainesville East Marketing site to create awareness of resources and programs within our City.

Downtown has one (1) freshly painted on 20 SE 9<sup>th</sup> Street and has seen eleven (11) homes painted to date. We recently mailed out 57 “Paint Program Packets” to both the residents and owners for a focused outreach to respond to a request by a community member in the Spring Hill Area.

Fifth Avenue Pleasant Street has nineteen (19) homes painted to date. To create awareness of resources within our community incentive programs a focused outreach was sent to both residents and owners along both NW 7<sup>th</sup> Ave and the target corridors of FAPS.

### **Eastside Redevelopment Advisory Board (ERAB)**

Cornerstone Phase 1 Development, Project Manager, Andrew Meeker: Construction of the Phase 1 Infrastructure Site Improvements continues and is substantially complete with the exception of the areas immediately adjacent to the Merieux building development. Concept Companies construction on the Merieux building is well underway with a projected completion date of Fall 2018 which will bring over 50 new employees to the Gainesville East area. The Condominium Association is complete and the CRA is working with Front Street to advertise and secure additional development investments.

Gainesville East, Project Manager, Tricia Lopez: The Gainesville East campaign is gaining visibility. The CRA participated in the East Gainesville Small Business Fair at GTEC on May 30. The event was well attended and CRA Staff participated in the panel discussion and tabled the event, providing information on CRA programs. The Gainesville East social media presence is growing. The Instagram account reached 1,000 followers and Facebook has over 220 followers. Staff continues to explore options for murals along main corridors and is continuing community outreach and participating and promoting events in East Gainesville.

Greater Duval Neighborhood Revitalization Initiative (NRI), Project Manager, Jessica Leonard: As of March 2018, Habitat for Humanity’s “A Brush with Kindness” program partnership has completed 27 homes in the Greater Duval Neighborhood.

Heartwood, Project Manager, Shawn Moss: Heartwood, formerly known as Kennedy Homes, is located on a 15.1 acre redevelopment site in east Gainesville. In 2017, a neighborhood master plan was developed through extensive community outreach that included community branding, architectural standard, and a home owner/real estate/lender collaboration. In February 2018, via a competitive bid process, O’steen Brothers was awarded the sitework contract that includes utility infrastructure, wetland improvements, paved streets, landscaping, curb, gutter, sidewalks, and pad ready sites. Completion of this work is anticipated in Q4 2018. In March 2018, CRA Staff in conjunction with the City of Gainesville’s Purchasing Department began the solicitation for home builder contractors. A Request For Proposal (RFP) was created and an evaluation team was assembled. Prior to the solicitation process, a builder/contractor list was compiled by data received from the Office of Equal Opportunity, the Minority Business Listing, Chamber of Commerce, and Staff/City recommendations.

In April 2018, the RFP was advertised via the Gainesville Sun and broadcast to over 290 candidates on DemandStar. A mandatory pre-proposal meeting was held in May of 2018. At the deadline of proposal

submission there were two builder packages received for consideration. The evaluation team met on May 24, 2018 and unanimously ranked Modera Home Builder as the most responsible and responsive bidder based on the RFP evaluation criteria. Modera demonstrated to the evaluation committee that they provided the most comprehensive value in connecting with the vision and scope of the project.

In June 2018, a CRA Board meeting was held in which Eastside Redevelopment Advisory Board (ERAB) met to discuss the RFP process and address recommendation concerns. CRA Board recommended a special ERA Board meeting to take place. On June 27, 2018 that meeting was conducted in the GTEC conference room. In attendance to this meeting were five ERA Board members, five CRA Staff including Director, two City Purchasing Staff, and OEO Interim Director. After the conclusion of the discussion there was a motion to null and void the current RFP and send back out for rebid (with the possibility of a different procurement method) along with having a new evaluation team. There was also a motion made to have ERAB Members be a part of the discussion when Heartwood is presented to the CRA Board and that ERAB members have extended time during this item, separate from citizen comment.

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

Downtown Plaza, Project Manager, Nigel Hamm: Bo Diddle Plaza continues to offer free Yoga and Capoeira classes during the week. Please note that the Capoeira classes will be cancelled for the month of July 2018.

For additional event information visit: [www.bodiddleplaza.com](http://www.bodiddleplaza.com) <file:///\\gg\cog\CRA\++%20CRA\_Agendas%20&%20Backup\+%20CRA%202018%20Agendas%20&%20Back-Up\PROJECT%20SUMMARIES%202018\www.bodiddleplaza.com%20> and <<https://www.facebook.com/BoDiddlePlazaGNV/>>

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. The northern extension of the SW 9<sup>th</sup> Street walkway from SW 2<sup>nd</sup> Ave. to SW 1<sup>st</sup> Ave. is in the conceptual planning phase. As this and other potential partnerships develop, Staff will return to the Board for any necessary approvals.

The Standard Development Agreement, Project Manager, Sarah Vidal: On Agenda

NW 1st Avenue Streetscape, Project Manager, Tricia Lopez: The substantial completion walkthrough took place on June 8 and a ribbon cutting ceremony was held to celebrate the new street on June 21<sup>st</sup>. A few items remain on the punch list, including completion of some of the dumpster enclosures and the remaining thermoplastic street markings. Street meters have not been enforced, but an email will go out to all stakeholders at least a week in advance letting them know when enforcement will begin.

South Main Street, Project Manager, Andrew Meeker: Construction continues on the three quarter mile section of South Main Street with complex underground utility work and hardscape improvements such as sidewalks and curbing. The new traffic circle at the Hawthorne Trail intersection will be completed and open to traffic in July. Currently spectators can view some of the decorative street lights being placed as well as several landscape planters being completed. The project website is serving as the communications hub for the project at [www.destinationsouthmain.com](http://www.destinationsouthmain.com) <<http://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 recently launched Trans4ming East GNV communication initiative aimed to inform community stakeholders of the multiple street improvement projects underway in the area. [www.trans4mingeastgnv.com](http://www.trans4mingeastgnv.com)  
<<http://www.trans4mingeastgnv.com>>

### **Fifth Avenue Pleasant Street Redevelopment Board**

Historic Heritage Trail, Project Manager, Jessica Leonard: Continued partnership with Manley Designs as the CRA will be putting the Trail Feasibility Study and Implementation Strategy in to action as we move from research into designed construction.

Seminary Lane, Project Manager, Sarah Vidal: Last year, the Gainesville Florida Housing Corporation (GFHC) and Gainesville Housing Authority (GHA) boards and the CRA listed their respective properties totaling 6.55 acres for redevelopment. Conditions of the sale include honoring parts of the Master Planning that was accomplished over the years with the Fifth Avenue Community. Multiple offers have been submitted via various real estate agencies for the properties that were listed. GFHC, as the majority owner, is leading the negotiations with joint participation from the CRA.

None at this time

CRA Executive Director to the CRA Board: Receive project update from Staff