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..Title
CRA Project Summary October (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 Wide

Façade Grant, Project Manager, Jessica Leonard - The Façade Grant program is a competitive matching grant program that is designed to encourage reinvestment in building facades, specifically those located on highly visible target corridors within each district. Staff is happy to announce we approved a total of 35 façade grants in FY17. Enthusiastically we are expecting the approval of multiple façade grants in each district as a continued effort is placed in concentrated outreach and community engagements to help aid in awareness of the program. We currently have multiple façade grant projects underway across the four redevelopment areas and have multiple applications waiting to be approved with the new FY18 budget coming available this month.

Strategic Planning - On this Agenda

Eastside Redevelopment Advisory Board (ERAB)

Heartwood, Project Manager, Michael Beard - In May 2017, Staff worked with the City’s Purchasing Department on a public solicitation, which lead to the addition of O’Steen Brothers, Inc. as the Heartwood site work contractor. The contracted site work would include utility infrastructure, wetland improvements, paved streets, curb and gutter, sidewalks, and pad ready sites.

At the August 3rd City Commission meeting, Staff was approved to secure a loan from the City of Gainesville for the Heartwood site work and prioritize the repayment of the Home Fund Revenues from the lot sale proceeds. Staff has been working with the CRA Attorney and the City’s Purchasing Department to develop a framework for the sale of the individual lots

Cotton Club Grant Management, Project Manager, Stephanie Seawright - The CRA entered into an agreement with the Cotton Club to provide matching funds for a Division of Cultural Facilities Grant to complete the renovation project. At this time, the Cotton Club has nearly expended the CRA's funding with approved work on the project. At its June 19, 2017 meeting, the CRA Board approved the request for an extension of the agreement until December 31, 2017. Staff is continually meeting with Cotton Club representatives onsite for progress updates and anticipated completion schedule. Renovations are proceeding according to the new construction schedule and are projected to be completed within the agreement extension term limits.

Cornerstone Phase 1 Development, Project Manager, Stephanie Seawright-- Staff has been working with the City Attorney's office and Holland & Knight LLP to develop the condominium documents. The proposed condominium cluster is structured as a two-phased land condominium. Phase I will contain 6 units consisting of the land only (not improvements constructed on each unit). Phase II will include the 4 units to the west of SE 21st Street on the Master Plan. In the coming weeks, Staff will provide an overview of the steps and timeline to create a land condominium at Cornerstone and the related items to be addressed as Staff works with legal counsel to move this process to completion.

Eastside Redevelopment Area Residential Paint Voucher Program, Project Manager, Stephanie Seawright - The Residential Paint Program will provide an eligible applicant with a voucher for paint and painting supplies up to \$500 to be used for the exterior painting of their home. In addition the CRA will be responsible for providing power washing services for the homes.

We are currently accepting applications, and have pending applications for several residences in the Eastside area. We have painted 14 homes to date.

Greater Duval Neighborhood Revitalization Initiative (NRI), Project Manager, Stephanie Seawright - CRA launched a partnership with Alachua Habitat for Humanity called the "Partnership for Paint" program. The program allows the CRA to offer a grant of up to \$500 to eligible home owners in the NRI area. The \$500 grant will be applied to the fee associated with participation in Habitat for Humanity's "A Brush with Kindness" program. As of January the partnership has completed 21 homes in the Greater Duval Neighborhood. We currently have no applications pending. Additional work through the NRI includes the development of new gateway signage, homeownership, and mentoring and mentoring programs.

Downtown Redevelopment Advisory Board (DRAB)

Cade Museum, Project Manager, Andrew Meeker - Following the CRA Board's approval of the Development Agreement terms at their April 2017 meeting, Staff is actively coordinating with the Cade and their construction efforts. Substantial completion is anticipated in the Fall of 2017 with the grand opening in early 2018.

Downtown Plaza, Project Manager, Nigel Hamm - For the month of September staff will continue to have our weekly programming with Free Yoga, Zumba and Capoeira. Every week staff will be playing music in the plaza from 11am - 1pm Monday - Friday called The Lunchtime Mix. Each day will have its own theme from R & B to Yacht Rock.

For information on September Events please visit the websites:

- Every Friday from 8pm to 10pm: Free Fridays Concert Series: <http://gnculturalseries.org/free-fridays-concert-series/>
- Website: www.bodiddleyplaza.com <<http://www.bodiddleyplaza.com>>
- Facebook: <<https://www.facebook.com/BoDiddleyPlazaGNV/>>

Downtown Redevelopment Area Residential Voucher Paint Program, Project Manager, Stephanie Seawright - The Residential Paint Program will provide an eligible applicant with a voucher for paint and painting supplies up to \$500 to be used for the exterior painting of their home. In addition the CRA will be responsible for providing power washing services for the homes.

We are currently accepting applications, and have pending applications for several residences in the Downtown area. We have painted 8 homes to date.

University Avenue Substation, Project Manager, Stephanie Seawright - Staff is working with the County to move forward with the redevelopment of this property. As a result of this collaborative effort, Staff desires to determine project boundaries, lease terms, organizational responsibilities and financial feasibility.

Depot Park, Project Manager, Ori Baber - Staff continues to work closely with Parks, Recreation, and Cultural Affairs and the Depot Park Staff to manage the operational expense budget, warranties, and maintenance. Installation of shade sails in the playground is scheduled for November through December. During this time, the rest of the park, including the splash pad, pavilion, promenade, and overlooks will remain open. Check the Depot Park calendar for a list of on-going programs and events (<http://www.depotpark.org/events>).

Historic Depot Building, Project Manager, Ori Baber - The 'Pop-a-Top General Store' and 'The Boxcar' at the Depot Building continue to provide refreshments, snacks, and live entertainment to visitors to Depot Park and the Downtown area. Staff is working with Parks, Recreation, and Cultural Affairs and City Facilities to develop a transition plan. Construction of an ADA compliant ramp at the Depot Building was completed in September. Per the lease agreement, Staff is working with the tenant to install a 6ft kitchen hood in the Depot Building which will allow greater food offerings.

Power District, Project Manager, Andrew Meeker - On this Agenda

College Park University Heights Redevelopment Advisory Board

Innovation Square, Project Manager, Sarit Sela - The CRA continues to serve as a participant in the many ongoing private public partnership discussions between the University of Florida Development Corporation (UFDC) and private development. The northern extension of the SW 9th Street greenway from SW 2nd Ave. to SW 1st Ave. is in the conceptual planning phase. As this and other potential partnerships develop, Staff will return to the Board for any necessary approvals.

NW 5th Avenue (1300-2000 blk), Project Manager, TBD - The preliminary electrical undergrounding design with the required electrical easement locations has been received from GRU, providing the CRA a basis for beginning easement acquisition discussions with property owners. The electrical undergrounding easements required are extensive and involve many properties along the entire project corridor from NW 13th Street to NW 20th Street. The CRA is in the process of procuring professional services to evaluate and determine potential electrical easements reduction (quantity and sizes). The stakeholders along this corridor are numerous. The CRA project manager continues to meet with individual property owners along the corridor to determine the feasibility of the acquisition of all of the easements required for both the undergrounding of the electric utility and the uninterrupted connection of the sidewalks on the southern side of NW 5th Avenue. Once the reduction of the electrical easements (sizes & quantities) has been determined and the private property outreach process is completed over the coming months, the Board will receive a presentation on the status of the undergrounding feasibility as well as the overall project, including cost estimates.

The Standard Development Agreement, Project Manager, Andrew Meeker - The City of Gainesville Community Redevelopment Agency and LM Gainesville, LLC entered into a development agreement on May 15, 2015. This development agreement reimburses for infrastructure intended to benefit the public. The CRA was made aware that Landmark made application on behalf of the Chick-fil-a, to put restaurant furniture on the sidewalk area along NW 13th Street and W. University Avenue. The CRA was made aware that Landmark intends to lease and place outdoor furniture on property to be transferred to the City Of Gainesville free of all encumbrances. Leasing sidewalk area to one of the Standard tenants violates the terms of the Development Agreement. A letter was sent to the Landmark Properties general counsel on May 18, 2017 informing them that if Landmark has indeed leased the sidewalk to the tenants then Landmark is in default of the Development Agreement. The CRA, CoG staff, and Landmark are working together on solutions. Development Agreement compliance will continue to be evaluated overtime as the project is completed and DOT & CoG ROW encroachments are reviewed. The CRA staff will continue to update any status changes.

NW 1st Avenue Streetscape (NW 16th St to NW 20th St), Project Manager, Sarit Sela - Project is substantially complete. Outstanding items include utility conversion from overhead to underground (GRU, AT&T and Cox) and pole removal and replacement of temporary concrete by poles with permanent concrete.

To date, 18 grants, with a total CRA investment of up to \$180K, were approved to support local property and business owners and encourage curb appeal improvements on private properties. Staff is working with additional interested properties on pending applications.

Staff has been coordinating football Game Day activities with stakeholders, GPD and PWD to ensure safety and accessibility in the project area.

South Main Street, Project Manager, Andrew Meeker - Following the Board's June 17, 2017 approval of the project plans and Construction Manager At-Risk GMP (Guaranteed Maximum Price) proposal, Staff is working thru the various tasks (engineering, permitting, construction coordination, communications, etc.) required prior to construction scheduled to begin in October of 2017. In the near future, Staff anticipates bringing forth an item for consideration associated with an enhanced and targeted Façade Grant program for the properties abutting South Main Street to supplement the public right-of-way investments being made.

Fifth Avenue Pleasant Street Redevelopment Board

A.Q. Jones Museum & Cultural Center, Project Manager, Stephanie Seawright - Staff is working with Manley Design to come up with a landscaping design which will incorporate the trailhead for the Heritage Trail. Furnishings for the multipurpose room have been ordered and should arrive in October. Funding for these projects is through the WSPP budget for the A. Quinn Jones Museum & Cultural Center

The hours of operation for the public are Sunday - Thursday 12:00 pm - 5:00 pm with appointments being available for Fridays and Saturdays. The CRA and PRCA staff is meeting regularly to make sure for a seamless transition of the project.

Fifth Avenue/Pleasant Street Redevelopment Area Residential Voucher Paint Program, Project Manager, Stephanie Seawright

The Residential Paint Program will provide an eligible applicant with a voucher for paint and painting supplies up to \$500 to be used for the exterior painting of their home. In addition the CRA will be responsible for providing power washing services for the homes.

We are currently accepting applications, and have pending applications for several residences in the FAPS area. We have painted 15 homes to date.

Historic Heritage Trail, Jessica Leonard, Project Manager -

Staff has been collaborating with Parks, Recreation & Cultural Affairs department and Public Works Department as this trail provides opportunities to impact the entire Fifth Avenue/Pleasant Street neighborhood through improved infrastructure connections and updated amenities. Staff is continuing to move forward with the project with the recent onboarding of MAM Exhibit Design firm to assist the Gainesville CRA with research and planning design services. A design and program development schedule is being assembled for the outdoor museum exhibit fabrication.

Seminary Lane, Project Manager, Michael Beard - In October 2016, the Gainesville Florida Housing Corporation (GFHC) and Gainesville Housing Authority (GHA) boards, the majority owner of the site, approved to sale of the entire 6.55 acre Master Plan of the Seminary Lane Project. CRA Staff in conjunction with the Gainesville Florida Housing Corporation has selected Bosshardt Realty as the listing agent for the development. After working with Bosshardt Realty, the Property Owners Gainesville Florida Housing Corporation, and its partner, Gainesville Housing Authority, the Listing and Development and Disposition Agreements have been executed and the property has been listed. Staff will begin reviewing current offers on the property during the first week in October.

None at this time

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