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CRA Project Summary July 2019 (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

What Next for GCRA: The City Commission approved the Agreement between the City and Santa Fe College for a partnership on the management of the GTEC building at the Cornerstone Campus. CRA is managing the building and lease agreements as of July 1st and working on its own transition to the GTEC building by year end. Steps are in motion for the Ordinance adoption, advisory board advertisement and selection process and the consolidation of the four redevelopment plans. CRA Team will return to the Board with more information on each discrete task at a future CRA Board or City Commission meeting, whichever is appropriate.

Economic Development: Programs on hold until further notice. Please contact Daniel Blumberg at 352-393-8208 or via email at 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 the District. The Team is continuing to pursue potential partnerships for the full build out of a website and supporting materials for the umbrella campaign. Staff is collaborating with community organizations and other agencies in order to maximize each other's reach and effects, including the Greater Duval Neighborhood Association and GPD. In the meantime, banners, signage and other materials are available and helping spread the word about the history and opportunities in the District. 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.

Heartwood, Project Manager, Daniel Gil: CRA Team presented an update to the Board at its June 17, 2019 meeting which included an explanation on each of the moving parts of the Heartwood Neighborhood construction. Since then, substantial completion on the site construction was reached June 24, 2019 with final completion scheduled for July 27, 2019.

On the home construction piece CRA Team has been working with its various stakeholders on moving forward the marketing, realtor solicitation and construction site management contracting processes. The marketing team will be complete once a real estate partner is chosen. Responses for the revised Realtor Solicitation were due July 2, 2019 and seven responses were received. The new evaluation committee deliberated and announced an intent to award on July 10, 2019. At this time, any discussion of the solicitation would need to take place after July 17, 2019 when the "cone of silence" concludes per purchasing procedures.

The CRA has received a guaranteed maximum price proposal from Scherer Construction for On-site Project Management, Development Oversight and Quality Assurance and once negotiated, will bring that forward at the next scheduled CRA Board meeting for review and approval. Per the direction of the Board at its June meeting, the CRA is also pursuing a procurement strategy to move forward with the construction of two model homes on site and will bring that back to the Board at a future meeting.

Downtown Redevelopment Advisory Board (DRAB)

Downtown Plaza, Project Manager, Nigel Hamm 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 and facebook.com/BoDiddleyPlazaGNV/

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. 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 Summer 2019. 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 June 28, 2019 the last of the 21 concrete utility poles was removed from the project. Additionally, all hardscape and landscape items are now complete. Over the next several weeks, the contractor will be resolving miscellaneous warranty items in order to reach final completion. As a result of a construction deficiency with the asphalt paving, the contractor will be performing nighttime roadway repair work to fix these issues. During the month of July, and possibly into August, nighttime detours will be effective to allow the work to be performed to minimize impacts to local businesses and area traffic. Detours will be communicated directly with area stakeholders as well as noticed through the City's weekly Travel Advisory press release. Once the repaving is complete, the final pavement markings such as high intensity green bicycle stencils will be installed. Staff is beginning to discuss a ribbon cutting event with details and a date to be announced.

Project updates are available via facebook.com/DestinationSouthMain/ or the project website at www.destinationouthmain.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 Trans4ming East GNV communication initiative aimed to inform community stakeholders of the multiple street improvement projects underway in the area. www.trans4mingeastgnv.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.

None at this time

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