



## Legislation Text

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### **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, Michael Beard - 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 continues to meet with potential applicants in each district. Recent marketing and engagement efforts have yielded an influx of potential program participants in nearly every CRA District. Staff is eagerly anticipating the approval of two façade grants presented to the ERAB Board on October 11, 2016.

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

Heartwood, Project Manager, Michael Beard- On Agenda

Cotton Club Grant Management, Project Manager, Stephanie Seawright - The Cotton Club continues to move forward with the construction of the facilities. Staff continues to provide guidance and oversight through grant management of the project.

**Cornerstone Phase 1 Development**-- At the June 16th City Commission meeting staff presented an overview of a proposed public-private partnership for a first phase expansion at the Cornerstone site; and outlined potential terms, timeline and scope for development. The CRA Board approved the overall framework for site work required for the deal including 90% of the infrastructure needed for the entire master plan at the July CRA meeting. The City Commission approved a Land Lease with an Option to Purchase for buildings C and D. That lease was presented to the developer and Staff is currently negotiating terms. The completion of the developer agreement is expected in the coming weeks.

During an upcoming CRA Board meeting staff will be further discussing a development deal that involves the relocation of the CRA office to the Cornerstone development.

ERAB Residential Paint Program, Project Manager, Malcolm Kiner - The Residential Program is open and accepting applications, the 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. Staff has received several pending applications from the Duval Neighborhood. As we approach the new fiscal year staff will work on new ways to market the program throughout the district.

Greater Duval Neighborhood Revitalization Initiative (NRI), Project Manager, Malcolm Kiner - 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 “A Brush with Kindness”. During the month of September we completed the 18th home on NE 22<sup>nd</sup> Street in the Greater Duval Neighborhood.

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

Downtown Plaza, Project Manager, Malcolm Kiner - CRA staff is pleased to announce that Patticakes on the Plaza opened on September 20<sup>th</sup>. Patticakes is known for their cupcakes and coffee, but they also offer other goods such as quiches, bagels, and other breakfast items; ice cream; Paninis and wraps; smoothies; teas and more. Patticakes on the Plaza will be open weekly Monday-Thursday from 6:30 am to 9 pm. Friday hours will extend to 10:30 pm for concert-goers at the Plaza, and Saturday 9 am to 10:30 pm.

Enhanced programming is ongoing at BDP and October is going to be a great month, the Latino Festival gets the month started on October 1<sup>st</sup>, October 8th Capoeira class will be held from 11:30am to 12:30pm, followed that evening by a GRU sponsored Movie Night from 7pm-9pm. On October 22<sup>nd</sup> the Gainesville Pride Parade and Festival will take place at BDP, and closing out the month October 28 -30 the City welcomes back The Fest. For more information regarding events please visit [www.Bodiddleyplaza.com](http://www.Bodiddleyplaza.com)  
<<http://www.Bodiddleyplaza.com>>.

### University Avenue Substation, Project Manager, Stephanie Seawright -

Staff met with the Planning Department to discuss what is the feasibility of the project. Upon review it was determined that a First Step would not be needed due to the size of the facility and that a Rapid Review through the building Department would suffice. The County is moving forward with surveying and appraising the property. Possible uses for the redeveloped site are a restaurant, newspaper kiosk, juice bar, pizza take-out and a specialty shop to name a few.

Downtown Redevelopment Area Residential Paint Program, Project Manager, Stephanie Seawright - Staff is discussing with legal making changes to the project to include power washing as a service that the funds could be used for. To date the DRA Residential Paint Program has completed seven (8) homes (407 SW 5<sup>th</sup> Ave, 428 SW 3<sup>rd</sup> St., 436 SW 3<sup>rd</sup> St., 507 SW 6<sup>th</sup> Pl, 608 SW 4<sup>th</sup> St., 627 SW 5<sup>th</sup> St., 703 SW 5<sup>th</sup> St., 403 SW 7<sup>th</sup> Avenue). We have five (5) pending applications (621 SW 5<sup>th</sup> St., 704 SW 5<sup>th</sup> Terr., 803 SW 5<sup>th</sup> Terr., 614 SW 3<sup>rd</sup> St., and 321 SW 7<sup>th</sup> Ave.)

Depot Park Phase II, Project Manager, Ori Baber - Improvements to the drainage in the children’s play area has been delayed to Hurricane Matthew and will be rescheduled for mid-November. During this time the rest of the park will remain open, including the promenade, walking trails, and pavilion. The project team has been exploring ways to provide additional shade in the playground, including the installation of shade sails. A comprehensive Depot Park signage package is in design and will soon be available for staff review.

The ‘Pop-a-Top General Store’ at the Historic Depot Building is open. The general store, located on the east end of the building, offers fresh made sandwiches, salads, baked goods, refreshing beverages, frozen treats, and other essentials for Depot Park visitors. ‘The Boxcar’ on the west end of the building opened on Sept 9 and offers beverage refreshments and live music. The majority of the tenant build out is complete and additional improvements to the building are under consideration, including the installation of insulation in the temperature-controlled portions of the general store area.

Power District, Project Manager, Andrew Meeker - On Agenda

**College Park University Heights Redevelopment Advisory Board**

NW 5<sup>th</sup> Avenue (1300-2000 blk), Project Manager: Suzanne Wynn - The CRA has received 30% civil engineering design plans, and preliminary electrical undergrounding design with the required electrical easement locations from GRU. The electrical undergrounding easements required are extensive and involve numerous properties along the entire project corridor from NW 13<sup>th</sup> Street to NW 20<sup>th</sup> Street. The CRA's next steps for this project will be initiating a cost/benefit analysis and acquiring conceptual project renderings for two project scope scenarios: 1) Safety enhancements, usability improvements, beautification, and a neighborhood gateway feature, and 2) The "Best It Can Be" scenario including all the previous components coupled with undergrounding the electric utility and providing all secondary connections associated with undergrounding the electric utility. The CRA staff will also meet with individual property owners to determine the feasibility of the acquisition of all of the easements required for undergrounding the electric utility. The CRA will be moving toward a community meeting after all potential easement stakeholders have been contacted.

NW 1<sup>st</sup> Avenue (1600-1900 blocks): Project Manager, Sarit Sela - 100% construction documents sets were submitted for staff review in mid-August. A final bid set was submitted in October. GMP's for both projects were approved by the CRA Board on September 19. Staff is executing construction contracts with CPPI for both projects, with projects' bidding anticipated in late October and early November. Construction is anticipated to begin on Monday, November 21, 2016. Three time-limited façade improvement incentive programs for the Midtown area were launched on August 1<sup>st</sup>. Staff is working with multiple properties on their applications and façade enhancement projects.

South Main Street, Project Manager, Andrew Meeker - On Agenda

**Fifth Avenue Pleasant Street Redevelopment Board**

A.Q. Jones House Museum, Project Manager, Stephanie Seawright - The building is completed. A Certificate of Completion has been received. MAM Exhibit Designs has been contracted for exhibit design and oversight of build-out for the project. We have applied for two grants; the Florida African American Heritage Preservation Network (FAAHPN) (\$14,000) and the Weyerhaeuser Community Grant Program (\$10,000). We have been awarded the FAAHPN grant for the full amount.

Plans are to have the exhibit conceptual design completed by the end of October and then move to exhibit build-out and laying a foundation for programming in conjunction with PRCA.

FAPS Residential Paint, Project Manager, Malcolm Kiner - Like the Eastside Residential Paint Program the FAPS Residential Paint program provides an eligible applicant with a voucher for paint and painting supplies up to \$500 to be used for the exterior painting of their home. Staff has seen an increase in applications. On September 24<sup>th</sup> the CRA partnered with the Innovative Dads organization and University of Florida students to work on two homes in the Pleasant Street Neighborhood.

Seminary Lane, Project Manager, Sarit Sela - In February, the Gainesville Florida Housing Corporation (GFHC) and Gainesville Housing Authority (GHA) boards, the majority owner of the site, approved to sale 2.77 acres of the 6.55 site, located northwest of the NW 5th Avenue and NW 12th Street intersection, with the intention of using future transaction proceeds to self-finance construction on the rest of the property. In August,

GFHC and GHA, together with CRA staff, decided to change their strategy, and look for a developer to develop the entire 6.55 acres as a holistic project. The agencies are working with a commercial realtor to move this effort forward.

None at this time

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