



Legislation Text

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CRA Project Summary June 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>> 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).

College Park University Heights presently has a Relocation and Job Creation Initiatives in CPUH with CH2M Hill. CH2M Hill has officially moved into their new building over in Innovation Square. They have been verified for compliance and will receive the maximum relocation initiative reimbursement of \$125,000 per program guidelines.

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 recently reimbursed Dayspring Missionary Baptist Church on NW 8th Avenue for four (4) Eastside façade grants of \$10,000 each per legal address totaling in \$40,000 with over \$416,000 in a large scale renovation going into the exterior façade and local economic impact.

Fifth Avenue Pleasant Street will be reimbursing Sun Surgical on NW 6th Street for one (1) FAPS façade grant for \$10,000 with \$43,691 in building transformation going to exterior façade and local economic impact.

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 had two (2) newly completed grant awardees with addresses both on NE 3rd Place and eighteen (18) homes painted to date in the area.

Downtown has seen ten (10) homes painted to date.

Fifth Avenue Pleasant Street has one (1) freshly painted on NW 7th Ave with nineteen (19) homes painted to date.

Eastside Redevelopment Advisory Board (ERAB)

Cornerstone Phase 1 Development, Project Manager, Andrew Meeker: Construction of the Phase 1 Infrastructure Site Improvements continues and is on track for a May 2018 completion date. Concept Companies construction on the Merieux building is well underway with a projected completion date of summer 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 has over 800 followers and Facebook has over 220 followers. Staff continues to explore options for murals along main corridors.

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: The procurement process for home builders has begun and a mandatory pre-bid meeting was held on May 2, 2018 in which seven builders showed interest in being a part of the project. The deadline for builder proposals was May 16, 2018. Two builders have presented their bid proposals and the bid award selection(s) is set for the date of June 11th, 2018. The builder solicitation documents are currently available on [DemandStar](https://www.demandstar.com/supplier/bids/agency_inc/bid_list.asp?f=search&mi=10071) [<https://www.demandstar.com/supplier/bids/agency_inc/bid_list.asp?f=search&mi=10071>](https://www.demandstar.com/supplier/bids/agency_inc/bid_list.asp?f=search&mi=10071). Any questions can be directed to Gayle Dykeman (DykemanGB@cityofgainesville.org [<mailto:DykemanGB@cityofgainesville.org>](mailto:DykemanGB@cityofgainesville.org)) in the purchasing department.

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 final construction efforts and coordinating with the South Main Street Improvement Project. Substantial completion occurred in the Fall of 2017 with the grand opening scheduled for May 19, 2018. Many interim special events are occurring that demonstrate the support and enthusiasm for this important community asset.

Downtown Plaza, Project Manager, Nigel Hamm: Bo Diddley Plaza continues to offer free Yoga and Capoeira classes during the week. The construction to repair the drainage issue on the corner of E University Avenue and SE 1st Street is scheduled for Monday June 4th and Tuesday June 5th from 6a.m - 5p.m. The repairs are necessary to resolve water pooling at the intersection.

For additional event information visit: www.bodiddleyplaza.com and <https://www.facebook.com/BoDiddleyPlazaGNV/>

Power District, Project Manager, Andrew Meeker: Following the Board's award of the Master Developer ITN Solicitation with Cross Street Partners in October 2017, Staff along with the developer is actively negotiating the terms and deals points via a Memorandum Of Understanding between the CRA/GRU/City and Cross Street

Partners. Concurrently, Cross Street Partners is continuing their outreach efforts to local, regional, and national partners that are interested in the Power District. Once a potential deal is reached in principal between Staff and Cross Street Partners, it will be presented to the CRA Board for consideration. The goal of Staff is to have this occur before summer of 2018.

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 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.

The Standard Development Agreement, Project Manager, Sarah Vidal: The CRA Board approved the Development Agreement between the CRA and Landmark Properties at its March 2014 Board Meeting. The Development Agreement required Landmark to construct a mixed use development consisting of 425 residential units, a minimum 140 unit hotel, 60,000 square feet of retail, parking units, and certain public infrastructure improvements. The Development Agreement requires the Developer to construct and the CRA to reimburse the Developer up to \$3.1 million for certain “Approved Infrastructure Improvements” (as described in the Development Agreement). There are 10 eligible on-site and off-site improvements for which the Developer can seek reimbursement. All improvements are either on public land that serves the public or private land that can be utilized by the public. CRA Staff along with an independent third party engineer are in the process of reviewing Landmark Properties reimbursement request for compliance and accuracy. Once the reimbursement request is submitted and deemed complete by CRA Staff in accordance with the terms and conditions of the Development Agreement, the Board will be provided an overview presentation on the reimbursement details.

NW 1st Avenue Streetscape, Project Manager, Tricia Lopez: A ribbon cutting ceremony will be held to celebrate the new street on Thursday, June 21st at 10am. Currently underway is the final concrete work and landscaping, along with the installation of the new dumpster enclosures, tree mats, and street furnishings. The final pavement and temporary pavement markings went down on May 3, and permanent Thermoplastic and pavement markings will be installed after the 14 day curing of the new asphalt. Remaining items include street sign punch list work and a final cleaning.

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. Extensive coordination is still underway between the various design, engineering, and construction entities as South Main Street is transformed into a place to go to, not just through. The project website is serving as the communications hub for the project at 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>>

Fifth Avenue Pleasant Street Redevelopment Board

Historic Heritage Trail, Project Manager, Jessica Leonard: Manley Designs and the CRA will be putting the

Trail Feasibility Study and Implementation Strategy in to action as we move from research into designed construction. The Heritage Trail Staff did a ride along with GPD to get thoughtful suggestions for the feasibility study by use of Crime Prevention Through Environmental Designs (CPTED). Research gathering has been enhanced with recent support of additional historical family resources onboarding in our FAPS community. Collaboration with the Memphis Heritage Trail has honed in on connections and awareness at a National Cultural Tourism Level.

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