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**MINUTES**  
**College Park University Heights Redevelopment Advisory Board**  
**Wednesday, November 3, 2010**  
**5:00 P.M.**

**University of Florida Foundation Building**  
**2012 West University Avenue**  
**Wadsworth Board Room**

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**A. ROLL CALL**

Chair Wild called the meeting to order at 5:03 pm.

Members Present

Florida Bridgewater-Alford  
Anne Haisley  
James Harnesberger  
Clay Kallman  
Brad Pollitt  
Tom Rider  
Robert Wallace  
Eric Wild, Chair

Members Absent

Tanya Eberhardt

Staff Present

Anthony Lyons  
Kelly Fisher  
Kelly Henderson  
Stephanie Seawright

Guests

Bruce Delaney  
John Fleming  
Susan Crowley

**B. ADOPTION OF THE AGENDA**

The Board unanimously approved the motion made by Member Rider, seconded by Member Pollitt.

**Recommendation:** Adopt the Agenda as presented.

**C. APPROVAL OF THE MINUTES**

The Board unanimously approved the motion made by Member Bridgewater-Alford, seconded by Member Kallman.

**Recommendation:** Approve the Minutes for the October 6, 2010 meeting.

**D. REQUEST TO ADDRESS THE BOARD**

No request to address

**E. COMMUNICATIONS**

**1. Chair's Report**

No report

**2. Liaison Report: Linda Dixon – University of Florida**

No report

**F. OLD BUSINESS**

**1. Innovation Square**

Draft regulations were presented to the Community Development Committee, a subset of the City Commission, on October 28<sup>th</sup>. A copy of the proposed regulations was as back-up to the agenda. Staff updated the advisory board and led a discussion regarding the CDC's discussion of the issue and the next steps in moving forward.

**G. NEW BUSINESS**

No New Business

## H. STAFF REPORT

13<sup>th</sup> Street Overpass Design – RS&H the design firm under contract to redesign the 13<sup>th</sup> Street Overpass cage met with CRA staff in late September to review the 50% CD's. The 50% drawings and illustrations were presented at the October CPUH meeting. RS&H will continue to refine some of the design elements while working towards 100% CD's. Oelrich Construction, one of the CRA's continuing CM contracts, has been awarded the project and is currently working on material options as well as developing the project GMP. 100% CD's are anticipated to be submitted late December and construction is scheduled to begin late January to early February 2011.

SW 13<sup>th</sup> Street Medians – Oelrich Construction is revising the design of the two medians north of the overpass and coordinating with FDOT. The third median beneath the overpass will be added for a total of three medians slated for landscaping. Construction is expected to be phased, with the two north medians to be constructed first followed by the third median coordinated with the overpass construction. Once the design concept is approved, Oelrich will submit a Guaranteed Maximum Price (GMP). Utility work is being coordinated to supply irrigation water to medians. The FDOT has drafted and submitted a Maintenance Agreement between the City of Gainesville and FDOT that will require City Commission approval. Construction is projected to be underway in early 2011.

SW 13<sup>th</sup> Street Improvements –90% were submitted and reviewed in early October 2010. CRA Staff and B&C are looking at options for increasing the sidewalk width to match the recently constructed sidewalks in front of the Shands Garage. Additional ROW would have to be acquired through easements or deeds from adjacent land owners to accommodate the larger sidewalks as well as permission from the FDOT. Construction is projected to begin in late January 2011.

SW 8<sup>th</sup> Ave Roadway Improvements – Construction commenced the week of May 17<sup>th</sup>. The project is expected to take 6 months to complete. Due to unforeseen conditions of the roadway asphalt and base after the roadway was milled it was necessary to change the scope of the project. The roadway was closed from October 20 – 27 to allow for complete removal of the asphalt and to grade and resurface the roadway. The project is on schedule to be substantially completed by November.

6<sup>th</sup> Street Improvements – Phase I of the visioning for the 6<sup>th</sup> Street corridor has been completed by Dix.Lathrop, the landscape architecture firm contracted to help create a overall vision for the corridor. Dix.Lathrop is preparing the final visioning booklet for the corridor. The next steps will be to continue to refine the vision, identify partners for the redevelopment of the corridor, and engage an engineering firm to begin to develop construction documents.

S. Main Street Improvements (B)– Causseaux, Hewitt & Walpole (CH&W) has been engaged to provide engineering design, associated land surveying and landscape architecture services for the development of conceptual plans to create a median, designated bicycle lanes, pedestrian crossing and traffic calming elements within a portion of S. Main Street from Depot Avenue to approximately Veitech Street. CRA Staff and CH&W met with the, TAC, CAC and the Bicycle/Pedestrian Advisory Board in October 2010 and will present concept to the MTPO at their December 2010 meeting to help determine what design features would be acceptable for S. Main Street.

Façade Grant Program (B) – CRA Staff will begin to canvass the targeted corridors and pass out information regarding the Façade Improvement Program July 2010. Staff will distribute application, evaluate the applications and will present applications that meet the program criteria to the board for review.

Economic Development Finance – The Grow America Fund (SBA 7a) and the Capital Access Loan Fund (SBA 504) programs were approved by the CRA Board at the September 20<sup>th</sup> meeting. Staff will begin drafting procedures and related documents consistent with the approved policies in order to implement the programs.

CRA Maintenance Policy – Staff has drafted a policy that will set forth procedures governing the management and fiscal responsibility for maintenance activities. The policy will affect CRA-funded projects on public property within the redevelopment areas. The goal is to enhance coordination between the CRA, the City of Gainesville and Gainesville Regional Utilities. Staff is also working to improve maintenance standards, supervision and contract administration.

CRA Sustainability Policy – Staff is re-drafting a sustainability policy that will provide guidelines for enhancing the social, economic and environmental wellness of the redevelopment areas. The policy will affect CRA internal operations as well as programs. The draft is nearly finished and staff will provide an update at completion.

NW 5<sup>th</sup> Avenue Commercial Building – 802 NW 5<sup>th</sup> Avenue – On Monday October 18, 2010, the CRA Board held their monthly board meeting at the office which was followed by an Open House. The meeting and Open House were held in conjunction with the completion of Phase II of the NW 5<sup>th</sup> Avenue Streetscape as well as the completion of the office building. Rick Cain, a realtor with Bosshardt Realty, has been contracted to lease the first floor retail portion of the building.

**G. REPORT OF OFFICERS AND COMMITTEES**

**H. BOARD MEMBER COMMENT**

**I. PUBLIC COMMENT**

**J. ADJOURNMENT @ 5:45 pm**