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**MINUTES**  
**Downtown Redevelopment Advisory Board**  
**Wednesday, December 9, 2010 8:30 AM**

**Florida Community Design Center**  
**300 East University Avenue`**  
**1<sup>st</sup> Floor Suite 110**

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**A. ROLL CALL**

Chairman Castine called the meeting to order at 8:36 am.

Members Present

Alex King  
Oswald Angulo  
David Castine  
Adam Bass

Members Absent

Michael Amish

Staff Present

Stephanie Seawright  
Diane Bennett  
Kelly Fisher  
Lynn Janoski  
Shaad Rehman

Guests

David Ballard  
Terrance McDonald

**B. ADOPTION OF THE AGENDA**

The Board unanimously approved the motion made by Member Bass, seconded by Member King.

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

**C. ADOPTION OF THE MINUTES**

The Board unanimously approved the motion made by Member Bass, seconded by Member King.

**Recommendation:** Approve minutes of August 11, 2010 as presented.

**D. REQUEST TO ADDRESS THE BOARD**

None

**E. COMMUNICATIONS**

1. **Chair's Report** – Congratulated staff on excellent Grand Opening.
2. **Staff Report** –

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.

Bethel Station & Downtown Community Plaza – The Florida Redevelopment Association has named Bethel Station/Lunchbox Café as the state's top Historic Preservation & Adaptive Reuse project in 2010! The project has also won awards from both the City Beautification Board and from Historic Gainesville, Inc. Stop by The Lunchbox for a tasty breakfast, lunch, or dinner treat!

Power District Redevelopment – CRA staff is moving forward examining a variety of issues at play in the Power District. Staff has begun the rezoning/land use change process and plans to submit applications to the City in early 2011. Due to numerous similarities and the success of rezoning initiatives at the Innovation Square area, the CRA is planning to employ similar regulatory framework within the Power District.

Depot Park Program – The Depot Park Program consists of several projects being implemented by multiple agencies for the purpose of providing infrastructure and amenities to the south downtown

area (“Power District”). In 2008, the CRA was designated as the lead agency to coordinate the multiple agencies and implement a series of projects with the purpose of executing the City of Gainesville’s vision for the redevelopment of a 32-acre brownfield site into a premier urban park and public space. Below is an update of program elements:

- GRU Remediation Phase I is nearing completion. Site work to prepare the foundation for the Depot Building has commenced. The first section of the Depot Building was moved to the final site during the week of November 29. The remaining 3 sections will be relocated over the next several weeks.
- GRU Remediation Phase II is underway and is expected to be complete spring 2011.
- PWD (Public Works Department) Depot Avenue Segment 3 Phase II construction has commenced and is to be complete by January 2011.
- PWD Depot Regional Stormwater basin construction documents are approximately 75% and are expected to be 100% complete by February 2011.
- PWD additional contamination site investigation has commenced and the initial findings report was completed in October 2010. Development of a contamination management plan is scheduled to begin in December and is expected to take approximately 1 year to complete. It is anticipated that the contamination will be managed by removing in combination with engineering and institutional controls.
- Depot Building construction documents are 100% complete and have been reviewed and approved by the State Department of Historical Resources (DHR). The project is currently under GRU permitting review. Once approved, the building Phase I rehabilitation (core + shell) is to be advertised for invitation to bid, with construction commencing during March 2011.
- Depot Park design development documents are 100% complete; the master plan and Phase I site plan were reviewed/approved (with conditions) by the Development Review Board on September 9, 2010. The site plan is currently under GRU permitting review.
- Depot Park construction document development is currently on-hold pending information from the PWD regarding assumptions on site ending conditions following the contamination management plan and stormwater pond construction.
- Depot Park Construction Manager RFQ is currently undergoing revisions as requested by the City legal department prior to issuing the solicitation. Park Phase I construction is anticipated to begin after the PWD regional stormwater basin project is complete; approximately winter 2012.
- Depot Park funding scheduled to expire includes: 1/2011-RTP Grant (\$250,000 matching); 6/2011-LAP Funds (\$627,000); 12/2011-HUD EDI Grant (\$140,000). LAP funds are expected to be encumbered for the Depot Building prior to expiration. All grant extensions have been exhausted.

Landscape Bulbouts at SE 1<sup>st</sup> Street – Staff is seeking proposals for phase 2 improvements, which consist of replacement annuals and enhanced maintenance.

Haisley Lynch Park & Gardens – The park is now open – please stop by for a visit!

Wayfinding Signage – This project is moving forward with the assistance of the Public Works Department. Engineering and permitting is underway and are expected to be completed by mid-December.

CRA Maintenance Policy – Staff has drafted policy language 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 Departments and Gainesville Regional Utilities. Staff has submitted the policy language for review and comment to City staff. In addition, staff is conducting field reviews of maintenance activities in order to better implement contract specifications. It is

anticipated that the CRA will bid new contract specifications for landscape maintenance and janitorial cleaning around the end of the year.

CRA Sustainability Policy – Staff has drafted a sustainability policy that will provide guidelines for enhancing the social, economic and environmental wellness of the redevelopment areas. The policy approaches sustainability holistically and will affect CRA internal operations as well as its programs. Staff will provide an update as the policy nears completion and after receiving feedback from various stakeholders.

## **F. OLD BUSINESS**

### **1. Porters Neighborhood Improvements – SW 3<sup>rd</sup> Street**

Staff gave an update as to where we are on this project.

100% construction documents are complete, and extensive coordination continues with PWD, GRU, Cox Communications, AT&T, and other stakeholders. Additionally, staff is also coordinating with the City regarding ROW issues and easements which are needed to accommodate the project. CRA staff is also planning an additional neighborhood meeting to provide information to residents and business owners in the neighborhood prior to construction. Construction is scheduled to begin January 3<sup>rd</sup> and will continue through mid-2011. The overhead/underground utility conversion is scheduled to be complete by late summer. In order to reduce costs and minimize inconvenience to neighbors, the construction has been truncated and the project has been designed to allow the roadway to remain at least partially open to local traffic throughout the construction period.

Construction is slated to begin in January 2011 and projected completion is September 2011.

### **2. Downtown Redevelopment Plan**

Community Redevelopment Areas are governed by a comprehensive visioning document known as the Redevelopment Plan. The Redevelopment Plan is a powerful visioning tool which, if structured properly, can provide great support for redevelopment initiatives. Redevelopment Plans serve as a sort of comprehensive plan for CRA's; they are intended to identify the high level goals and objectives needed to bring about redevelopment, reinvestment, and meaningful change. Redevelopment Plans also serve an important legal function, as all CRA activities must be supported by concepts identified within the Redevelopment Plan. As such, it is important that Plans are maintained and updated on a regular basis and that they are structured to be practical, comprehensive, and flexible, in order to main maximum utility for the CRA and the community.

The Downtown Redevelopment Area currently operates under a Redevelopment Plan adopted in 2001. As this plan approaches the 10-year mark, it is time to evaluate and update the plan in order to align the plan with current issues and opportunities and to support a robust and proactive redevelopment framework. CRA staff will begin a process to lead DRAB through a comprehensive evaluation in order to amend and update the Downtown Redevelopment Plan in its entirety. Plan revisions will be handled in-house by CRA staff, and will occur through a multi-step process with DRAB and stakeholders. Staff has recently completed this process with both the Eastside and the Fifth Avenue/Pleasant Street Redevelopment Areas, and the Florida Chapter of the American Planning Association has recognized our work with Redevelopment Plans and our Strategic Planning process. At the December DRAB meeting, staff will provide information to the advisory board regarding redevelopment plans and the revision process. Staff will also discuss strategies for structuring the Redevelopment Plan to allow for increased flexibility and emphasis on a more proactive and results-oriented approach to redevelopment and economic development within Downtown Gainesville.

### **3. Reappropriation of Economic Development Fund**

Staff gave an overview about reappropriating and moving line items in the Economic Development Fund (ED Fund) to isolate the accounting for GTEC operations. Staff also presented the concept for a local Seed Fund program as a recommendation of where to move some of the funds currently appropriated in the ED Fund.

The ED Fund is a multi-year General Government account, set up to fund city-wide economic development initiatives. The fund was initially capitalized with Occupational License revenue and has had periodic injections from the General Fund and GRU, the most recent being in FY05. Over the years, several appropriations have been made in the ED Fund to reflect varying programmatic objectives.

The largest line item in the ED Fund is for GTEC operations (#6660). This item is set up to resemble an Enterprise Fund, with rent revenues offsetting operating expenses. However, since its inception, GTEC has operated with an annual net loss of about \$10,000 to \$20,000. This deficit has been funded out of the ED Fund and has slowly depleted the ED Fund fund balance. Because of this depletion, ED Fund appropriations are now greater than the available fund balance. As of June 30, 2010, \$223,505 was appropriated in the ED Fund, notwithstanding GTEC operations. The fund balance as of June 30, 2010, was \$219,707.

Additionally, the City's Budget and Finance Department has recommended that the ED Fund be used only for GTEC accounting, and that funds for other economic development initiatives be moved to separate accounts.

### **4. Plaza (NB)**

Last year DRAB, the CRA, and stakeholders examined the Downtown Community Plaza in order to understand the strengths and weaknesses with the site, with the hopes of helping the Plaza become a more robust and well utilized public space. Although DRAB and the CRA supported addressing the Plaza, the process was stalled by the spread of misinformation and subsequently lost momentum; the CRA focused efforts on completing the Bethel Station/Lunchbox Café project prior to refocusing attention to the Plaza as a whole. At the December DRAB meeting, staff will discuss the Plaza with the advisory board and discuss the potential for moving forward.

## **G. NEW BUSINES**

### **1. The Sculpture Foundation – Seward Johnson (NB)**

The Foundation collaborates with municipal, not for profit and private organizations around the country to site artwork in public places extending their collection into the fabric of society. From large urban centers - where downtown blight is a problem - to small towns with little or no arts budget or programming, they are opening doors to initiate arts education and to encourage the appreciation of public artwork. To date, the Foundation has created relationships with cities that provide them with vital locations in downtown Chicago, Miami, Los Angeles, Key West, Augusta, and Stamford, among others in the U.S., as well as locations overseas. These sites serve, in conjunction with Grounds For Sculpture in Hamilton, New Jersey, to strengthen our capacity to transform landscapes and to engage communities.

After a lifetime as a painter, in 1968, J. Seward Johnson, Jr., turned his talents to the medium of sculpture. Since then, more than 200 of Johnson's life-size cast bronze figures have been featured in private collections in the United States, Canada, Europe and Asia, as well as prominent places in the

public realm such as the Rockefeller Center and the World Trade Center in New York City and Queen Elizabeth Park in Vancouver, Canada. Johnson's most dramatic work -- and also his largest -- is the 70' aluminum giant entitled "The Awakening." This sculpture was selected for the International Sculpture Conference Exhibition and is sited in Washington, D.C. on a long term loan. Subsequent exhibitions include: the Galleria Ca D'oro, Piazza di Spagna, Rome, the RW Norton Art Museum, the Knoxville Museum of Art, the Wave Hill Sculpture Park, the Jacksonville Art Museum, at Yale University, and solo exhibitions in Connecticut, New Jersey, Texas, California, New York, Washington, D.C., as well as in Mexico and Canada. Corporate collectors include the Nike Corporation, Arthur Andersen, Dial, Commerz Bank, and The Trammell Crow Company. Two exhibitions of Johnson's realistic sculptures are now touring in major European cities and will continue throughout the next year.

**H. REPORT OF OFFICERS AND COMMITTEE**

No report of officers and committee

**I. BOARD MEMBER COMMENT**

None

**J. PUBLIC COMMENT**

**K. ADJOURNMENT – 9:45 am**