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**MINUTES**  
**Downtown Redevelopment Advisory Board**  
**Wednesday, February 9, 2011 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 8:45am. The group convened as a work group due to lack of quorum.

Members Present

Janie Williams  
David Castine  
Adam Bass

Members Absent

Michael Amish  
Oswald Angulo

Staff Present

Stephanie Seawright  
Diane Bennett  
Kelly Fisher  
Kelly Henderson  
Shaad Rehman  
Matt Dube'  
Sarah Vidal-Finn  
Cindy Rhodes (intern)

Guests

Terrance McDavid

**B. ADOPTION OF THE AGENDA**

No quorum

**C. ADOPTION OF THE MINUTES**

No quorum

**D. ELECTION OF OFFICERS**

No quorum

**E. REQUEST TO ADDRESS THE BOARD**

None

**F. COMMUNICATIONS**

1. **Chair's Report** –
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 two sections of the Depot Building have been moved to the final site along Depot Ave. The remaining 2 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 February 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 commenced in August and the initial findings report was completed in October 2010. More assessment is needed in order to delineate the full extent of arsenic and other contaminants that will remain on site after GRU is completed with the coal tar remediation project. Development of a contamination management plan is expected to take approximately 1 year to complete. It is anticipated that the contamination will be managed through removal 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 will be advertised for bid during March 2011, with construction of Phase I Core + Shell commencing in June 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 on-hold pending information regarding additional site contamination.
- Park Phase I construction is anticipated to begin after the management of arsenic and other contaminants and the construction of the PWD regional stormwater basin project, estimated 2013.
- 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.

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 – The purpose of the maintenance policy is to enact a predictable and consistent process for managing current maintenance responsibilities and transferring certain activities and costs to the City of Gainesville. CRA staff has received input from Public Works and Parks, Recreation and Cultural Affairs and has incorporated it into the final document. The next step is legal review by the CRA attorney.

## **B. OLD BUSINESS**

### **1. Downtown Redevelopment Plan**

As discussed at the previous meeting, the guiding plan for the Downtown redevelopment area is now ten years old, and the CRA will evaluate and update the plan in order to align the document with current issues and to provide a robust, proactive redevelopment framework. 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 our work has been recognized by the Florida Chapter of the American Planning Association. At the February meeting CRA staff will review the current Redevelopment Plan with DRAB and the group will brainstorm goals for the Plan update. This will be one of many steps in ultimately updating the Redevelopment Plan to provide more flexibility and to emphasize a more proactive and action-oriented approach to redevelopment/economic development for the Downtown area.

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

The CRA's SW 3<sup>rd</sup> Street project is currently under construction. In addition to the streetscape and infrastructure work originally planned for the project, Gainesville Regional Utilities has requested the CRA allow coordination on two additional utility infrastructure improvements: water main upgrades and electrical utility upgrades. These improvements will expand the scope of the SW 3<sup>rd</sup> Street project and will provide better infrastructure within the Porters community as well as critical services that will also support the Innovation Square area.

In order to best facilitate all aspects of coordination and construction and keep the overall schedule for SW 3<sup>rd</sup> Street moving forward expediently, the CRA will incorporate both the GRU Electric and GRU Water/Wastewater improvements into the overall scope of the SW 3<sup>rd</sup> Street project that is being managed by the CRA and PPI/Charles Perry Construction, LLC. This will serve to streamline cost sharing, construction administration, and project management. GRU has committed to funding the additional costs that will be incurred as a result of the electric and water infrastructure improvements, respectively, and CRA staff is working with utility staff to finalize the details of this partnership. The work for both the water main upgrades and the electrical infrastructure upgrades will each be processed as contract change orders to the SW 3<sup>rd</sup> Street project, and GRU will provide their portion of the funding to the project through an interdepartmental fund transfer. Due to very tight project timelines, the costs for GRU's scope of improvements have not been fully finalized. However, these costs, which will be funded by GRU, are not anticipated to exceed \$175,000.

*Staff apprised the members that the project should be completed by the end of October 2011.*

## **C. NEW BUSINES**

### **1. The Downtown Art Line Project**

The board received a presentation on this project from the staff.

### **2. FY2011 Amendatory Budget – Downtown (B)**

Staff reviewed the amendatory budget for FY 2011. No quorum so staff will forward item to the CRA Board for approval.

## **H. REPORT OF OFFICERS AND COMMITTEE**

No report of officers and committee

## **I. BOARD MEMBER COMMENT**

None

## **J. PUBLIC COMMENT**

## **K. ADJOURNMENT – 10:08 am**