
MINUTES
Downtown Redevelopment Advisory Board
Wednesday, April 13, 2011 8:30 AM

Florida Community Design Center
300 East University Avenue`
1st Floor Suite 110

A. ROLL CALL

Chairman Castine called the meeting to order at 8:40 am as a work group due to lack of quorum. Quorum was established at 8:47 am

Members Present

Janie Williams
David Castine
Adam Bass
Michael Amish

Members Absent

Corey Williams
Oswald Angulo

Staff Present

Stephanie Seawright
Diane Bennett
Kelly Fisher
Kelly Gillen
Shaad Rehman
Lynn Janoski
Sarah Vidal-Finn

Guests

Stephen Stack

B. ADOPTION OF THE AGENDA

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

Recommendation: Adopt the Agenda as presented.

C. ADOPTION OF THE MINUTES

Members King and Williams, C. were not present at last meeting

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

Recommendation: Approve the minutes of the February 9, 2011 meeting with modifications.

D. ELECTION OF OFFICERS

Nominations for all offices were held.

The Board unanimously approved the motion made by Member Amish, seconded by Member Williams.

Recommendation: Approve the slate of officers for 2011; Janie Williams, Chair; Adam Bass, Vice-Chair; and David Castine, Secretary.

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.

Power District Redevelopment – CRA staff continues to examine a variety of issues at play in the Power District. Staff has begun the rezoning/land use change process, submitting the Large Scale land use application to the City on March 21st. Simultaneous to this review process, staff will work with regulatory and urban design experts at Perkins+Will to develop streamlined zoning regulations for the area. These regulations will improve the flexibility, efficiency, and clarity of existing regulations, and will be modeled after the framework being developed for the Innovation Square area. Both the rezoning and land use changes are on schedule to be adopted in approx. December 2011.

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 35-acre brownfield site into a premier urban park and public space. Below is an update of program elements:

- GRU Remediation Phase I is complete.
- GRU Remediation Phase II is underway and is expected to be complete fall 2011.
- PWD Depot Regional Stormwater basin construction documents are approximately 75% complete. Construction work for the stormwater ponds is expected to commence summer 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 is advertised for bid, 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 by the Development Review Board on September 9, 2010.
- Depot Park construction document development is currently on-hold pending information from the PWD regarding assumptions on site ending conditions following the arsenic 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.

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. Extended evening hours and additional live music events are being scheduled at The Lunchbox for the spring season. Stop by for quality entertainment and a tasty treat!

Wayfinding Signage – This project is moving forward with the assistance of the Public Works Department. The first phase will be located at ten downtown locations. Purchase orders have been prepared for the fabrication of the signage.

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. Additional revisions are needed prior to review by the CRA attorney.

SE 1st Street Landscape Improvements – Staff solicited quotes from three landscape contractors to improve the plantings from south of East University Avenue to SE 2nd Place. This work will replace the annuals planted in 2010 with new plants that will provide interest for much of the year. The contract includes both installation

and maintenance for the remainder of the fiscal year ending September 20th. Work is expected to begin in early April. On a related note, the City recently installed new annual plantings at NE 1st Street at the corner of City Hall.

Art Line – CRA staff presented the concept and proposed routes for the Art Line project to the Downtown and CRA boards during their last meetings. The CRA received good feedback on the project concept and possible routes from the boards. The next steps include doing an in-depth analysis of the most favored routes and to begin scoping the project.

B. OLD BUSINESS

1. SW 3rd Street Construction Update

SW 3rd Street construction is progressing extremely well. The water main upgrades are complete, as are a large portion of improvements to the electrical infrastructure. Sidewalk construction along the western side of the roadway is nearing completion, and the western sidewalks may be reopened to the public in approximately 3 weeks. Work has now also shifted to the eastern side of the roadway and is progressing southward from SW 4th Avenue towards Depot Avenue.

In order to streamline the construction timeline, the various trades involved in the project are working in phases, with each team following closely one behind the other. Traveling north along 3rd Street provides an interesting opportunity to observe the multiple phases of construction. The first crews are conducting demo and excavation and are preparing the site for work. These teams are followed by the electrical subcontractors, who are in the process of digging the trenches which will house the underground utilities. The trenching teams are followed by additional electrical teams installing conduit and other underground utility items. Next, teams backfill and compact the trenches and site work crews prep the ground for installation of new curb/gutter and new sidewalks. Concrete work follows, building the new curbs and sidewalk bases. This is followed by hardscape crews installing the brick pavers over the new sidewalk base. Once all work in (and below) the sidewalks is complete, the roadway will be milled and resurfaced. At this time, construction is ahead of schedule, and CRA staff anticipates the roadway milling and resurfacing will occur in early to mid May.

In addition to the construction activities listed above, the overhead to underground utility conversion will be finalized and the old utility poles and overhead wires will be removed. This timeline is related to, but somewhat separate from, the remainder of the construction schedule as it is dependent on GRU coordination with other utilities and GRU's pole lease agreements. Staff will coordinate closely with GRU in order to expedite this schedule as much as is possible.

Members asked that staff determine what type of pipe is being used.

2. Community Based Seed Fund

CRA staff has researched and developed a proposed community-based seed fund model. Staff has researched a broad array of programs around the country with the aim of supplying capital and technical assistance to start up and early stage companies, including regional, state and city-based economic development programs, university-centered technical assistance and business development programs, and incubators that offer funding.

CRA research has indicated overwhelming support for the idea of a community-based fund and we've received numerous offers of assistance in a variety of ways. Additionally, it appears that the creation of a fund will foster new channels of collaboration and the sharing of resources and expertise among Gainesville's burgeoning entrepreneurial community and the organizations that teach, support and serve entrepreneurs and startup companies.

3. Appointment of Representative to Serve on CAP Loan Committee

The Capital Access Program (CAP) is a revolving loan program designed to assist businesses within the Gainesville Community Redevelopment Areas access Small Business Administration (SBA) 504 loans.

Under the CAP Policies, as presented to the Downtown Redevelopment Advisory Board, and adopted in September 2010 by the CRA Board, the CAP Loan Committee shall be established as the decision making body for CAP loans.

The CAP Loan Committee members shall serve as volunteers, without pay, at the pleasure of the CRA Board. The CAP Loan Committee shall consist of five members: Three representatives of commercial lenders appointed by the CRA Board, the CRA Manager and one representative from each of the Redevelopment Area Citizen Advisory Boards, appointed by majority vote of their respective Boards.

In the event an Advisory Board cannot agree on a representative, the CRA Board will appoint a representative from that Advisory Board. Advisory Board representation on the CAP Loan Committee will rotate based upon the geographic location of the CAP loan before the Committee for approval. The Citizen Advisory Board Members shall serve/vote only on CAP loans in their respective Redevelopment Areas.

The CAP Loan Committee shall review and take action on each CAP loan application submitted to it by CRA staff.

The Board unanimously approved the motion made by Member Castine, seconded by Member Williams.

Recommendation: Appoint Member Amish to serve as Board's representative on the CAP Loan Committee.

C. NEW BUSINESS

1. Downtown Redevelopment Plan

The Downtown Redevelopment Plan is the guiding document for CRA activities in the Downtown area. As discussed at the last meeting, the current plan is 10 years old, and the CRA is in the process of updating the document in its entirety. Our goals are to bring the document up to date and to provide a strong foundation for robust and action-oriented redevelopment and economic development activities. The plan will be structured identifying a series of redevelopment objectives describing broad goals for the Redevelopment Area. Each objective will be further supported and clarified through a series of initiatives that provide a more focused strategic framework for implementing CRA goals.

Included with this agenda is a first draft of potential objectives and initiatives to be incorporated into the updated Redevelopment Plan. Staff will review this draft with advisory board members and guests and we will use this input and direction to help guide work moving forward. DRAB will continue to have this item on future agendas as the plan rewrite progresses and is finalized and ready to transmit to the CRA Board for approval.

Members discussed the Berkeley model and staff apprised the board that they would look into this model as they go forward in planning. Member Castine asked that staff look at innovative ways to use underutilized spaces for bikes.

2. Strategic Planning

This year's strategic planning session will be organized over two advisory board meeting dates:

Strategic Planning Meeting #1 (April 13, 2011): Advisory board members and CRA staff will have reviewed the previous 3-year redevelopment roadmap, Downtown Redevelopment Plan, and strategic planning points matrix in order to provide input and suggestions for updating and tweaking the current redevelopment roadmap. New projects or initiative suggestions will be discussed at the meeting with respect to meeting redevelopment plan goals and objectives, current workload, budget, and staff resources.

Strategic Planning Meeting #2 (June 8, 2011): Staff will present the results of the updated 3-year redevelopment roadmap and strategic planning point matrix based on the discussions with the board during the strategic planning meeting #1. Upon approval by the board, the 3-year redevelopment roadmap will be implemented for FY 2012, 2013, and 2014 with the opportunity for tweaking during yearly strategic planning sessions.

H. REPORT OF OFFICERS AND COMMITTEE

No report of officers and committee

I. BOARD MEMBER COMMENT

None

J. PUBLIC COMMENT

Stephen Stack from Public Works introduced himself and stated he is looking forward to working with the CRA. He discussed some of the projects that PW is already working on in this area.

K. ADJOURNMENT – 10:30 am