
MINUTES
Eastside Redevelopment Advisory Board
Thursday, February 4, 2010
6:00 pm
GTEC
2153 Hawthorne Road
Conference Room

A. ROLL CALL

Chairman Filer called the meeting to order at 6:01 pm. Quorum established.

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>	<u>Guests</u>
Cindy Campbell	Noah Shitama	Stephanie Seawright	Dave Mays
Andrew Coffey		Malcolm Kiner	
Vivian Filer		Matt Dube	
Namanda Henderson		Kelly Fisher	
Juanita Miles-Hamilton		Diane Bennett	
Mary Rhodes		Greg Bradley	
		Anthony Lyons	

B. ADOPTION OF THE AGENDA

The Board unanimously approved the motion made by Member Hamilton, seconded by Member Rhodes.

Recommendation: Adopt the Agenda as presented.

C. APPROVAL OF THE MINUTES

The Board unanimously approved the motion made by Member Miles-Hamilton, seconded by Member Henderson.

Recommendation: Approve the minutes of the December 17, 2009 meeting.

D. ELECTION OF OFFICERS

Nomination for all offices will take place. The current Chair, Vice-Chair and Secretary/Treasurer are eligible for re-election (Members Filer, Miles-Hamilton and Campbell respectively). Elections will follow nominations and the elected member will serve immediately.

E. REQUEST TO ADDRESS THE BOARD

None

F. COMMUNICATIONS

- 1. Chairs Report** - None
- 2. Staff Report** –

The communications section will be handled differently during these meetings. Instead of staff presenting each topic in sequence, members are given the opportunity to give comments or ask questions in an open format on any of the topics provided below;

Kennedy Homes – On the agenda.

Cotton Club – The CRA continues to work to support this project. *Ms. Filer stated that the Cotton Club needed some expertise with choosing paint colors for the building. Staff said they would work with the Cotton Club Board to review paint samples for the building.*

Southeast Gainesville Redevelopment Initiative – The item was approved by the City Plan Board. CRA staff will coordinate with Planning and legal staff to finalize the wording of the document prior to its hearings before the City Commission.

Exterior Paint Program- Staff will begin to distribute applications to interested parties.

Eastside Fencing – On the agenda

Eastside Redevelopment Plan - On the Agenda

Hawthorne Road Café – *Applied for permit which should take about 2-4 weeks.*

G. OLD BUSINESS

1) Updating the Eastside Redevelopment Plan (B)

For a number of months, ERAB has been involved with revisions to the Eastside Community Redevelopment Plan. These revisions will bring the plan up-to-date, provide a more dynamic redevelopment policy, and accommodate the proposed boundary expansions to the Eastside Redevelopment Area. An updated draft of the revised Plan is attached as backup to this agenda. The draft plan is at substantial completion: the language/content is complete, though maps/diagrams required by state statues are still being compiled, and the document must pass final legal review by the CRA Attorney.

Staff pointed out to members that pages 13 forward are new. Staff reviewed each section with members.

The Board unanimously approved the motion made by Member Filer, seconded by Member Rhodes.
Recommendation: Recommend the CRA approve the revised Eastside Community Redevelopment Plan and recommend its adoption to the City Commission, subject to approval by the CRA Attorney as to form and legality

2) FY2010 Amendatory Budget – Eastside (B)

CRA Staff presented the FY10 Amendatory budget.

The Board unanimously approved the motion made by Member Filer, seconded by Member Campbell.
Recommendation: Approve the FY10 Amendatory budget as presented.

3) Eastside Fencing Projects Update (NB)

The CRA is assisting with improving fencing along major corridors in the Eastside Redevelopment Area. The Lincoln Middle and Williams Elementary schools fencing will be the first project using CRA funds. The project scope is to replace the existing chain link fence along the roadway frontages on SE 7th Avenue, SE 15th Street and SE 11th Avenue.

CRA, Parks and Recreation, and School Board staff met on January 14th to finalize the fence design and specifications. The bid specification will consist of 6 foot black aluminum fence except at the main driveway entrance on SE 15th Street where the it will be 4 feet in height. The School Board will cover the cost to remove the old fencing and perform extensive vegetation along the perimeter. Utility locates have been completed and it was determined that no major conflicts exist. It is anticipated that City Purchasing will issue the invitation to bid the week of January 25th. Construction is anticipated to begin by early March.

Staff apprised members that the School Board will demolish aluminum fence.

4) Kennedy Homes (B)

In June of 2009 staff issued a request for proposals for redevelopment of the former Kennedy Homes property, 1717 SE 8th Avenue. CRA received no responses to the RFP. Realizing the importance of this development site and the commitment made towards its redevelopment, CRA staff has decided to take a more hands on approach regarding concept, design, and development.

Staff’s initial approach to the project was to solicit a developer that would design a market-driven, financially feasible mixed income development. After receiving no responses to the RFP staff has decided to move forward and work to design a sustainable green community that will demonstrate that out of severe, blighted conditions we can create a community model that stands as the benchmark for urban green sustainable redevelopment for the nation.

It starts with taking a look at East Gainesville and the opportunities it presents for development. East Gainesville is an active part of the cities natural and cultural draw. It is home to the highest concentrations of natural amenities in the city from parks to lakes and tree canopy lined streets. With downtown Gainesville at its front steps the eastside provides residents and visitors with convenient access to culture, restaurants, shops, and entertainment.

Staff’s vision is to create a community that demonstrates green integrated design and development. The community will stand as a built environment that will generate renewable energy for its residents, reuse and conserve water, and maintain space for public gardening, all this while capitalizing on the sites proximity to the areas natural and cultural amenities.

The Board unanimously approved the motion made by Member Campbell, seconded by Member Miles-Hamilton.

Recommendation: Approve Concept Direction as presented.

5) Exterior Paint Improvement Grant Program (B)

The Exterior Paint Improvement Program is a commercial component of the Façade Grant to promote the maintenance and restoration of the exterior of buildings in the Eastside Redevelopment Area. The Exterior Paint Improvement Program was established to encourage business owners and residential owner-occupied property owners to improve the exterior of their structures, thereby reducing blight conditions and improving the aesthetics of the community.

Staff has canvassed the primary corridors and passed out information regarding the Paint Program. In order to further market the program staff sent information to 25 local churches regarding the program. Staff has received 6 applications for Approved Paint Vendors 4 has been approved. Staff will distribute and collect applications from interested parties, staff will evaluate applications to ensure applicants meet criteria, and will present applications to the board for review.

H. NEW BUSINESS

None

I. REPORT OF OFFICERS AND COMMITTEES

J. BOARD MEMBER COMMENT

K. PUBLIC COMMENT

L. ADJOURNMENT - 6:56 pm