
MINUTES
Eastside Redevelopment Advisory Board
Thursday, October 7, 2010
6:00 pm
GTEC
2153 Hawthorne Road
Conference Room

A. ROLL CALL

Chairman Henderson called the meeting to order at 6:00 pm.

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>	<u>Guests</u>
Andrew Coffey	Cindy Campbell	Stephanie Seawright	Choppy Hodes
Vivian Filer	Juanita Miles-Hamilton	Malcolm Kiner	
Namanda Henderson, Chair	Noah Shitama	Kelly Fisher	
Mary Rhodes		Diane Bennett	

B. ADOPTION OF THE AGENDA

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

Recommendation: Adopt the Agenda as presented.

C. APPROVAL OF THE MINUTES

Member Rhodes clarified that the ERAB did not engage in the strategic planning as minutes reflect.

The Board unanimously approved the motion made by Member Filer, seconded by Member Coffey.

Recommendation: Approve the minutes of the August 5, 2010 meeting with modifications.

D. REQUEST TO ADDRESS THE BOARD

A discussion was held with regards to holding the ERAB meetings more frequently. The culmination of the discussion was that meetings would remain as they are with the flexibility to call meetings between scheduled dates as needed.

E. COMMUNICATIONS

1. Chairs Report -

Community Garden/farm downtown across from SW 5th & 3rd street
Attended Koppers presentation where there was a lot of opposition to current plan. Lawsuit may be option.

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 – In February of 2009 staff presented an initial concept direction for the redevelopment of the former Kennedy Homes site to the Eastside Redevelopment Advisory Board. The board voted to allow staff to move forward with the initial phases of concept design. In February 2010 staff presented the concept direction to the CRA board who also voted to move forward with staff's concept for an eco/intentional/green community. Staff has continued to research green communities, green design features, and green systems integration as it relates to the former Kennedy Homes site.

Staff has formed a working team that is researching the sites constraints, potential systems (solar), wetland enhancements, financial feasibility, and additional stakeholders and partnerships. Staff completed the scope of work for land use consultants as well as engineering firms in order to assist staff with the creation of a form based code and master plan for the redevelopment site. As the concept continues to develop toward a potential development staff will keep the board informed of the projects status.

Exterior Paint Program- Painting was completed on 4 properties in September; staff is preparing to reopen the paint program application process. **95% completed with last round.**

Eastside Redevelopment Plan – **going to the City commission in November. Board would like to be notified of when items go to commission and committees.**

Hawthorne Road Café – On April 2, 2010 site work and initial demo began on the Hawthorne Road Café. Construction management is being handled by BBI Construction with expected substantial completion of the Café in August 2010. Staff reissued a solicitation to obtain a tenant for the shell building in June 2010; during the September CRA board meeting the board approved the proposal of Southern Charm and Pie Factory and agreed to enter into negotiations with them as a tenant for the café space.

Project Schedule:

Café Shell Building Construction - April 2010- Sept 2010
 Tenant Solicitation- June – Aug 2010
 Tenant Award –September 2010
 Potential shell build-out –October – December 2010
 Grand Opening/ Ribbon Cutting –December 2010

Eastside Medians - Projects planned for Southeast Hawthorne Road and Williston Road have been budgeted; however, these projects are on hold pending resolution of FDOT-City maintenance agreements.

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 20th meeting. Staff will begin drafting procedures and related documents consistent with the approved policies in order to implement the programs.

CRA Maintenance Policy – Staff is drafting 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 of Gainesville and Gainesville Regional Utilities. Staff is currently drafting the policy and meeting with government stakeholders.

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. Staff will provide an update as the policy nears completion.

CRA Board Meeting, October 18th @ 3 pm in the new CRA Office. Southern Charm & Pie Factory will be catering the event.

F. OLD BUSINESS

1. Citizen's Field Youth Triathlon

ERAB held its first annual Citizen's Field Youth Triathlon. Staff showed members a slideshow presentation of the event. The event brought over 100 participants and spectators to the area with many traveling from neighboring cities. The event was well received by the neighboring community and it is staff's hope that we can make this a signature event for years to come.

2. Update - Public Works Department's Depot Avenue Reconstruction Projects

The Gainesville City Commission has developed a strategic initiative to revitalize the Depot Avenue corridor including the redevelopment of the Depot Avenue roadway into a multi-modal transportation corridor providing a vital linkage across the City from east Gainesville to the University of Florida campus.

In response to the Commission's strategic initiative, the City Public Works Department (PWD) is managing a series of phased projects to provide for the reconstruction of Depot Avenue from Williston Road to SW 13th Street to an urban section roadway including pedestrian and bicycle facilities, improved traffic flow through intersections, decorative lighting, streetscaping and landscaping amenities.

The project has been divided into 4 segments as follows:

Segment 1: SW 11th Street to SW 13th Street

Segment 2: S. Main Street to SW 11th Street

Segment 3: SE 7th Street to S. Main Street (construction currently underway)

Segment 4: SE Williston Road to SE 7th Street

As the Depot Avenue corridor crosses several redevelopment areas (Eastside, Downtown, College Park/University Heights) the CRA has been identified as a stakeholder for coordination and review so that CRA streetscape standards are appropriately included in the project design. CRA provided a brief update on the status of the PWD project and schedule for construction

G. NEW BUSINESS

No new business

H. REPORT OF OFFICERS AND COMMITTEES

I. BOARD MEMBER COMMENT

Member Coffey recommended that we adopt the Façade Improvement Program. After discussion members would like to see it made available for those who want to utilize it. Staff wanted members to be clear that this program is only for commercial properties not residential.

Member Filer reminded the board that the Rib Fest is scheduled for Friday, October 15, 2010 from 10:00 am – 6:00pm and all proceeds benefit the Cotton Club.

J. PUBLIC COMMENT

K. ADJOURNMENT - 7:15 pm