
MINUTES
Eastside Redevelopment Advisory Board
Thursday, October 15, 2009
6:00 pm
GTEC
2153 Hawthorne Road
Conference Room

A. ROLL CALL

Secretary Campbell called the meeting to order at 6:03 pm. Quorum established.

Members Present

Cindy Campbell
Andrew Coffey
Vivian Filer
Namanda Henderson
Juanita Miles-Hamilton
Mary Rhodes
Noah Shitama

Members Absent

Staff Present

Stephanie Seawright
Greg Bradley
Matt Dube
Kelly Fisher

Guests

Bennie Thomas
Natalia Hoogestyn
Phil Panzarella
Kali Blount

B. ADOPTION OF THE AGENDA

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

Recommendation: Adopt the Agenda as presented.

C. APPROVAL OF THE MINUTES

Minutes for the August 20, 2009 meeting will be approved at the December meeting.

D. REQUEST TO ADDRESS THE BOARD

None

E. COMMUNICATIONS

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

Kennedy Homes – The RFP has been issued. A second pre-bid meeting was held September 24th and the bid deadline has been extended to October 28th.

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.

Cotton Club – Fundraising is underway, and a new roof has been installed. The recent RibFest was a great success

Exterior Paint Program- Staff will conduct an outreach program for potential applicants for the Exterior Paint Program.

University Avenue Medians – Construction is substantially complete on all nine medians between SE 15th Street and NW 18th Street

F. OLD BUSINESS

1. ERAB Strategic Planning (NB)

Staff reviewed the process of the redevelopment planning for ERAB. The structure of the Redevelopment Plan will be modeled after the Fifth Avenue/Pleasant Street Redevelopment Plan. This Plan, which was recently recognized by the American Planning Association as the best neighborhood planning initiative in the state, provides a good basis and framework for other CRA areas as well.

Once the Redevelopment Plan is complete, ERAB will go through the CRA's Strategic Planning process. Strategic planning is an important process that allows CRA board members and Staff to fully understand previous, current, and planned redevelopment initiatives, and how these projects relate to the goals outlined in an area's Redevelopment Plan.

2. Hawthorne Road Café – Project Update (B)

Background

On June 9, 2008 the CRA closed on the properties located at 1712 SE Hawthorne Road and 1714 SE Hawthorne Road. 1712 SE Hawthorne Road currently has a vacant 320-foot cement brick structure on the property. 1714 SE Hawthorne Road is vacant on 0.14 acre. The properties are zoned MU-1 (Mixed-use low intensity) which can include multiple uses, such as neighborhood shopping centers, eating places, apparel and accessory stores.

In October 2008, the CRA approved the concept of a small restaurant or diner for this site and general scope of an RFP to attract a business as a tenant. In February 2009, Urban Studios was selected as the architects to provide design services, including Architectural, Mechanical, Electrical, Plumbing, Structural, Fire Protection, Civil Engineering, and Landscape Architecture.

Request for Proposals (RFP)

Staff developed and issued an RFP on April 30, 2009. The request invited proposals from restaurateurs, entrepreneurs, and business owners interested in a sit-down dining/restaurant establishment. The responses were due June 22, 2009 and no proposals were received. Staff continues to speak with potential tenants, but no timetable has been established to re-issue an RFP.

The Board unanimously approved the motion made by Member Henderson, seconded by Member Campbell.

Recommendation: Approve the moving forward with construction prior to identifying a tenant. Pursue a competitive process for tenant selection first; if that doesn't work, move forward with trying to lease the completed space.

3. Eastside Roadway Medians (B)

The CRA is planning to add new landscaping to five Hawthorne Road medians between SE 15th Street and SE 24th Street and six SE Williston Road medians between SE 1st Avenue and SE 11th Avenue. In addition, the CRA has ordered nine water meters for irrigation prior to the October rate increase, saving approximately \$900 each (\$8,100 total). Two medians do not require irrigation. Construction will take place using one of the CRA's construction managers, who will direct the work of its subcontractors.

4. Eastside Fencing Projects (B)

At the August ERAB meeting, CRA staff described two projects to improve fencing along the Alachua County School Board bus depot property, which fronts SE Hawthorne Road and replacing the perimeter chain link fence around the Lincoln Middle and Williams Elementary schools. Staff gave an update on where those projects were at the moment.

School Board Bus Depot

The fence project along the Hawthorne Road is approximately 675 linear feet. This is the frontage that the CRA staff has prioritized for improvement. Staff and the School Board need to resolve the design before obtaining bids. The CRA has obtained an estimate for budgeting purposes from B&T Fencing of \$104,700.00 to replace the existing chain link fence with an industrial grade 8 foot tall black curved top aluminum fence.

Lincoln Middle and Williams Elementary School Project

The CRA is assisting the City Parks, Recreation and Cultural Affairs Department to replace the existing 6 foot tall, unpainted chain link fence along the property facing SE 11th Avenue, SE 15th Street and SE 7th Avenue. Bidding the project requires approval from the School Board of Alachua County with respect to the fence design. Once this is finalized, staff will assemble a list of preferred contractors to whom the bid invitation will be sent.

G. NEW BUSINESS

No New Business

H. REPORT OF OFFICERS AND COMMITTEES

No report

I. BOARD MEMBER COMMENT

None

J. PUBLIC COMMENT

None

K. ADJOURNMENT – 7:30 pm.