
MINUTES
Eastside Redevelopment Advisory Board
Thursday, December 17, 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
Malcolm Kiner
Matt Dube
Kelly Fisher

Guests

Mark Glaeser
Dave Mays

B. ADOPTION OF THE AGENDA

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

Recommendation: Adopt the Agenda as presented.

C. APPROVAL OF THE MINUTES

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

Recommendation: Approve the minutes of the August 20, 2009 and October 15, 2009 meetings.

REQUEST TO ADDRESS THE BOARD

None

D. COMMUNICATIONS

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

Kennedy Homes – on this agenda

Southeast Gainesville Redevelopment Initiative – The item was approved by the City Plan Board and the City Commission has directed the City Attorney to prepare the adopting ordinance. CRA has expressed interest in coordinating with Planning and legal staff to finalize the wording of the document prior to its hearings before the City Commission.

Exterior Paint Program –on this Agenda

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

Cotton Club - Renovations at the Cotton Club are ongoing. CRA staff will continue to support the Cotton Club Museum and Cultural Center as it is needed. *Ms. Filer apprised members that she will be giving*

tours of the Cotton Club if any one wants one. The Cotton Club also will be highlighted on Channel 20 in February.

E. OLD BUSINESS

1) ERAB Strategic Planning

Staff gave an overview of the planning process for the redevelopment plan. 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.

Members provided feedback on different areas of the plan. Member Filer stated that she would provide staff with a list of food resources to be disseminated to other members who have an interest.

2) Project Update - Redevelopment of 1712 and 1714 Hawthorne Road – Review of Concepts

Staff issued an initial Request for Proposals (RFP) on April 30, 2009 to solicit proposals from perspective business owners and/or entrepreneurs. The responses were due June 22, 2009 and no proposals were received. Staff is currently reviewing the RFP process and is working to secure a tenant through a competitive solicitation process concurrently while the building is under construction.

In November 2009 the CRA approved the Construction Guaranteed Maximum Price of \$330,734. BBI Construction Management will be the CM for the project, and we expect to break ground in January 2010.

Members asked that staff make available to potential tenants the results of the survey on the need for the café.

3) Eastside Fencing Projects Update

The CRA is assisting with improving fencing along major corridors in the Eastside Redevelopment Area. Originally the two projects entailed replacing the chain link fence along the Alachua County School Board bus depot property, which fronts SE Hawthorne Road and SE 18th Street, as well as replacing the perimeter chain link fence around the Lincoln Middle and Williams Elementary schools. After discussion with the School Board representative, CRA staff determined that the Lincoln Middle and Williams Elementary fencing should be the first project using CRA funds. There is a great need to replace these fences due to age, damage, and general disrepair.

The project consists of only the roadway frontage facing SE 11th Avenue, SE 15th Street and SE 7th Avenue and not the interior fencing. In October, CRA staff gave an update to the Eastside Redevelopment Advisory Board and summarized materials and an estimated cost of \$150,000. In early November, CRA staff met with the Parks, Recreation, and Cultural Affairs Department staff and Ed Gable with the School Board on site. There were concerns regarding the durability of aluminum fencing surrounding the soccer fields due to a perceived risk of maintenance issues and vandalism. Also, the School Board voiced reluctance to change out the chain link fencing along SE 7th Avenue due to its relatively recent installation. Because of these concerns, the Parks Department proposed that a mix of aluminum picket and new chain link comprise the new fencing. CRA staff does not support this idea and instead supports installing aluminum picket around the entire perimeter and purchasing spare sections in the event repairs become necessary. CRA staff will continue to work with the Parks Department and the School Board to move the project forward with the original all-aluminum proposal.

Staff apprised members that they are looking for an additional \$85,000 to refurbish the restrooms. If not funded through Wild Spaces Public Places then they will be looking towards the Amendatory Budget process.

4) Kennedy Homes Update

On May 28th, the CRA, as agent for the City of Gainesville, issued an RFP soliciting private-sector partners to participate in the redevelopment of the former Kennedy Homes site. The vision for this property is redevelopment into a mixed-income residential community. Final responses to the RFP were due October 28th, and no responses were received for the site. Current market conditions, particularly for residential projects, are extremely difficult; however the CRA is committed to pursuing a superior product for this site. The CRA will continue to pursue project implementation and will not compromise on issues of design, quality, or other key factors which will impact both the Kennedy Homes site and the surrounding community.

At this time, Staff will reconsider the approach to the project, the structure of the solicitation/procurement process, and the impact larger economic and market conditions. Staff will reformulate a strategy for pursuing project implementation and will bring the issue back to ERAB and the CRA at a later date.

5) Exterior Paint Improvement Grant Program

The CRA will allocate 75% of the cost up to \$7,500 per building for the Exterior Paint Program. The eligibility and requirements will be as follows:

- Two estimates from licensed and insured painters (Approved Vendor List) must be provided.
- Building owners must indicate paint colors for the exterior of the building and trim.
- Application will go to the Eastside Advisory Board for approval.
- Reimbursement will be after the work is completed by showing proof that 75% of the work has been paid for.
- The Building must have no existing code violations.
- Target Corridors will be *Waldo Road to NE 16th Avenue, East University to NE 15th Street, East University to SE 15th Street, NE 8th Avenue to NE 25th Street.*

Staff believes that the Exterior Paint Improvement Grant will be an additional tool to help revitalize the target corridor areas. This grant will also fulfill one of the objectives and goals of the Eastside Redevelopment Plan, which is to improve community identity through a system of neighborhood identification and beautification at key entry points.

Members asked staff to advertise in the Gainesville Sun and the Guardian.

F. NEW BUSINESS

1. Eastside Youth Triathlon

CRA staff has been asked to take a look at programs/projects that can make an impact within the City of Gainesville on tourism and the continued establishment of Gainesville as a destination City. The City of Gainesville has a long standing sport tradition; this tradition is embodied through our Youth, High school, and University athletic programs. Gainesville affords its residents and visitors the opportunity to take advantage of parks, running paths, bike trails, as well as many annual track and field events.

CRA staff would like to support the idea of hosting a Youth Triathlon on the Eastside (via MLK Center, Northeast Park). The triathlon will be open to youth ages 7-18, they will compete for prizes as well as the long term potential to qualify for a regional and national championship sanctioned by USA Triathlon. USA triathlon is the sanctioning authority for more than 2000 diverse racing events nationwide. On the developmental level USA Triathlon fosters grassroots expansion of the sport, which is facilitated by the sanctioning of age-group events and triathlon clubs.

CRA staff believes that East Gainesville's MLK complex and Northeast Park are great venues for fostering a relationship with the Triathlon community. The event has the opportunity to bring in between 200 – 400 participants which will lead to tourism dollars for the City and highlight the viability of the Eastside. Furthermore establishing a relationship with USA Triathlon can ensure that sanctioned events of this nature return to the City but specifically to the Eastside.

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

Recommendation: Approve sponsorship for the Youth Triathlon in the amount of \$15,000.

2. Change of Meeting Time

Staff asked Members if they would move their meetings from the Third Thursday of the month to the First Thursday of the month. This move would make it possible for ERAB items to be turned in at the CRA meetings during that month, therefore not having to wait an additional month for items to be heard.

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

Recommendation: Approve the change of meeting date from the third Thursday of the month to the first Thursday of the month.

G. REPORT OF OFFICERS AND COMMITTEES

No report

H. BOARD MEMBER COMMENT

Ms. Filer let the board know that a Library branch may be located at Cone Park.

I. PUBLIC COMMENT

None

J. ADJOURNMENT – 6:59pm.