
AGENDA
Fifth Avenue Pleasant Street Redevelopment Advisory Board
Tuesday, May 3, 2011
5:30 pm

CRA Office
802 NW 5th Avenue, Gainesville, FL 32601

A. ROLL CALL

B. ADOPTION OF THE AGENDA

C. APPROVAL OF THE MINUTES – Minutes from March 1, 2011

D. REQUEST TO ADDRESS THE BOARD

FAPS Streetlights (B)

As a follow up to the request made at the last board meeting, held on March 1st, Public Works staff conducted field inspections of the entire district during the week of March 7th. The following is a summary of the findings and actions taken: (1) data review indicated that the spacing of the streetlights meet and/or exceed the standards, except for one location (NW 7th St/NW 7th Ave) where a light could be installed on an existing pole. Ballots were sent to adjacent property owners of the proposed new streetlight requesting their input on the proposed installation; (2) several lights were not operating properly. A request was placed with GRU for repairs; the typical timeframe for repairs is about 3 weeks; and, (3) some fixtures were obstructed by overgrown vegetation; a request was placed with the tree crew for trimming the tree branches.

For future reference, residents can place requests for streetlight repairs either online at <https://www.gru.com/CustomService/ServiceRequests/StreetLightOut/reportstreetlight.jsp> or by calling GRU at (352) 334-3434. Attached is a map that reflects the items identified above.

E. COMMUNICATIONS

1. Chair's Report

2. CRA Staff Update

Legacy Project – The capital campaign is underway and is receiving donations. Staff is also working on the Legacy Project webpage to promote the project and accelerate the capital campaign. Staff continues to work toward identifying locations for the 1019 house.

Model Block 5th Ave- Staff conducted a market analysis to determine the feasibility of constructing 3 new model block homes for the approved GMP amount. The results indicated that the CRA can possibly build the homes for less by bidding the construction of the three homes on the open market to qualified builders. Staff is preparing to receive 100% construction documents from DAG architects as well as working with the purchasing department to develop a solicitation for construction of the 3 new homes.

Façade Program – The Façade Grant Program is currently open and staff is accepting and reviewing applications.

NW 5th Ave Commercial Building 802 NW 5th Ave – Construction is complete on the commercial building, CRA staff has relocated its office to the second floor suite. The first floor suite is currently for lease, please contact Rick Cain (352-281-9393) of Bosshardt Realty for any inquiries.

Annual Report – Staff has completed the annual report for FY2010.

F. OLD BUSINESS

1. Appointment of Representative to Serve on CAP Loan Committee (B)

..Explanation

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. The CRA, through CAP, will be one of three lenders involved in the SBA 504 loan.

The typical SBA 504 loan structure is:

- 50% from a primary lender
- 40% from an SBA 504-approved lender
- 10% borrower equity

CAP will provide a loan to help borrowers meet the equity requirement, up to a maximum of 50% of the equity required or \$35,000, whichever is less.

Under the CAP Policies, as presented to the Fifth Avenue Pleasant Street 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.

..Fiscal Note

None at this time.

..Recommendation

CRA Staff to Fifth Avenue Pleasant Street Advisory Board: 1) Hear update from Staff; 2) Appoint Member to serve as Board's representative on the CAP Loan Committee.

2. Model Block Project – 419 NW 4th Ave Update – (B)

..Explanation

The Model Block Project (MBP) was conceived to help address the issue of vacant and abandoned properties in the Fifth Avenue Pleasant Street Redevelopment Area. Since 2003, the CRA has acquired ten properties, including both vacant lots and houses to rehab. To date, three (3) houses have been rehabilitated and sold, and three (3) new construction homes have been built. There are four (4) properties remaining to be completed: three (3) for new construction (Fifth Ave neighborhood) and one for historic rehabilitation (Pleasant Street).

Staff received an inquiry regarding the house located at 419 NW 4th Avenue; the home, which is within the Pleasant Street neighborhood, was purchased by the CRA in 2003 to contribute to the model block program. Staff researched the possibility of disposing the home due to the condition of the home and the outlay of funding it will take to rehabilitate the home in accordance with the Historic Preservation Rehabilitation & Design Guidelines. Staff researched the property and found no deed or funding restrictions which will preclude the CRA from disposing the home in accordance with the CRA redevelopment plan.

Private parties have shown interest in purchasing the home and rehabilitating the house to the correct standards. Staff will perform a process in accordance with CRA statute 163.380, where the CRA shall give public notice of disposition by publication in a newspaper having general circulation in the community for at least 30 days prior to the execution of a sales contract on the property. CRA staff will invite proposals from, and make pertinent information available to, private redevelopers or any persons interested in undertaking the purchase and rehabilitation of the home. Proposals will be due to the CRA 30 days after the date of publication of the notice. Responding parties will be asked to meet certain criteria, which will include but are not limited to: qualification to perform or willingness to hire a certified general contractor who is qualified to perform historic rehabilitation. Willingness to purchase the home for a fixed sale price and enter into an agreement with the CRA that ensures the buyer will perform the rehabilitation in accordance with the Historic Preservation Rehabilitation & Design Guidelines; this will include a strategic plan for the rehabilitation project as well as a proposed work schedule. Staff will rank proposals and bring back to board for approval.

..Fiscal Note
None

.. Recommendation
CRA Staff to FAPS Redevelopment Advisory Board: Hear Update

3. **Community Based Seed Fund (B)**

..Explanation

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.

In addition to general research of community development venture capital options, CRA staff has engaged with a number of local entrepreneurs and community stakeholders operating in Gainesville's emerging startup ecosystem to assess critical needs for local entrepreneurs, and barriers to accessing startup capital.

Additional discussions with venture capital firms operating statewide and projecting an increased presence in Gainesville also proved very beneficial in understanding the funding landscape and how this program might fill critical funding gaps and prepare some companies for eventual consideration for investment by venture capital firms.

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.

..Fiscal Note
Not applicable.

.. Recommendation
CRA Staff to FAPS Redevelopment Advisory Board: Hear presentation and provide feedback

G. **NEW BUSINESS**

1. Strategic Planning (B)

..Explanation

The CRA strategic planning system was developed in order to provide clear linkage between the goals and objectives outlined in each district's Redevelopment Plan and the CRA projects which are pursued and implemented. The system is also designed to maximize efficiency and promote action-oriented

redevelopment activities and a timely implementation of CRA initiatives, and it has been recognized by the Florida Chapter of the American Planning association as an exemplary and innovative planning/redevelopment tool. The end result of strategic planning is the creation of a document known as the 3-Year Roadmap, a high-level snapshot of CRA projects over a three year timeframe. This document is utilized to help coordinate the budgets, timelines, resources, and partnerships necessary to bring reinvestment to the community and to achieve implementation of high-quality redevelopment projects.

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 and Fifth Avenue/Pleasant Street Redevelopment Plan 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.

In order to prepare for the discussion during strategic planning meeting #1, a copy of the Fifth Avenue/Pleasant Street Redevelopment Plan is attached as backup to this agenda. Additionally, a copy of the current 3-Year Redevelopment Roadmap is attached.

..Fiscal note
None at this time

..Recommendation
CRA Staff to FAPS Redevelopment Board: 1) Hear presentation from staff; and 2) provide feedback as necessary

H. REPORT OF OFFICERS AND COMMITTEES

I. BOARD MEMBER COMMENT

J. PUBLIC COMMENT

K. ADJOURNMENT