
AGENDA
Fifth Avenue Pleasant Street Redevelopment Advisory Board
Tuesday, September 22, 2009
5:30 pm

Santa Fe Downtown, Blount Center
621 NW 6th Street, Gainesville, FL 32601

A. ROLL CALL

B. ADOPTION OF THE AGENDA

C. APPROVAL OF THE MINUTES – Minutes from the July 28, 2009 And September 3, 2009 meetings.

D. REQUEST TO ADDRESS THE BOARD

Ms. Iris Duncan – Duncan Brothers Funeral Home

E. COMMUNICATIONS

1. Chair's Report

2. Staff Report

Streetscape Standards – This project is currently on-hold

FAPS Heritage Trail – On this agenda

A Quinn Jones House – On this agenda

Model Block Project – On this agenda

NW 5th Ave Commercial Building – 802 NW 5th Ave – PPI has been selected as the Construction Manager (CM) for this project. The design team has completed Design Development documents and is working with the CM on value engineering. Staff will provide a 60% construction document update at the August CRA, which will include an updated budget. The preliminary budget was based on a top-down estimate which was to be revised once an Architect and CM were both added to the project. Now that the CM is onboard, staff will be able to present a budget that should be within +/- 10% of the final cost.

NW 6th Street Rail Trail – This is a Public Works Department project in which the CRA is coordinating with in order to plan for future enhancements. Phase I (from Depot Park to SW 2nd Ave) construction is scheduled to begin summer 2009. Phase II design (from SW 2nd Ave to NW 16th Ave) will begin fall 2009.

NW 5th Ave Streetscape – The CRA, working closely with the Public Works Department (PWD), is facilitating engineering design work for the next phase of the project, from NW 6th Street west to NW 10th St. The scope of work for Phase II of the NW 5th Ave Improvements project extends through the heart of the corridor and includes a revitalized streetscape of wider sidewalks with ADA compliancy, new clay brick crosswalks and sidewalks, utility undergrounding, decorative pedestrian and roadway lighting, resurfacing the roadway, and construction of new curb and gutter. The consultants from Brown and Cullen, Inc. have submitted 60% design documents for the streetscape project.

G. OLD BUSINESS

1. Update on A. Quinn Jones House (B)

..Explanation

In November of 2005, both the Parks, Recreation and Cultural Affairs Department (PRCA) and Community Redevelopment Agency (CRA) staff were approached by Mr. Joel Buchanan of the University of Florida - Smathers Library, regarding a donation to the City of Gainesville of the home of the late Dr. A. Quinn Jones, Sr. for use as an African American Museum. Dr. A. Quinn Jones, Sr. was an important figure in the educational history of Alachua County and the State of Florida. In 1926, as Principal of the New Lincoln

High School, Dr. Jones was responsible for the school's accreditation as only the second Negro high school in the State of Florida. The Old Lincoln High School was renamed in his honor and still bears his name today.

In May 2009, a new project charter was created that outlines a two-phased project approach: Phase 1 - Exterior Renovations and Phase 2 – Interior Adaptive Utilization. Phase 2 includes working with community leaders to define and implement the future use of the building. The following is an update on progress to date:

Pest Control, Inventory, and Clean Up

In preparation for the marker dedication ceremony, the house was fumigated to eliminate rodents and termites, items from the house were tagged and moved to a remote storage place where they will be inventoried, and the interior of the house was cleaned.

Historic Marker Dedication

On September 10, 2009 the CRA hosted a historic marker dedication ceremony. The event was well-attended with approximately 75 people present. A. Quinn Jones' living children Oliver and Vera were both present as well as some of his grandchildren and other family members.

National Registration for Historic Places

On September 16, a teleconference meeting of the State Bureau of Historic Preservation Board was held. The Board found that the property meets the criteria for a National listing. They will now forward the formal nomination to the Keeper of the National Register in Washington, DC, who will make the final decision whether or not to list the property.

Exterior Renovations

4M Design has developed construction documents for the exterior renovations of the house. This is the property is in the National Register nomination, we have asked the architect to ensure that any renovations will not jeopardize the nomination. BBI Construction Management has provided a Guaranteed Maximum Price (GMP) Proposal. The GMP is attached as back-up. However, staff will bring a revised copy to the meeting as there are some changes required that are not complete at the time that this agenda item is due.

Building Use and Interior Renovations

Staff is just beginning an internal process to determine the project structure and approach to move forward with engaging the community to determine a use for the property. Staff will provide an update at a later meeting.

..Fiscal Note

The GMP for the exterior renovations is \$60,346. \$37,596 will come for CRA account# 613-W520-293 and the remaining \$22,750 will come from Parks & Recreation account # 335-850-M918-5720-6030.

..Recommendation

CRA Executive Director to CRA: 1) Hear an update on the A. Quinn Jones Homestead Rehab Project from staff; and 2) approve the GMP from BBI Construction Management

2. FAPS Heritage Trail (B)

..Explanation

At the July 2009 FAPS meeting, the advisory board approved the project approach and authorized staff to move forward with organizing community workshops and developing the project design. The first step is to schedule a workshop to kick off gathering the system's content. The CRA and Dix Lathrop Landscape Architects are planning a community workshop on Saturday, October 3rd from 9 AM to 12 PM to collect information about significant places, events, and people from the Fifth Avenue and Pleasant Street neighborhoods. The meeting will be held at the Mt. Pleasant United Methodist Church. The agenda consists of breakfast, a project overview, and group sessions to reveal information shared by neighborhood participants. CRA and Dix Lathrop staff will facilitate the group discussions. A separate meeting space will be used for more in-depth interviews, which will be recorded for future use. The CRA is using email, direct mail, church contacts, press articles, and personal contacts to promote the workshop. The CRA strongly

encourages participants to come prepared with stories, significant documents, artifacts, photographs, and any oral or written information.

..Fiscal Note

None at this time

..Recommendation

CRA Executive Director to CRA: Hear a brief staff presentation.

3. Model Block Project Update)

..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. Additionally, the house at 412 NW 4th Ave was recently demolished. There are seven (7) properties remaining to be completed: six for new construction (three in the Pleasant Street neighborhood and three in the Fifth Ave neighborhood) and one for historic rehabilitation (Pleasant Street).

Update on Construction

On August 17, 2009 the CRA Board approved the construction of three new residential houses in the Pleasant Street Historic District. Oelrich Construction, the Construction Manager, has started the bid process with sub-contractors. Before building permits can be issued and construction can start, two variances and a lot split must be approved by the City's Planning department. It is anticipated that the variances will be approved on September 16, 2009 and a decision on the lot split is expected in late September 2009. Once the variances and lot split are approved, approval from the City's Historic Preservation Board (HPB) is needed. The item will be discussed at the October 2009 HPB meeting.

Update on Model Block Disposition Policy

Also on August 17, 2009, the CRA Board approved a new disposition policy (included as back-up). The disposition policy is effective immediately and supersedes any and all previous disposal policies or procedures for the Model Block Program. The policy allows for the CRA to use a market-based approach for selling to qualified homebuyers on a first-come, first-serve basis, regardless of their income level. The policy also allows the discretion for the CRA to utilize the services of a Florida licensed real estate broker or sales associate.

Real Estate Broker Services

Staff has issued a request for real estate services to list and market the three new houses. Responses are due on Thursday, September 17, 2009. Staff will review the proposals at that time.

.. Fiscal Note

The construction costs of \$402,272 will be financed through a \$375,000 construction loan and \$27,272 in Model Block account # 330-790-755- W509-6020-5540. The proceeds from the sale of the houses will be used to repay the construction loan. The remaining proceeds, if any, will be credited back to the CRA Model Block account for use on future Model Block houses.

.. Recommendation

CRA Staff to Fifth Avenue Pleasant Street Advisory Board: 1) Hear presentation by staff

H. NEW BUSINESS

1. Façade/Building Improvement Program (NB)

Explanation

FAPS has a number of residential and commercial properties in a state of disrepair. The needs of these properties range from simple façade improvements to larger-scale structural and architectural concerns. For example, at a recent meeting, the FAPS advisory board learned about the needs of the Glover & Gill Building/Wabash Hall. Currently, FAPS has no program to address these types of need in order to provide

CRA incentives or assistance to these types of projects. Staff would like to receive input from the board regarding this issue, in order to prepare a program or set of programs to address the needs of the community.

..Fiscal Note

None at this time

..Recommendation

CRA Executive Director to CRA: Provide input to Staff

I. **REPORT OF OFFICERS AND COMMITTEES**

J. **BOARD MEMBER COMMENT**

K. **PUBLIC COMMENT**

L. **ADJOURNMENT**