
AGENDA
Fifth Avenue Pleasant Street Redevelopment Advisory Board
Tuesday, January 12, 2010
5:30 pm

Wilhelmina Johnson Center
321 NW 10th Street, Gainesville, FL 32601

A. ROLL CALL

B. ELECTION OF OFFICERS

Nominations for all offices will be taken. Elections will follow nominations and the elected member will serve immediately. The current Chair is eligible for re-election (Member Faibisy). The Vice-Chair and Secretary/Treasurer positions are vacant.

C. ADOPTION OF THE AGENDA

D. APPROVAL OF THE MINUTES – Minutes from the November 3, 2009 meeting

E. REQUEST TO ADDRESS THE BOARD

F. COMMUNICATIONS

1. Chair's Report

2. Staff Report

***FAPS Heritage Trail** – Will be presented at the meeting. Information for this item will be gathered at the January 9, 2010 Heritage Trail Breakfast from 9:00 am – 11:00 am. The breakfast will take place at Mt. Pleasant United Methodist Church.*

A Quinn Jones House – On this agenda

Model Block Project – On this agenda

Façade Program – On this agenda.

NW 5th Ave Commercial Building – On this agenda.

6th Street Improvements –The landscape architect and CRA are finalizing the scope for the project which will include both SW and NW improvements. Design expected to begin January 2010.

6th Street Rail Trail Enhancements – Dix.Lathrop has been engaged and is currently working on sign bases for al Rail-Trail signage as well as design for an interpretive pedestal sign for Trail. Design anticipated taking 30-45 days.

NW 5th Ave Streetscape – The CRA has negotiated a revised Guaranteed Maximum Price (GMP) for Construction of the NW 5th Ave Phase II Streetscape from PPI Construction Management/Charles Perry Construction based on 90% construction documents. The revised GMP is \$737,178.00. There is still an existing funding gap of approximately \$10,000 to cover the project scope included in the GMP. In addition to the work included in the scope of the GMP, there is also approximately \$97,000 in additional project costs for pedestrian and roadway lighting and overhead to underground electrical service transitions to individual properties. Therefore, the total funding gap is approximately \$107,000. CRA staff is researching methods to reduce the project cost and secure funding from other City departments in order to begin construction during Winter 2010.

By-Laws Revision – Staff is in the process of revising the FAPS By-Laws to include the new meeting times as well the addition of a Student Member seat.

G. OLD BUSINESS

1. Update on A. Quinn Jones House

..Explanation

In May 2009, a new project charter was created that outlines a two-phased approach: Phase I - Exterior Renovations and Phase II – Interior Adaptive Utilization. Phase 2 includes working with community leaders to define and implement the future use of the building.

Staff's focus has been to complete the stabilization activities and work toward exterior renovations. 4M Design Group was contracted to provide design services for the exterior renovations and BBI Construction Management provided exterior renovation work which was completed in January 2010. CRA staff will evaluate the cost of putting a metal roof on the homestead to bring the home further into historical context. These funds will come from any cost savings and/or contingency funds available from the exterior renovation budget.

Phase II:

Moving forward with Phase II CRA staff will take steps to assemble a group of stakeholders to discuss the interior adaptive utilization of the Homestead. Phase II will include concept, budget, design, construction documents, and construction.

A. Quinn Jones School– Basketball Structure

The developers of University House made payment of \$120,000 to the CRA as a part of their development agreement. These funds are being utilized to make improvements at A. Quinn Jones School. To date these funds were used to replace the fencing around the school. Additionally these funds will be used to replace and cover the outdoor basketball courts at A. Quinn Jones School. SBAC will own the construction process and CRA staff will aid in an advisory role.

A. Quinn Jones – Street Dedication

As a further dedication to the memory of A. Quinn Jones Sr. and his many contributions to Alachua County and the State of Florida, CRA staff will follow the procedures set forth by The Recreation, Cultural Affairs and Public Works Committee for establishing the honorary designation (or dual naming) of NW 7th Avenue between NW 13th St and NW 6th Street. Staff feels that along with the restoration of the A. Quinn Jones Homestead and improvements to the A. Quinn Jones School the renaming of NW 7th Avenue will serve to further memorialize his life and contributions to Alachua County.

..Fiscal Note

The guaranteed maximum price for phase I exterior stabilization is \$60,346.

..Recommendation

CRA Staff to Fifth Avenue Pleasant Street Redevelopment Advisory Board: Hear an update on the A. Quinn Jones Homestead Rehab Project from staff

2. FAPS Strategic Planning Process (NB)

..Explanation

Last year, FAPS went through an intensive strategic planning process to ensure that current, proposed, and future project support and implement concepts found in the FAPS Redevelopment Plan. This process resulted in the development of a 3-Year Redevelopment Roadmap, a schedule identifying on-going and planned CRA initiatives for FY 2009, FY 2010, and FY2011. With many projects currently underway, and the FY 2010 amendatory budget phase in process, it is time to update the redevelopment roadmap. Staff will lead a discussion and receive input from the advisory board in order to update the FAPS strategic planning vision.

..Fiscal Note

None at this time

..Recommendation

CRA Staff to Fifth Avenue Pleasant Street Redevelopment Advisory Board: 1) Hear presentation; and 2) provide input as needed

3. FAPS Façade Improvement Program (B)

..Explanation

In November 2009 CRA staff presented The Fifth Avenue/Pleasant Street (FAPS) Advisory Board with a drafted Façade Improvement program for the FAPS redevelopment area. Since the November meeting staff presented the item at the December CRA meeting. The CRA board approved the FAPS Façade Improvement Program pending approval by the CRA Attorney as to form and legality.

The program provides an incentive to owners or tenants (with owner consent) of buildings and/or businesses who wish to improve the facade of their commercial property. The program is open to commercial properties along NW 5th Avenue from NW 13th Street to NW 4th Street and NW 8th Avenue from NW 6th Street to NW 13th Street. The program provides a dollar for dollar matching grant; the grant is paid as reimbursement upon project completion. Applicants are eligible for grants up to \$5,000 to improve building facades, buildings with multiple floors, storefronts, or storefronts larger than 30-ft are eligible for up to \$10,000 in grant funding. Applicants are responsible for providing a dollar-for-dollar match for all grants awarded through this program.

The program is a competitive grant program; applicants will be evaluated according to a point system. Façade grant funding levels will be determined by how well a project meets the point system criteria:

- Under 10 points = up to 20% of the maximum level of funding eligibility
- 10 – 14 points = up to 50% of the maximum level of funding eligibility
- 15 – 19 points = up to 70% of the maximum level of funding eligibility
- 20 – 34 points = up to 85% of the maximum level of funding eligibility
- 35+ points = up to 100% of the maximum level of funding eligibility

Next Steps:

Finalize program as to form and legality with CRA Attorney

Determine Date for Application cycle

Market Program

Accept Applications

Review Applications with FAPS Advisory Board

Award Grants

..Fiscal Note

This is project # FAPS-IP-2010. \$20,215 is budgeted in account 613-W539-W138 for FAPS façade improvements

..Recommendation

CRA Staff to Fifth Avenue Pleasant Street Redevelopment Advisory Board: Hear presentation from Staff

4. Project Update – Commercial Building at 802 NW 5th Ave (B)

..Explanation

The CRA's offices are currently located at 300 E University Ave, Suite 240 in the Commerce Building. A one-year option has been exercised on the lease and will expire on February 29, 2010. On November 17, 2009, the CRA approved 802 NW Ave as the site for a new CRA-owned commercial building.

On October 19, 2009 the CRA approved the Guaranteed Maximum Price (GMP) of \$893,750, which is equal to the approved project construction budget. This approval is the final legislative approval required for the project.

Also, on October 19, 2009 the CRA Board approved, by Resolution, a construction to permanent bank loan from Sun State Credit Union for an amount not to exceed \$400,000 to cover the estimated construction cost

of the first-floor retail space. On Wednesday, December 30, 2009, the construction loan was closed for \$340,000 plus closing costs.

There are now three outstanding activities that must be completed before construction can start: 1) GRU Permit 2) Final Development Order and 3) Building Permit.

GRU Permit

GRU is currently reviewing the third submission of plans and providing comments. The design team, in cooperation with GRU, will work to resolve any outstanding issues.

Final Development Order

Once GRU issues a permit, the City will do a final review of plans and issue a Final Development Order.

Building Permit

Once the Final Development Order is issued, PPI/CPC will apply for a building permit. This process can take 4-6 weeks.

Groundbreaking Ceremony

A groundbreaking ceremony is scheduled for Monday, February 1, 2010 at Noon.

Updated Project Schedule:

Permitting (GRU and Building) – December 2009/January 2010

Ground Breaking Ceremony – February 1, 2010

Construction - Substantial Completion: February 2010 – August 2010

Construction – Final Completion/Move-in: August/September 2010

..Fiscal Note

A final guaranteed maximum price is (\$893,750) The four CRA redevelopment area trust funds will fund 62% of the total and the remaining 38% was borrowed and will repaid from the FAPS redevelopment area trust fund. The allocation is determined by the construction manager based costs directly attributed to building's square footage and use.

..Recommendation

CRA Staff to Fifth Avenue Pleasant Street Redevelopment Advisory Board: Hear presentation from staff

5. Model Block Project Update (NB)

..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 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

Site D – 402 NW 4th Street (Corner house)

Construction is underway at site D 402 NW 4th Street: Framing, roofing, plumbing, electrical, drywall, siding, and cabinetry have been installed, the exterior has been painted, the bathrooms have been tiled and the hardware is being installed. Estimated completion for Site D is late January.

Site E 412 NW 4th Avenue

Construction is underway at site E 412 NW 4th Avenue: Framing, Roofing, plumbing, have been installed. A contract was taken out on the home on January 5, 2009. Estimated completion for Site E is March.

Site C 410 NW 4th Street (Shot gun house)

Construction is underway at site C 410 NW 4th Street: Framing, roofing, plumbing, drywall, and electrical have been installed. Estimated completion date for site C is February.

.. 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 Redevelopment Advisory Board: Hear presentation by staff

H. NEW BUSINESS

No New Business

I. REPORT OF OFFICERS AND COMMITTEES

J. BOARD MEMBER COMMENT

K. PUBLIC COMMENT

L. ADJOURNMENT