
MINUTES
Fifth Avenue Pleasant Street Redevelopment Advisory Board
Tuesday, November 3, 2009
5:30 pm

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

A. ROLL CALL

Chair Dotty Faibisy called the meeting to order at 5:32 pm. The meeting was then adjourned at 6:00 pm in order to move to another location. The meeting was then called to order again at 6:05 pm.

Members Present

Kali Blount
Dotty Faibisy
Russ Ingram
Cesar Fernandez
Melanie Barr
Roberta Parks
Tim Jones

Members Absent

NA

Staff Present

Greg Bradley
Sarah Vidal-Finn
Stephanie Seawright
Kelly Fisher
Anthony Lyons
Matt Dube

Guests

Clevern Sharpe
Barbara Sharpe
Eleanor McKenna
Bill Warriner

B. ADOPTION OF THE AGENDA

The Board unanimously passed the motion made by Member Blount, seconded by Member Ingram.

Recommendation: Adopt Agenda as presented.

C. APPROVAL OF THE MINUTES

Approve minutes of July 28, 2009, as well as the September 3, 2009 minutes with the correction that Carl Rose was not a member at the time he made a motion to approve.

The Board unanimously passed the motion made by Member Ingram, seconded by Member Parks.

Recommendation: Approve minutes as with modification.

D. REQUEST TO ADDRESS THE BOARD

Cleve and Barbara Sharpe addressed the board regarding the Glover and Gill building.

E. COMMUNICATIONS

1. Chair's Report

No 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.

F. OLD BUSINESS

1. Update on A. Quinn Jones House

Staff gave an update on the A. Quinn Jones project.

The Board unanimously passed the motion made by Member Fernandez, seconded by Member Blount.

Recommendation: Approve the GMP from BBI Construction Management no to exceed the amount of \$60, 346.

2. FAPS Heritage Trail

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. *Member Blount would like to see the Heritage Trail utilize historic information. Staff apprised the board that there will be another workshop planned for those who may not be able to attend this first one.*

3. Model Block Project Update

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. *Staff apprised the board that they are in the process of securing a construction loan up to \$375,000.*

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. ***Member Blount asked that staff be diligent in securing a real estate agent with no questionable background or political ties. Staff apprised the board that they had secured Team Dynamo, led by Craig Wilburn, of Bosshardt Realty as the realtor.***

G. NEW BUSINESS

1. Façade/Building Improvement Program (NB)

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. ***Staff apprised the board that they had reviewed the program in other CRA districts in drafting their program. Upon discussion the board determined they would like more than \$20,000 put into this program's budget. Staff will return to the next meeting with a full draft of the program in detail for approval.***

H. REPORT OF OFFICERS AND COMMITTEES

I. BOARD MEMBER COMMENT

J. PUBLIC COMMENT

K. ADJOURNMENT – 7:08 pm