
AGENDA
Fifth Avenue Pleasant Street Redevelopment Advisory Board
Tuesday, April 22, 2008
6:15 pm
Santa Fe Community College, Board Room
Northwest 6th Street

A. ROLL CALL

B. ADOPTION OF THE AGENDA

C. APPROVAL OF THE MINUTES – Minutes from the February 26, 2008.

D. REQUEST TO ADDRESS THE BOARD

E. COMMUNICATIONS

1. Chair's Report

**2. Staff Report –
CRA and Project Update**

CRA Annual Report – The CRA report for FY 2007 has been published. Copies have been already been delivered to taxing authorities and CRA Board Members; Advisory Board members will receive copies of the report enclosed with the agendas for the regularly scheduled April meetings.

NW 5th Avenue Streetscape – The anticipated completion date of the project is mid April 2008. Bellsouth is in the process of undergrounding the phone lines. Anglin Construction has installed new sidewalks, brick pavers, and pedestrian lights. The Project is 90% completed. A ribbon cutting ceremony will be held upon completion of the project.

F. OLD BUSINESS

1. Revisions to the Model Block Policies (NB)

.. Explanation

The model block home at 418 N W 4th Avenue is on the market will a bid deadline of April 30, 2008 at 3:00. The house is under the current disposal procedure until April 30, 2008.

Staff will be proposing a revision of the disposal procedure for the sale of the Model Block properties. To advertise that the current house is for sale, advertisements were placed on the City of Gainesville website, GRU newsletter, and the Gainesville Sun. During this time, staff will revise the disposal procedure to reflect the current market. Staff is currently drafting a revised program for the properties.

The Model Block Program has been very successful in addressing the issue of vacant and abandoned properties in the Fifth Avenue Pleasant Street Redevelopment Area. The 1997 Fifth Avenue Redevelopment Plan for the area at that time established several objectives to meet. One of those objectives was the housing element. The goal was to focus on home ownership, affordable housing, and increasing infill on vacant lots. The redevelopment area at that time suffered a loss of dwelling units due to demolition and redevelopment. The creation of the Model Block program was one of the avenues that created afforded housing and owner occupied housing in the redevelopment area.

The CRA collaborated with the National Trust for Historic Preservation Inner City Venture Fund, which has help aid in the redevelopment and home ownership efforts. The CRA purchase five vacant and historic homes for rehabilitation and five vacant lots for new infill construction. The Inner City Venture Fund can only be used in the Pleasant Street portion of the redevelopment Area. The Pleasant Street neighborhood is listed on the National Register of Historic Places. Certain guidelines were set in place to ensure that the architecture character of the neighborhood would remain.

Due to changes in the market, the program is under consideration for revision. The Program does not meet the guidelines for affordable housing. The program was designed to create a neighborhood where existing

residents remain in the area and to attract first time homebuyers. The CRA is committed to the success and continuation of the program.

.. Fiscal Note

No fiscal note at this time

.. Recommendation

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

2. Fifth Avenue/Pleasant Street Redevelopment Plan (B)

..Explanation

Redevelopment activities within a Community Redevelopment Area are guided by the Area's Redevelopment Plan. The Plan serves as a blueprint and general guide to CRA activities within an Area. The current version of the Redevelopment Plan for the Fifth Avenue/Pleasant Street Area was adopted in 1997, and since that time the document has not undergone a major update. In August 2004, the Fifth Avenue/Pleasant Street Redevelopment Advisory Board approved \$15,000 to fund an update of the Plan, and Herbert Halback, Inc. (HHI) was hired to revise the document. HHI submitted a draft plan in June 2005, however due to multiple staff changes and schedule setbacks; the draft was never finalized or brought back to the CRA for approval. Building on the HHI draft, current CRA Staff has completed the Redevelopment Plan update. Staff is now bringing the updated plan back with additional revisions.

Staff has worked with the Fifth Avenue/Pleasant Street advisory board and with the CRA Attorney to revise and update Redevelopment Plan in its entirety. The proposed Plan provides strategies to further redevelop and remove blight from the FAPS Area. Redevelopment objectives and initiatives outlined in the Plan include housing revitalization, commercial corridor revitalization, historic preservation, sustainability, infrastructure and utilities improvements, streetscaping, urban design, recreational/cultural activities, and the identification of redevelopment opportunity sites.

The document has also received revisions to address legal issues and to satisfy statutory obligations required of Redevelopment Plans. The revised Plan now fulfills the requirements of F.S. 163.360 and 163.362. In addition to correcting these technical issues, Staff has also incorporated language supporting environmentally sustainable "green" building practices into the Plan. The inclusion of such language was unanimously approved by the FAPS redevelopment advisory board on July 24, 2007. Staff also incorporated suggestions from the FAPS advisory board's November 21, 2007 Special Meeting to address the Redevelopment Plan. The majority of these changes relate to the vision for the Area, guiding redevelopment principles, and the issues/opportunities facing the Area.

Under previous versions of Redevelopment Plan, CRA activities have been the catalyst for change in the FAPS Area. New businesses have emerged, homes have been rehabilitated, and community awareness and pride have deepened. However, FAPS still faces challenges including infrastructure issues, boarded buildings, vacant lots, and lack of retail space. Affordable housing options and preservation of the neighborhood's unique historic and cultural resources are also important issues in the Area. The updated FAPS plan will allow the CRA to build on previous initiatives, facilitate new redevelopment activities, and combat slum and blight in the Area.

..Fiscal Note

None.

..Recommendation

CRA Staff to Fifth Avenue/Pleasant Street Redevelopment Advisory Board: 1) Receive update from Staff

G. NEW BUSINESS

1. A. Quinn Jones House (B)

..Explanation

At the February 2008 FAPS Advisory Board meeting, the board requested additional information on the allocation of funds to the A. Quinn Jones house located at 1013 Northwest 7th Avenue. The family of Dr.

Jones and Mr. Buchanan, who is affiliated with the Smathers Library at the University of Florida, approached the City of Gainesville and CRA staff in November of 2005 in regards to donating Dr. Jones house, and the adjacent property to be used as an African American Museum. Dr. A. Quinn Jones was the principal of the New Lincoln high school and was responsible for the school's accreditation as the second African American high school in the state of Florida. Dr. A. Quinn Jones was also an educational leader and prominent African- American advocate of Alachua County. He lived in this house, from 1925 until his death at 104 years old in 1997

Mr. Buchanan and Dr. Olive Jones, son of Dr. A. Quinn Jones attended the November 21, 2005 CRA meeting to inquire if the CRA would be interested in acquiring the property and utilizing the homes for use as a museum. The CRA recommendation was to forward this item to the city commission for consideration. At the November 28, 2006 City Commission Meeting the Commissioners refer this item to the City Manager. The City Manager at the time requested staff to explore different options for the property, one of the options was that the City acquired the property, but managed by a non-profit organization and a Board of Directors for raising the necessary funds. This option would be modeled after the Hippodrome Theater that is a city owned facility.

The property was deeded to the City and was placed under the Department of Parks, Recreation, and Cultural Affairs. To date, the Smathers Library at the University of Florida has removed all of Dr. A. Quinn Jones personal papers and books. These important documents are housed at the University of Florida. In February 2006, the Cultural Affairs Director requested \$10,000 from the CRA to be used to repair the roof and improvements to the plumbing of the house, contingent upon the property being accepted by the City of Gainesville. The additional funds that were allocated by the CRA will allowed these options to be explored. A committee was created with the Department of Parks, Recreation and Cultural Affairs, and CRA to strategize and develop a future use for the structures. One of the first objectives was to cut and maintain the property along with the adjacent lot, which was also deeded to the City.

The Department of Parks, Recreation, and Cultural Affairs along with CRA will continue to meet to explore the options for the property. The committee is also preparing the documents to place the house on the National Register of Historic Places. As requested by the City Commission, the site is also being considered for the Florida Historical Marker Program that recognizes historic resources, person, and events that are significant in the area of Architecture and the Florida Heritage Landmark in which a building, structure or site must be at least 30 years old and have significance in the area of architecture. A Standard Florida Historical Marker will also be considered, which is a principal marker used to recognize historic sites of interest throughout Florida. Staff will continue to provide updates on the progress of the meetings to the Fifth Avenue Pleasant Street Advisory Board and the CRA.

.. Fiscal Note

The CRA at the March 17, 2008 Board Meeting approved \$10,482.62 during the FY 2008 Second Amendatory Budget Cycle for restoration and stabilization of the home.

.. Recommendation

CRA staff to the Fifth Avenue Pleasant Street Advisory Board : Hear Presentation from staff

H. REPORT OF OFFICERS AND COMMITTEES

I. BOARD MEMBER COMMENT

J. PUBLIC COMMENT

K. ADJOURNMENT