
MINUTES
Downtown Redevelopment Advisory Board
Wednesday, April 23, 2008 8:30 AM

Florida Community Design Center
300 East University Avenue
1st Floor Suite 110

A. ROLL CALL

Chairman Thomas called the meeting to order at 8:34 am.

Members Present

Jim Beeler
David Castine
Michael Giddings
Linda McGurn
Jay Reeves
Kinnon Thomas
Janie Williams

Members Absent

None

Staff Present

Diane Bennett
Greg Bradley
Matt Dubé
Anthony Lyons
Stephanie Seawright

Guests

David Ballard
Adam Bass
Trish Everitt
Paul Folkers
Don Hambridge
Steve Joplin
Roland Loog
Anthony Rue

B. ADOPTION OF THE AGENDA

The Board unanimously approved the motion made by Member Castine, seconded by Member Williams.

Recommendation: Adopt the Agenda as presented.

C. APPROVAL OF THE MINUTES

The Board unanimously approved the motion made by Member McGurn, seconded by Member Reeves.

Recommendation: Approve the Minutes for February 27, 2008 as presented.

D. REQUEST TO ADDRESS THE BOARD

E. COMMUNICATIONS

1. **Chair's Report** – None
2. **Staff Report – Information Items**

Staff gave a brief report on the following items:

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.

Downtown Parking Study – Rich & Associates has been selected for this study. Staff is working with consultants from Rich & Associates to coordinate a time for the consultant team to observe parking demand in the Downtown and CPUH Redevelopment Areas prior to the end of the UF spring semester.

Gainesville Responsible Hospitality Partnership – GRHP continues to work with Greek students to formalize support for the Partnership. GRHP will also be reaching out to other student and professional groups at UF.

GRU Site Master Plan – The TUFF/Lord Aeck Sargent team is formulating ideas for a redevelopment plan. A workshop to discuss their findings is anticipated for late spring.

Hampton Inn/Lot 9 Redevelopment – Construction is currently underway. It is anticipated that the project will be complete in approximately one year.

Gainesville Greens/Lot 10 Redevelopment – Staff has negotiated with the developer to allow Lot 10's reopening as a downtown parking amenity until onsite redevelopment activity resumes.

CRA Streetscape Design Standards – Bellomo-Herbert has finalized the revisions to the standards. Staff will review changes with the advisory boards.

Cade Museum - The museum organizers held a design charrette in Gainesville on March 25-27. Four different concepts were presented on the theme of Inspiration, Invention, and Innovation. Personnel from Carol R. Johnson and Associates, which was selected to develop Design and Technical Standards for Depot Park, attended this charrette. Refined concepts are anticipated to be presented at a later date.

University Avenue Improvements – The equipment has arrived. The FDOT Maintenance Agreement is in process. Staff is working on easements and concrete pads for placement of some of the improvements. Coordination with the Solid Waste Division is in process. The roadway median designs (5 in CPUH, 3 in Eastside) are completed and work is almost complete for the design of the irrigation systems.

Depot Park - On March 17, 2008, Community Redevelopment Agency (CRA) staff presented its project update and development action plan for Depot Park to the CRA board. The presentation covered the project vision, coordination structure, anticipated project timeline spanning the present to late 2011, funding availability, and funding gaps. The CRA approved several recommendations for referral to the City Commission in order to clarify and assign project management responsibilities, expedite the project schedule and fill funding gaps. These recommendations will be presented to the City Commission on April 28th.

Since the CRA meeting date, staff has continued to expedite progress on the schedule. Staff met with FDEP to coordinate cleanup objectives related to coal tar, petroleum, and other contaminants. The Rinker building is expected to be demolished by the end of April. Bids are due April 23rd on the temporary relocation of the Depot building. Public Works made progress on completing the reconstruction documents for Depot Avenue with CRA staff requesting brick paving, roadway lighting and electrical conduit. The landscape architecture firm Carol Johnson and Associates attended the Cade Museum charrette and began drafting park design standards for completion by mid-July. The Phase 1a landscaping plans for the west pond are undergoing revisions and bidding of this work is expected by early May.

Over the last seven months, CRA staff has been instrumental with aiding the Cade museum leadership become familiar with the Depot Park project and facilitate preliminary planning. CRA staff is also providing project timelines and other strategic assistance to ensure that the museum planning process is synchronized with activities tied to the redevelopment of the Depot Park area. The CRA anticipates assisting the museum project through completion.

CRA staff assisted the Cade Museum Leadership with conducting a design charrette from March 25th through 27th. The Cade design team consists of Gould Evans Architects and exhibit designers Amaze. The design team has identified a concept described as the "3 I's" – Inspiration, Invention, and Innovation – as guiding principles for the museum. The concept arises from the processes whereby creativity leads to the development and dissemination of new technology. The charrette helped translate the concept into four ideas for a physical space that showcases the exhibits and park. Further conceptual refinement is underway and the Cade Museum Leadership Group anticipates returning to Gainesville soon with additional design materials.

Project Objectives: May through July (Dates provided by respective department)

Final Phase 1 remediation construction plans approved (GRU) 5/2/08

Submittal of Phase 2 remediation construction plans and approval (GRU) 6/15/08

Begin temporary move of Depot Building (GRU) 7/1/08

Complete park design and technical standards (CRA) 7/15/08

Complete design and bid documents for Depot Avenue (Public Works) 5/15/08

Begin installation of Phase 1a landscaping and irrigation installation (CRA) 7/1/08

Begin 100% Depot Building rehabilitation plans (CRA) 7/1/08

F. OLD BUSINESS

1. Lynch Park

The Board received the update and discussed the concept further.

2. Bethel Garage

The Board received the update by Staff. Staff is currently developing a scope for potential business partners at the Bethel building. Additionally, Staff has solicited bids to cap utilities, demolish, and remove the old bus shelter. Anglin Construction Company will receive the contract. Work will cost approximately \$8,700, and the entire contract will be completed within 60 days of execution. Anglin Construction has received this contact.

H. NEW BUSINESS

1. Downtown Solid Waste Issues

The City of Gainesville Public Works Staff gave a presentation at the request of DRAB. Three alternatives were presented to the Board for their consideration. Those alternatives were as follows:

1. City would cease provisions of a location for the shared solid waste facility. The businesses would have to work with the private haulers to ensure their solid waste and recyclables were collected either individually or jointly. The City could amend ordinances to allow flexibility on collection times to accommodate collection methods to meet the needs of the businesses.
2. Create a Business Improvement District (BID) with authority to establish and administer contracts for specific services needed by the downtown businesses. The BID would be responsible for determining how solid waste would be collected and provide and operate any necessary facilities or services to provide collection.
3. City develops and maintains a Downtown West facility and a Downtown East facility. Prior to the city charging for services there will need to be a legal determination as to the city's ability to provide collection services without an exclusive franchise in-place. Charge for services could be through a special assessment on property owners or through utility charges for businesses. The facilities would be developed with controlled, secure gates and access and surveillance capabilities such as win magnetic key cards and cameras to eliminate illegal dumping.

After much discussion the Board suggested that Public Works bring back their suggestions after their meeting with Gainesville Downtown Owners and Tenants (GDOT).

2. Volta Café Opening in SW Garage

Volta Coffee, Tea & Chocolate is a new downtown business that is slated to become the newest tenant in the retail space at the City's SW Downtown Parking Garage. The new café will offer a new, positive use within the downtown, and the outdoor café will incorporate attractive furnishings and help to foster lively daytime street activity

3. Alachua County Visitor & Convention Bureau

Staff reviewed the budget with the Board. Board members asked CRA Staff to assist the Alachua County Visitor & Convention Bureau in maintaining a presence in the downtown area.

The Board unanimously approved the motion made by Member McGurn, seconded by Member Williams.

Recommendation: CRA Staff work with the Alachua County Visitor & Convention Bureau to coordinate with Court Services to provide workers for downtown maintenance and beautification purposes.

I. REPORT OF OFFICERS AND COMMITTEE – None

J. BOARD MEMBER COMMENT

Member McGurn commented that she thought the Jefferson at 2nd and the Palms sidewalks were not large enough. She asked staff to look into including set-back requirements for wide public sidewalks when completing the CRA Streetscape Design Standards.

Member Beeler commented that he spoke to Mike Dolan and Phil Mann about work being done in Porter's. He stated that they rode through Porter's to access needs and that they would be coming back.

Member Castine commented on the Parking Meter issues. He feels that time is needed for customers or visitors who are going to be downtown for longer than 2 hours.

K. PUBLIC COMMENT

No public comments

L. ADJOURNMENT – 10:10 am