

# Community Redevelopment Agency

*City Hall  
200 East University Avenue  
Gainesville, Florida 32601*



## **Meeting Agenda**

**February 15, 2010**

**3:00 PM**

**City Hall Auditorium**

*Thomas Hawkins (Chair)  
Lauren Poe (Vice-Chair)  
Jack Donovan (Member)  
Pegeen Hanrahan (Member)  
Scherwin Henry (Member)  
Craig Lowe (Member)  
Jeanna Mastrodicasa (Member)*

*Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least 48 hours in advance.*

**CALL TO ORDER - 3:06 PM****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****090765. Community Redevelopment Agency (CRA) Minutes (B)**

**RECOMMENDATION**      *The CRA approve the minutes of December 21, 2009, as circulated.*

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**090766. Resignation of Cristina Barone from the Downtown Redevelopment Advisory Board (NB)**

**RECOMMENDATION**      *The CRA accept the resignation of Cristina Barone from the Downtown Redevelopment Advisory Board, effective immediately.*

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**EXECUTIVE DIRECTOR CONSENT****090767. Guaranteed Maximum Price for Construction - SW 7th Avenue Improvements (B)**

*Explanation: Key objectives of the CPUH Redevelopment Plan include the addition of sidewalks, improved parking, roadway improvements including curb and gutter, and stormwater improvements.*

*On March 20, 2006, the CRA Board approved improvements to SW 7th Avenue, from SW 9th Street to SW 12th Street, due to the corridor serving as a heavy pedestrian connector to the CPUH district and the University of Florida. The proposed project included surveying the area and the addition of curb and gutter, sidewalks, angled parking to the north side and parallel parking to the south side of the corridor. In addition, stormwater improvements were recommended to assist in the flow of water and in the removal of sediment.*

*In 2007, JMJ Engineering was hired to complete a feasibility study for underground stormwater exfiltration at SW 7th Avenue. The incentive for selecting this site was to create a synergistic project that addressed upgrading roadway amenities and installation of Gainesville's first sub-regional*

exfiltration system.

*In November 2009, the CRA approved a CM continuing services contract, and Scherer Construction was chosen as the Construction Manager for the SW 7th Avenue Improvement project. The design team completed 100% construction documents January 7, 2010 and Scherer used this information to develop a GMP. The GMP represents the maximum amount that can be paid by the CRA, assuming no major changes in the scope of the project. The opportunity does exist; however, that the CRA may pay less than the GMP as the actual bids for trade packages may be less than proposed in the GMP, resulting in savings that are returned to the CRA. Additionally, if any contingency remains after project closeout, that amount is returned to the CRA as well. In contrast, if the actual bids for trade packages are more than proposed in the GMP, the CRA will not pay more than the amount in the GMP.*

*The Guaranteed Maximum Price for the project is \$566,543. There is also a \$29,725 material cost for GRU light fixtures. The cost for this project is \$596,268.*

*Fiscal Note: There is currently available \$626,668 in account number #618-790-289-W734-6010-5520.*

**RECOMMENDATION**

*CRA Executive Director to CRA: 1) Approve the Guaranteed Maximum Price of \$566,543 for SW 7th Avenue Improvements as designed.*

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**090768.**

**Guaranteed Maximum Price for Construction - SW 8th Avenue Improvements (B)**

*Explanation: SW 8th Ave serves as a heavily utilized pedestrian and vehicular corridor to the University of Florida. However, the corridor lacks complete sidewalks, safe crosswalks, and could benefit from improvements to provide better access for disabled persons.*

*The importance of this roadway as a corridor to campus gave reason for the CRA to adopt the project in the agency's capital improvement project list. The College Park / University Heights (CPUH) Redevelopment Advisory Board has allocated funding to the project through annual budgetary processes for FY 2006, 2007, and 2008. During the 2008 strategic planning sessions with the CPUH Advisory Board, the project was ranked number 55 out of 62 total projects, and was listed in the 3-year redevelopment plan as a project to initiate in FY 2009 and be constructed by FY2010.*

*Below is a summary of recent project activities:*

*August 2008: Strategic planning sessions completed with CPUH Advisory Board. 3-Year redevelopment roadmap prioritizes and schedules projects to match project budgets and staff resources. SW 8th Ave is ranked #55 out of 62 total projects and is to be initiated during FY 2009.*

*October 2008: CRA staff gave a presentation to the CPUH board to discuss the scope of proposed improvements, review existing conditions of the corridor, and distributed preliminary plans that were completed by the City of Gainesville Public Works Department in 1999. An engineering design scope and fee was negotiated with consultants on retainer within the PWD and the CRA Board approved the fiscal expenditure. Contract routing and execution process begins in the PWD.*

*December 2008: The contract for DRMP to complete 30% design plans is fully executed. A Notice-to-Proceed is issued to DRMP to begin the work and a project kick-off meeting is held.*

*February 2009: The project survey and first draft of the 30% design plans are completed and presented to the CPUH board as an update.*

*April 2009: Final 30% design documents are completed. A scope and fee proposal for DRMP to produce 100% construction documents for the project was reviewed and the fiscal expenditure was approved by the CPUH and CRA boards. Contract amendment routing and execution process begins in the PWD.*

*June 2009: The contract documents for DRMP to produce 100% construction documents (CDs) are fully executed. A notice-to-proceed (NTP) was issued to DRMP to complete 100% CDs by January 2010.*

*July 2009: Project management reorganization; CRA becomes lead project manager with PWD oversight.*

*August 2009: Stormwater permitting is required due to roadway reconstruction. Options and feasibility analysis for stormwater locations begin.*

*September 2009: A neighborhood workshop was held to discuss the project scope with the abutting properties and to review the 60% design plans. Preliminary discussions with the SJRWMD take place regarding permitting feasibility for underground stormwater management facility.*

*October 2009: Roadway geometry is finalized and identification of easements begins. A contract amendment for the stormwater scope and fee is drafted and routed through the PWD.*

*November 2009: On-going project coordination with utility providers and stakeholders. Easements are identified, drafted, and routed for approvals.*

*December 2009: 90% construction documents are completed and a final utility coordination meeting is held with the utility providers.*

*January 2010: The contract amendment for stormwater is fully executed. A NTP is issued to DRMP to begin the design and permitting work for the stormwater management facility. Utility provider coordination continues and 100% CDs for the roadway project are on-schedule for completion with the stormwater*

management facility design expected to lag 4-weeks. A first draft Guaranteed-Maximum-Price for construction is produced with Scherer Construction.

*Guaranteed Maximum Price for Construction:*

*The CRA has received a second draft Guaranteed Maximum Price (GMP) for Construction of the SW 8th Ave Improvements Project from Scherer Construction Management based on 90% construction documents. The GMP represents the maximum amount to be paid directly to the construction manager for their work on the project, assuming no major changes in the scope of the project (work performed by others such as the material cost for lighting and overhead to underground electrical service transitions to existing properties is not represented in the GMP). The opportunity does exist, however, that the CRA may pay less than the GMP as the actual bids for trade packages may be less than proposed in the GMP, resulting in savings that are returned to the CRA. Additionally, if any contingency remains after project closeout, that amount is returned to the CRA as well. In contrast, if the actual bids for trade packages are more than proposed in the GMP, the CRA will not pay more than the amount in the GMP.*

*The GMP for construction of the SW 8th Ave Improvements project is not-to-exceed \$999,104.00. Additional project elements to be performed by GRU are estimated not-to-exceed \$105,000.*

*CRA Project # CPUH-06-SC-2008*

*Fiscal Note: There is \$1,144,896 available in CPUH account #618-W754-W19 to fund both the construction & GRU work.*

**RECOMMENDATION**

*CRA Executive Director to the CRA Board: Approve the not-to-exceed amount of \$999,104.00 as the Guaranteed Maximum Price for Construction for SW 8th Ave.*

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**090769.**

**SW 13th Street Improvements (B)**

*Explanation: During the CPUH Strategic Planning process, the SW 13th Street Corridor was identified as an area within the CPUH area that would be addressed in the 3 year redevelopment plan. Specifically, the SW 13th Street Corridor was ranked 36 out of 62 total projects analyzed during the 2009 strategic planning process with regards to meeting the CPUH redevelopment plan objectives.*

*Project 36 - SW 13th Street (SW 16th Avenue to University Avenue) - Streetscape project to include general upgrades to medians, lighting, curbs, etc. to CRA standards.*

*While project 36 addresses the SW 13th Street Corridor from SW 16th Avenue to University Avenue, the corridor will be broken into two (2) phases. Phase I*

will include SW 16th Avenue to Archer Road and coincide with the Pedestrian Overpass project and the recent Shands garage streetscape project that included brick paving, pedestrian lighting and street trees. Phase II will include Archer Road to University Avenue.

For the design of Phase I, Brown & Cullen, Inc. has been engaged as the engineer for this project. The total cost for the design of Phase I is \$81,500. Actual construction of Phase I is anticipated to occur in FY 2011 as this first phase is not completely funded.

...Fiscal Note

The Brown and Cullen scope for Phase I design is \$81,500. \$410,000 is currently budgeted in CPUH accounts #618-790-W86-W749-6021-5520 and #618-790-W85-W749-6031-5520.

*Fiscal Note:* The Brown and Cullen scope for Phase I design is \$81,500. \$410,000 is currently budgeted in CPUH accounts #618-790-W86-W749-6021-5520 and #618-790-W85-W749-6031-5520.

**RECOMMENDATION**

CRA Executive Director to CRA: Approve CRA expenditure of \$81,500 for Brown & Cullen Scope for the SW 13th Street Improvements Phase I design.

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**090770.**

**CRA Project Summary (NB)**

*Explanation:* As a regular informational item on CRA agendas, Staff provides a brief update on selected referrals, redevelopment projects and development agreements under review. This monthly update is typically a limited sampling of the CRA's many on-going projects, as opposed to a complete list.

*CRA Wide*

*NW 5th Ave Commercial Building - 802 NW 5th Ave - On January 28, 2010 the City issued a Final Development Order and GRU issued the Utility permit for the project. February 1, 2010 a Groundbreaking ceremony was held. Sitework construction was initiated on February 5, 2010. A building permit is expected to be issued by the second week of February 2010 and construction is expected to complete in late July/early August.*

*Construction Financing - On December 30, 2009, the construction loan was closed for \$340,000 plus closing costs.*

*Wayfinding Signage - This project is moving forward with the assistance of the Public Works Department.*

*Parking Study (Downtown & CPUH) - CRA and City staff have begun meeting to discuss the findings and recommendations made by Rich & Associates and will forward pertinent discussion and implementation items to the City Commission, as appropriate.*

*CRA Purchasing - The CRA is in the process of revising its purchasing policies and will present them to the CRA Board when completed.*

#### *Eastside*

*Eastside Fencing Projects - The CRA is working with the Alachua County School Board and the Parks Department on replacing fencing along the perimeter of Williams Elementary and Lincoln Middle School complex with black aluminum fencing. The CRA budgeted funding in 2010 to supplement funding from Wild Spaces Public Places to construct this project. The project went to bid the week of January 25th and bids are due on February 16th. It is anticipated that construction will begin in early March.*

*Eastside Medians Projects - Two new median design projects - SE Hawthorne Road, east of SE 15th Street and Williston Road south of East University Avenue - are expected to get underway in 2010.*

#### *Kennedy Homes - on this agenda*

*Redevelopment of 1712/1714 Hawthorne Road - Staff issued an initial Request for Proposals (RFP) on April 30, 2009 to solicit proposals from perspective business owners and/or entrepreneurs. The responses were due June 22, 2009 and no proposals were received. Staff is currently reviewing the RFP process and is working to secure a tenant through a competitive solicitation process concurrently while the building is under construction.*

*Potential Eastside Expansion Areas and Updated Eastside Redevelopment Plan - A draft Redevelopment Plan has been approved by the Eastside Redevelopment Advisory Board and it is currently with the CRA Attorney for legal review. In the event the City of Gainesville identifies additional areas of slum/blight for potential inclusion into the Eastside Redevelopment Area, the draft Plan will be reviewed to ensure the redevelopment needs of all areas are addressed.*

*Southeast Gainesville Redevelopment Initiative - The original draft special area plan has been significantly modified by City staff and has been approved by the City Plan Board. CRA staff expressed interest in coordinating with the Planning Department to ensure the final product is in keeping with the wishes expressed in community workshops. This item is now at the City Commission.*

*Cotton Club - Fundraising is underway, and a new roof has been installed exterior and interior stabilization has been completed. The project is currently working through utility/infrastructure capacity issues.*

*Exterior Paint Program- Staff has begun the initial application phase for the program.*

#### *Downtown*

#### *Depot Park Program*

*Park and Recreation - Carol R. Johnson Associates (CRJA) is moving forward*

*on construction documents for Phase I park construction (the north park area and Depot Rail-Trail). Design development drawings at 30% completion are scheduled to be submitted on February 26th. The Design and Technical Standards for the park are nearing completion; boundless playground equipment is continuing to be explored and considered for the park.*

*Depot Building Rehabilitation - Construction documents for the building rehabilitation are approximately 75% complete. Planning for tenant identification and interior build-out is underway. Utilities to be installed to the building, and the drop-off area in front of the building, are being coordinated with the Public Works Department's (PWD) Depot Avenue Reconstruction project.*

*Depot Avenue Reconstruction - Construction of Phase I of is nearing completion. The CRA coordinated with the PWD to add streetscaping elements (decorative lighting and bricks) to the project scope and has been working with the PWD on minor changes to better coordinate with the Depot Park development; these elements are currently being installed. The CRA and PWD are continuing to coordinate for Phase II of the roadway reconstruction, where design elements integral to the Depot Building are to be included in the project scope.*

*GRU Remediation - The remediation project is continuing to move forward, and is estimated to be 2-months behind schedule due to unforeseen events. GRU anticipates having the site available for park construction by December 2010. The CRA and GRU continue to coordinate the Depot Building's foundation plans, with GRU having responsibility of designing and constructing the building's foundation (as part of the remediation project scope) and the CRA providing design direction and progress reviews.*

*Stormwater Ponds - In October 2009 the CRA completed the peer-review of the PWD 60% stormwater pond design, and submitted a report outlining areas of concern and suggestions for improvement (including design suggestions and details) to help improve pond maintenance, water quality, and aesthetics. These suggestions are currently under review by the PWD.*

*Landscape Bulbouts at SE 1st Street and SE 1st Avenue - The CRA is working to expand the landscape planting opportunities on SE 1st Street from University Avenue to the Hippodrome. New plantings that complement the landscaping installed near the Hampton Inn Hotel are being planned. CRA and its construction manager Olerich Construction have completed a design and phasing plan. It is anticipated that construction of Phase I will begin in March. A partnership with the County is being explored.*

*Bethel Station - The project is currently under construction. The Lunchbox café is anticipated to open in March.*

*Haisley Lynch Park & Gardens - The project is currently under construction*

*Downtown Community Plaza - As discussed at previous meetings, the Bethel*

*site is the first revitalization project aimed towards injecting new life and activity into the Plaza. The Bethel project/The Lunchbox café is in the final push towards a grand opening. Once this project is complete, the CRA will redirect energy towards the wholistic treatment of the Plaza*

*GRU Redevelopment - Survey work for the 16-acre redevelopment site is currently underway*

*Porters Neighborhood Improvements -The CRA has 30% plans for undergrounding utilities and providing CRA standard streetscaping along SW 3rd St from Depot Ave to SW 4th Ave. Staff is now working with the City's Land Rights Coordinator to address significant ROW issues along the corridor. These issues must be addressed prior to proceeding with construction documents.*

*CPUH*

*SW 5th Avenue Triangle - Additional landscape enhancements are scheduled for installation during the week of February 8th.*

*SW 13th Street Medians - The design process has changed direction leading to changes in the timeline for construction. First, the selection of the design firm RS&H for the SW 13th Street Overpass has prompted placing design of the first median on hold in order to coordinate with the Overpass project. Second, staff is researching alternative materials for the sculptural and planting elements and refining the conceptual design. Oelrich Construction and Zamia Design Landscape Architecture will provide construction and design assistance beginning in mid-February. Once review of the concept is completed, a new project schedule will be developed.*

*SW 13th Street Improvements - on this agenda*

*SW 7th Ave Roadway Improvements - on this agenda*

*SW 8th Ave Roadway Improvements - on this agenda*

*6th Street Improvements - Design 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. Installation will be coordinated with City's Public Works Department.*

*13th Street Overpass Design - on this agenda*

*NW 17th Street Repairs - Oelrich Construction is serving as the CM on this reconstruction project. The project started the week of December 21, 2009 and is scheduled to be complete by week of February 22, 2010. The project was scheduled for 3 phases: Phase 1 - University Avenue to 1st Avenue; Phase 2 - 1st Avenue to 2nd Avenue; and Phase 3 - 2nd Avenue to 3rd Avenue. Phase I and Phase II have been completed. Oelrich began Phase 3 of the project the*

*week of January 25th. Substantial completion is scheduled for February 16th, 2010 and Final Completion is scheduled for February 24, 2010.*

#### *FAPS*

*FAPS Strategic Planning - FY 2009 and FY 2010 projects are underway, and the 3-Year roadmap is being updated. The Florida Chapter of the American Planning Association has recognized the FAPS Redevelopment Plan and Strategic Planning framework, created by CRA staff and neighborhood citizens, as the state's top Neighborhood Planning initiative. The project was also nominated for the American Planning Association's national awards program.*

*FAPS Heritage Trail - The project is moving forward. The CRA held a follow-up meeting in the community on January 9, 2010 to validate information gathered last fall and to collect additional information. Dix Lathrop Associates has drafted a proposed path layout. Creating an organizational framework that will guide the development of the content is the next step and staff is planning to obtain professional services to assist with this task in March. The Heritage Trail will be coordinated with the A. Quinn Jones House project.*

*A Quinn Jones House - Phase I exterior stabilization has been completed. Staff is now working on Phase II adaptive utilization of the A. Quinn Jones House.*

*Model Block - On this agenda*

*NW 5th Ave Streetscape Phase II (600-1000 BLK) - A ground-breaking ceremony was held on February 1st, 2010. GRU's water line upgrade is nearing completion. A pre-construction meeting is scheduled on February 17th with PPI Construction Management and the utility providers to discuss coordination for the utility undergrounding and construction sequencing.*

*Fiscal Note: None at this time*

#### **RECOMMENDATION**

*CRA Executive Director to CRA: 1) Receive project update from Staff.*

**END OF THE CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA****SECRETARY****EXECUTIVE DIRECTOR****090771. Model Block Project Update (B)**

*Explanation: The Model Block Project (MBP) was developed 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 substantially complete.*

*Site E 412 NW 4th Avenue  
Construction is underway at site E 412 NW 4th Avenue: framing, roofing, plumbing, drywall, and electrical have been installed. The exterior and interior has been painted and landscaping has been completed.  
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, electrical, drywall, siding, counter tops, landscaping, and cabinetry have been installed. The exterior and interior has been painted, the bathrooms have been tiled and the hardware is being 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 Executive Director to the CRA: Hear presentation by staff.*

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**090772.****SW 13th St Overpass RFQ (B)**

*Explanation: The overpass that stretches across SW 13th Street near the intersection of Archer Rd presents itself as a unique redevelopment opportunity. It has the potential to serve as both a striking gateway feature into the College Park/University Heights Redevelopment Area and provide an important connection for multi-modal commuters traveling along the Depot Ave Rail-Trail and SW 13th Street. The current aesthetics and access to the overpass do not embrace these opportunities. Instead the old railway bridge is topped with a chain-linked cage structure, as an FDOT requirement when it was converted into a component of the Rails-to-Trails system. This cage structure is purposeful for providing safety to users of the bridge and motorists below, but its appearance is insensitive to the urban form and context of the surrounding community. Furthermore, accessing the overpass is difficult. As a component of the Rails-to-Trails shared-use path system, it has enormous potential to serve as a vital link for users of the system. At its current configuration, users are required to travel out of their way to access the bridge, either by traveling several blocks east, or crossing congested roadways. For these reasons, the CRA initiated a Request for Qualifications (RFQ) to address these challenges, and re-align the overpass functions with the aesthetic form and redevelopment goals of the community.*

*In August 2007 the CRA Board authorized Staff to address the aesthetics of and access to the SW 13th Street pedestrian overpass by creating an RFQ for design services.*

*In November 2008 CRA Staff gave a presentation on the latest developments on the SW 13th Street overpass project. The presentation highlighted new construction in the surrounding area, shared images of similar pedestrian bridge projects in the U.S. and abroad and stressed the importance of the overpass redevelopment in function and form to the CPUH area and the community at large.*

*In August 2009, a brief presentation was made to the CRA Board to re-introduce the project and describe the RFQ process to solicit qualified design firms. The RFQ was structured to solicit design teams to create a new "face" of Gainesville by redesigning the existing SW 13th Street pedestrian overpass. The team's RFQ submittals included: services to be provided, certifications and accreditations, past project experience (up to five relevant projects for which the firm provided design and construction administration services), proposed project team and references.*

*Upon selection as a shortlisted firm, the team's oral interviews also incorporated a conceptual design which addressed the following:*

*A. Overpass Enhancement - a design that will celebrate the transportation history of the existing bridge while enhancing the contemporary architecture that echoes the present-day technological advances that are occurring within the City of Gainesville. It was also specified that the design should be distinctive and memorable, visionary in form, composed of simplistic and sustainable materials.*

*B. Shared-Use Path Access-way - design new vertical access to the shared-use path and overpass for pedestrians and bicyclists traveling along SW 13th Street.*

C. *Context Sensitive Design* - a design that considers the environmental, scenic, aesthetic, historic, community and preservation impacts of a design project. The design should have, at a minimum, three different scales: the board neighborhood level, at the scale of the bridge itself, and at the scale of the access-way.

D. *Guidelines* - 1) Cannot change the bridge's structural integrity or its capacity. 2) Must be able to accommodate the existing utilities located on the underside of the bridge. 3) Cannot pose any obstructions (physical or viewing) to either pedestrians or the motor public below. 4) Must maintain protective cage to protect the pedestrians and motorists below. 5) Must be designed in accordance with construction budget of \$1.5 million. 6) Must comply with all FDOT requirements.

In October 2009, the RFQ was posted on the City of Gainesville's Purchasing website for solicitation. Interested respondents had until November 12th, 2009 to submit to the City. Ten professional qualifications packages were submitted to the City and the Selection Committee met November 30, 2009 and shortlisted five firms. The five shortlisted firms were: DAG Architects, Dix Lathrop, T.Y. Lin International, Garcia Bridge Engineers and Reynolds, Smith & Hill.

On January 13, 2010 oral interviews were held for the five shortlisted firms. In addition to the Selection Committee, an Advisory Committee and the general public were invited to attend the interviews. The Selection Committee was composed of 3 CRA Staff members and 2 employees from the City of Gainesville Public Works Department. The Advisory Committee was composed of the following 5 individuals: Mr. Brad Pollitt, Facilities Director, Shands Hospital; Mr. Dekova Batey, City of Gainesville, Public Works; Ms. Linda Dixon, Assistant Director, Planning, University of Florida; Ms. Mary Padua, Associate Professor, Landscape Architecture, University of Florida; and, Mr. Adam Doyle, Permits Coordinator, FDOT. The interviews started at 8:00 am and ran until 3:00 pm. The Selection Committee and Advisory Committee deliberated after the conclusion of the last interview and the Selection Committee's rankings listed Reynolds, Smith & Hill (RS&H) as the top ranked firm. The other shortlisted firms were ranked as follows: 2nd - T.Y. Lin International; 3rd - Dag Architects; 4th - Garcia Bridge Engineers; and 5th - Dix Lathrop. An "Award Recommendation" was forwarded to the City's Purchasing Department for posting and the award will become final upon approval of the CRA Board on February 15, 2010.

*Fiscal Note:* \$1.51M has been budgeted in account #618-790-W22-W735-6030-5520. The CRA project number is CPUH-03-RP-2007.

**RECOMMENDATION**

CRA Executive Director to the CRA: 1) Hear summary of RFQ design process; 2) approve the ranking of the consultants as recommended by the Selection Committee; 3) authorize the CRA Executive Director to negotiate with the top ranked firm, and if successful, to execute a contract subject to approval as to form and legality by the CRA attorney; and 4) If negotiations with the top ranked firm do not result in an executed contract, authorize the CRA Executive Director to enter into negotiations and, if successful,

to execute a contract with the second ranked firm subject to approval as to form and legality by the CRA attorney .

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### 090773. NDC Economic Development Finance Study (B)

*Explanation: Since its inception, the CRA's programs, incentives, and outreach have been primarily focused on real estate development and public improvements as the preferred tools to help alleviate slum and blight in CRA areas. To date, direct assistance to businesses, excluding real estate developers, has been limited to façade grant and paint programs. Neither the CRA nor the City currently have more traditional economic development finance programs and incentives that are focused on alleviating slum and blight through economic investment in new business and job creation. As the real estate market has shifted and new private development has stalled, CRA staff has experienced an increase in inquires from non-real estate businesses requesting assistance. It has become increasingly more challenging to effectively respond to these requests as the existing programs and incentives are focused on real estate, not business assistance.*

*In response to these factors, the CRA contracted with the National Development Council (NDC) in November 2009, to conduct a study and analysis related to Economic Development Finance resources. NDC is the oldest national non-profit community and economic development organization in the U.S. It was founded in 1969 with one purpose: increasing the flow of capital for investment, jobs and community development to under served urban and rural areas. NDC is one of the recognized leaders in the nation in the area of Economic Development.*

*The project is structured in two phases: 1) Current State/As-Is Assessment Phase and 2) Recommendations Phase. NDC will present its findings from the as-is phase and will bring recommendations during the March 2010 meeting.*

#### *Current State/As-Is Phase*

##### *Scope*

- *NDC will familiarize itself with the business sectors currently present in Gainesville, along with those sectors targeted for growth or attraction by the GCRA. NDC will accomplish this through:*
  - o *A cursory review of the most recent Gainesville, FL Metropolitan Statistical Area Business Patterns available through the U.S. Census Bureau.*
  - o *Interviews with GCRA staff, the Chamber of Commerce, City of Gainesville staff, University of Florida technology transfer departments*
  - o *Research of other comparable town-and-gown communities*
- § *In addition to financial programs, research should include information about regulatory programs/incentives (accelerated permitting and reviews, fee waivers, etc.),*
- *NDC will perform a review of local, state and federally available financial resources, including but not limited to grants, loans, and incentives, for*

*business assistance, specifically economic development finance assistance.*

- *NDC will perform a gap analysis using the economic development framework provided by GCRA*

*Deliverables:*

- *A brief report summarizing the needs of existing business clusters and businesses in the specific growth stages that GCRA hopes to attract and develop.*
- *A summary of college town best practices and current local, state and federal business assistance programs presently or potentially available in Gainesville.*
- *Interim presentation that provides an overview of the as-is analysis and the findings*

*Recommendations Phase*

*Scope*

- *Based upon local business needs, existing incentive options and GCRA capacity, NDC will make specific and detailed recommendations to fill any gaps in financial resources deemed needed to grow and attract stable, sustainable business operations in Gainesville.*
- *NDC will also give consideration to real estate projects within GCRA's service area for access to its financing tools based on an analysis of projects and circumstances. Financing tools include NDC-CEF tax credit equity investments and HEDC development services. NDC also has a successful record of using the NMTC program, and as that program continues NDC will evaluate GCRA supported projects as possible future NMTC investments.*
- *NDC staff will work closely with GCRA staff on all activities. Individual work assignments shall be undertaken in a manner that affords GCRA staff maximum experience so that local staff capacity is expanded. The goal is to make local staff more effective in working with businesses, private developers, lenders and investors so that the GCRA can effectively work to leverage private investment into economic development in the future.*

*Deliverables:*

- *A brief report identifying the types of potential new programming recommended for GCRA consideration to assist Gainesville businesses*
  - o *For example, if NDC recommends the development of a small business lending program, the report will make recommendations on the capitalization, administration, terms and structuring of such a program.*
  - o *NDC expects that the report may offer options in some categories and may include larger policy recommendations.*
- *Sample policies and procedures for any one traditional form of business assistance that may be recommended will also be provided under this contract. Forms, such as an application form, are not included as it is expected that the GCRA will want to develop any forms in formats consistent with its other programming.*
- *Final Summary PowerPoint Presentation that provides an overview of the analysis, the findings, the recommendations, and next steps.*

**Fiscal Note:** *NDC was contracted for \$25,000 and was funded from the Professional Services, non-project accounts across the four redevelopment areas, which has a total current budget of \$100,000.*

**RECOMMENDATION**      *CRA Executive Director to the CRA Board: 1) Hear presentation; and 2) provide input.*

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**090774.**

**Kennedy Homes (B)**

*Explanation: In June of 2009 staff issued a request for proposals for redevelopment of the former Kennedy Homes property, 1717 SE 8th Avenue. CRA received no responses to the RFP. In November 2009 the CRA Executive Board motioned for staff to brainstorm possible marketing strategies for the development of Kennedy Homes parcel. Realizing the importance of this development site and the commitment made towards its redevelopment, CRA staff has decided to take a more hands on approach regarding concept, design, and development.*

*Staff's initial approach to the project was to solicit a developer that would design a market-driven, financially feasible mixed income development. After receiving no responses to the RFP staff has decided to move forward and work on a concept to design a sustainable green community that will demonstrate that out of severe, blighted conditions we can create a community model that stands as the national benchmark for urban green sustainable redevelopment for the nation.*

*By taking a closer look at East Gainesville from a nature, culture and innovation lens we can see what opportunities for development it has to offer. Gainesville is a city known for its natural beauty, our tree canopies, natural shrubbery, and flowers earned the City the designation Tree City, USA every year since 2002. East Gainesville is home to one of the highest concentrations of natural amenities in the City: The Gainesville - Hawthorne Rail Trail, Morningside Nature Center and Boulware Springs Nature Park. Additionally residents and visitors are only miles away from Paynes Prairie and Newnan's Lake.*

*Culturally, Gainesville is a supporter of the arts; residents attend many art and music festivals throughout the year. Through the many cultural facilities in the area, residents have the opportunity to see concerts, plays, musicals, recitals, and all other forms of artistic expression. Many of which are performed in our downtown facilities providing East Gainesville residents with convenient access to these cultural draws. East Gainesville provides residents and visitors with convenient access to culture, restaurants, shops, and entertainment.*

*Innovation is a driving force in our community, East Gainesville is home to the Gainesville Technology Enterprise Center, the future home of the Cade Museum for Innovation and Invention, and 2 miles away from the University of Florida. East Gainesville's convenient location and commitment to fostering innovation makes it a great place to work and live.*

*Staff recognizes the city's connection to nature, culture, & innovation and proposes to create an innovative national benchmark sustainable green*

*community. The proposed community at its core will be a diverse, mixed income housing and commercial center built with elements of a Green community; however it will not alienate itself from the surrounding community. The overarching theme for most communities of this sort is some form of ecological, social, or environmental programming whether that is through building design, community gathering, urban gardening, or community living. The community will promote health, conserve energy and natural resources, and enhance access to schools parks and services. Imagine a community that is designed and constructed so that the systems it is built upon work together to maximize the efficiency of the whole community. The project will serve as a catalyst for neighborhood revitalization and present itself as a place the surrounding community can embrace and be proud of.*

*Staff's vision is to create a community that demonstrates green integrated design and development. The community will stand as a built environment that will generate renewable energy for its residents, reuse and conserve water, and maintain space for urban gardening, all this while capitalizing on the sites proximity to the area's natural and cultural amenities.*

*Fiscal Note: \$50,000 is available in the Kennedy Homes account 621-W920-W10.*

**RECOMMENDATION**

*CRA Executive Director to the CRA Board: 1) Receive update from Staff; and 2) direct staff to bring back a detailed project implementation plan.*

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**CRA ATTORNEY**

**REPORTS FROM ADVISORY BOARDS/COMMITTEES**

**College Park/University Heights Redevelopment Advisory Board**

**Downtown Redevelopment Advisory Board**

**Eastside Redevelopment Advisory Board**

**Fifth Avenue/Pleasant Street Redevelopment Advisory Board**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**NEXT MEETING DATE**

**ADJOURNMENT - 5:34 PM**

