

Community Redevelopment Agency

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



Meeting Agenda

July 20, 2009

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 - 3:05 PM

ROLL CALL

ADOPTION OF THE CONSENT AGENDA

SECRETARY CONSENT

090202. Community Redevelopment Agency (CRA) Minutes (B)

RECOMMENDATION *The CRA approve the minutes of June 15, 2009, as circulated.*

090203. Appointment of Lynne Holt and Reappointments of James D. Harnsberger and Anne M. Haisley to the College Park/University Heights Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA appoint Lynn Holt and reappoint James D. Harnsberger and Anne M. Haisley to the College Park/University Heights Redevelopment Advisory Board for terms to expire 6/17/2012.*

*Member Donovan: Harnsberger, Haisley, Holt
Member Hanrahan: Harnsberger, Haisley, Holt
Member Henry: Feagin, Harnsberger, Holt
Member Lowe: Harnsberger, Haisley, Holt
Member Mastrodicasa: Harnsberger, Jodis, Haisley
Member Poe: Harnsberger, Haisley, Holt
Chair Hawkins: Harnsberger, Haisley, Holt*

090204. Reappointment of David Castine to the Downtown Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA reappoint David Castine to the Downtown Redevelopment Advisory Board for a term to expire 6/17/2012.*

*Member Donovan: Castine
Member Hanrahan: Castine
Member Henry: Jodis
Member Lowe: Jodis*

*Member Mastrodicasa: Castine
Member Poe: Castine
Chair Hawkins: Castine*

090205. Appointment of Nam Henderson and Andrew M. Coffey; and Re-appointment of Mary C. Rhodes and Cindy Campbell to the Eastside Redevelopment Advisory Board (NB)

RECOMMENDATION

The CRA appoint Nam Henderson and Andrew M. Coffey; and re-appoint Mary C. Rhodes and Cindy Campbell to the Eastside Redevelopment Advisory Board.

*Member Donovan: Readvertise
Member Hanrahan: Henderson, Rhodes, Campbell, Coffey
Member Henry: Henderson, Rhodes, Campbell, Coffey
Member Lowe: Henderson, Rhodes, Campbell, Coffey
Member Mastrodicasa: Henderson, Rhodes, Campbell, Coffey
Member Poe: Henderson, Rhodes, Campbell
Chair Hawkins: Henderson, Rhodes, Campbell, Coffey*

090206. Appointments of Cesar F. Fernandez and Melanie Barr to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (NB)

RECOMMENDATION

The CRA appoint Cesar F. Fernandez and Melanie Barr to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board for a term to expire June 17, 2012.

*Member Donovan: Henderson, Barr
Member Hanrahan: Barr, Fernandez
Member Henry: Nembhard, Fernandez
Member Lowe: Rose, Fernandez
Member Mastrodicasa: Rose, Fernandez
Member Poe: Tedford, Barr
Chair Hawkins: Barr, Fernandez*

EXECUTIVE DIRECTOR CONSENT

090214. CRA Wins Planning Award (NB)

Explanation: The Florida Chapter of the American Planning Association (FAPA) has awarded a 2009 APA Florida Project Award to the Gainesville CRA. The CRA will receive an Award of Merit for outstanding achievement in Neighborhood Planning for initiatives in the Fifth Avenue/Pleasant Street redevelopment area. In 2008, CRA staff worked extensively with the FAPS advisory board, other citizen groups, and the CRA Board to update and completely rewrite the FAPS Redevelopment Plan, which is the comprehensive vision for CRA activities in the area. With this guiding document complete, CRA staff next created and implemented a strategic planning process in order to link the Redevelopment Plan, project budgeting process, and project management into a wholistic framework allowing for timely and efficient implementation of redevelopment projects. The strategic planning process, which is currently being implemented in all four Gainesville CRA redevelopment areas, provides an evaluation methodology for considering potential projects and allows visibility into the implementation of the Redevelopment Plan. FAPA has recognized both the FAPS Redevelopment Plan and the Gainesville CRA's strategic planning process as exemplary and innovative achievements which contribute to the field of planning and which provide practical transferability to other municipalities. The award highlights a standard of excellence in planning, community participation, and project implementation at the Gainesville CRA, and recognizes the CRA's unwavering commitment to identify and pursue quality projects that cover both the full physical extent of a Redevelopment Area as well as the breadth of objectives outlined in the Redevelopment Plan.

Fiscal Note: None at this time.

RECOMMENDATION

CRA Executive Director to CRA Board: Receive update.

090212. Request to Solicit Terms for Bank Note for NW 5th Ave Commercial Building and Model Block Project (NB)

Explanation: This item describes the proposed process for borrowing for the 5th Ave Commercial Office/Retail Building and construction for the Model Block project.

5th Ave Commercial Building (Retail Portion only)

On November 17, 2008, the CRA approved 802 NW 5th Ave as the site for a new mixed-use (office and retail) building. The building will be two stories, with the second-floor serving as office space for CRA staff and the ground floor will housing some retail/commercial use that is to-be-determined. The proportional (based on square footage) cost of the building with CRA office usage will be financed by cash investments from each of the four development trust funds. The proportional cost of the ground floor retail/commercial space must be financed by the Fifth Ave/Pleasant Street trust fund. The preliminary budget presented on November 17, 2008 included \$270,000 in debt to finance the retail/commercial portion of the building. The Architects, Construction Manager, and staff are in

the process of finalizing the total project cost. Once the project costs are final, the actual amount needed to be financed through debt will be determined. The anticipated term of the loan is 20 years.

Model Block Site C, E, and F

On June 22, 2009 the CRA was given an update on the Model Block project. The plan is to construct three new houses at 412 NW 4th Ave (Site C), 410 NW 4th Street (Site E), and 412 NW 4th Street (Site F) simultaneously. In the past, the CRA has utilized a combination of financing through a Line of Credit (LOC) from the National Trust for Historic Preservation and cash from the FAPS Trust fund. The NTHP LOC has expired and NTHP is not currently accepting applications. Staff would like to secure either a line of credit or a traditional construction loan to finance construction of the new houses. The Architect, Construction Manager, and staff are working finalize construction cost, but it is estimated that approximately \$350,000 in total financing will be needed. The debt will be in form of a short-term (less than 12 months) note and the financial impact to the CRA is limited to the interest accrued during construction and until each house is sold.

Given the relatively small size of the borrowing staff is proposing soliciting a request for a bank loan in order to acquire capital for both projects. Once proposals are analyzed, staff will come back with terms for an agreement in August and October 2009.

Fiscal Note: Debt service associated with the debt issue will be paid from the Fifth Ave/Pleasant Street Trust Fund. These debt service costs will be included in the FY10 budget.

RECOMMENDATION

The CRA Board direct the CRA Executive Director to prepare and issue a request for terms for a bank loan for CRA Office Building and Model Block and authorize the CRA Executive Director to retain professional services, if necessary, to implement this debt issue.

090216.

Sidewalk Easement (B)

Explanation: The CRA is in the process of redeveloping a vacant parcel at 802 NW 5th Ave to provide a mixed-use commercial/office building. At the previous CRA meeting, the board received an update on the project's design development and learned that the site plan has been approved, with conditions, by the City of Gainesville Development Review Board (DRB). The provision of sidewalks is required for this development. Due to the extremely small size of the site, easements (given to the City) are necessary because portions of these sidewalks will sit within the property boundary of project site (as opposed to public right-of-way). Execution of sidewalk easements is one of the conditions associated with DRB approval of the project's site plan.

Documentation of the proposed easement is included in the agenda backup.

The easement contains approximately 443 sq. feet and will allow for the provision of required sidewalks along both NW 5th Avenue and NW 8th Street, directly adjacent to the CRA mixed-use redevelopment project.

Redevelopment at 802 NW 5th Avenue is CRA Project # CFED-17-DV-2009.

Fiscal Note: None at this time.

RECOMMENDATION

CRA Executive Director to the CRA Board: Approve granting of sidewalk easement to the City of Gainesville and authorize the CRA Chair to execute, the CRA Secretary to attest the easement documents subject to approval by the CRA Attorney as to form and legality.

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090215.

Cotton Club Grant Agreement for FY2009 Appropriation (B)

Explanation: The Cotton Club is an important historical asset for both the Eastside district and the entire Gainesville community. In its heyday, this once-popular venue was host to such performers as James Brown, Brook Benton, and BB King. CRA is a proud partner working to restore this historic building, which will serve as a neighborhood center for recreational, social, educational, and retail opportunities.

In FY2007 and FY2008, the CRA budgeted a total \$100,232 for the rehabilitation of the adjacent Perryman's grocery storefront. An additional \$22,000 was budgeted in FY2008 for programming at the Cotton Club/Perryman's site in order to establish, advertise, and recruit vendors for an outdoor cultural market.

The CRA had a grant agreement with The Cotton Club Museum and Cultural Center, Inc. (CCMCC), a Florida non-profit corporation that outlines the specific requirements of using the available funding as follows:

\$50,000 - Phase 1 Perryman Storefront

\$50,232 - Phase 2 Perryman Interior Improvements

\$22,000 - Farmer's Market

The Phase 1 funding requires CCMCC to provide a 1.5:1 match ratio. On August 20, 2007, the CRA approved the release of \$25,000 without the requirement of the local match. CCMCC has recently provided the required local match documentation to release the additional \$25,000 for Phase 1 Perryman Storefront improvements. An addendum to the existing grant agreement will be executed.

In FY2009, the CRA budgeted \$75,000 in additional funding for the Cotton Club project. Staff has been waiting for CCMCC to develop a master plan and master schedule prior to proposing requirements for the FY2009 appropriation.

CCMCC, in partnership with the Powell Center for Construction and Environment, has developed a scope of work for the redevelopment of the entire Cotton Club site, which includes:

Cotton Main Building (CCMB)
Cotton Club Restrooms (CCRR)
Perryman Grocery Store (PGS)
House #1
House #2
Sitework

Now that a more formal plan has been developed by CCMCC, staff would propose the following allocation for the \$75,000 appropriated in FY2009:

\$25,000 CCMB - Complete Dry-in Requirements
\$50,000 CCMB, CCRR, and Sitework

CCMB - Complete Dry-in Requirements
In order to complete stabilization of the CCMB exterior and ensure that building remains dry, door hardware, windows, and vertical siding need to be installed. The CRA would reimburse CCMCC for these expenses.

CCMB, CCRR, and Sitework
As progress is made in implementing the master plan, there will be other opportunities to assist with grant funding for the Main Building, restrooms, and/or sitework.

Fiscal Note: \$175,232 has been budgeted in account #621-790-W917-W05-5520 and \$22,000 in account #621-790-W917-W05-5520.

RECOMMENDATION

CRA Executive Director to the CRA Board: Authorize the Executive Director to execute an agreement with The Cotton Club Museum and Cultural Center, Inc., a Florida non-profit corporation, for budgeted grant funds, subject to approval by the CRA Attorney as to form and legality.

090221. 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 - 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.

CRA Sustainability Policy - Staff has begun reviewing the draft policy with the advisory boards and taking members' feedback. To date, staff has received numerous comments and questions from the CPUH and FAPS advisory boards. Staff anticipated completing the first round of comments in June; however, ERAB and Downtown were not able to hold discussions that month. Staff anticipates reviewing the policy with the remaining boards by August.

University Avenue Medians - BBI, Inc, a construction management firm under contract with the CRA, held a pre-bid meeting on July 16th. The project consists of adding new landscaping and irrigation to nine existing roadway medians on University Avenue from NW 18th street to East 15th Street. Work is expected to begin in August.

University Avenue Improvements - Staff is continuing to monitor the Downtown planters, which were given a new planting scheme in late-May. So far the project appears successful. This is a limited pilot study to determine if a more comprehensive planter project should be initiated. The pilot will conclude in December and a determination will be made whether to expand the project. In addition, bike rack designs are being reviewed for installation.

Eastside

Eastside Fencing Projects - The CRA is planning to replace fencing on two major sites in the Eastside Redevelopment Area. The first site is the School Board of Alachua County bus depot, where the perimeter fence along SE Hawthorne Road, SE 18th Street, and East University Avenue is proposed to receive new decorative fencing. Landscape enhancements are also being considered. The second site is the Williams Elementary and Lincoln Middle School complex, where the perimeter fence along SE 7th Avenue, SE 15th Street, and SE 11th Avenue is proposed for replacement. The CRA is partnering with the City Parks and Recreation Department on this project and will potentially use funding from Wild Spaces Public Places. Staff is preparing cost estimates and budgets for review by the Eastside advisory board.

Kennedy Homes - The RFP has been issued. Responses are due September 30th

SE 2nd Ave Parking - Staff is working to scope a project to address parking improvements within the ROW along SE 2nd Ave.

Redevelopment of 1712/1714 Hawthorne Road - Responses to the RFP were due on June 22nd. No bids were submitted. Staff is currently discussing various marketing options with the CRA Attorney. Staff will bring forth recommendations at a future CRA meeting.

Potential Eastside Expansion Areas - ERAB will work with Staff to consider necessary changes to the Redevelopment Plan. This timeline coincides with Strategic Planning for the Eastside Area.

Southeast Gainesville Redevelopment Initiative - The SEGRI special area plan was not considered at the April 23rd meeting of the City Plan Board as Planning staff recommended continuing the items to a later date. Planning has not yet rescheduled these items on a City Plan Board agenda.

Cotton Club - Fundraising is underway, and a new roof has been installed
Eastside/5 Points Redevelopment Project - ERAB heard a presentation from Rodney Long Realty in October 2008 and received a detailed summary of the issue from Staff at the December 2008 and February 2009 meetings. ERAB has thoroughly discussed this issue, as requested by the CRA.

Exterior Paint Program- Staff will conduct an outreach program for potential applicants for the Exterior Paint Program.

Downtown

Boundless Playground at Depot Park - The organization Boundless Playgrounds Inc., states on its website that it "partners with local communities to build inclusive playgrounds where children of all abilities can learn and play together." The playgrounds are not designed for any one user group but instead are intended for diverse abilities among children. The Felburn Foundation, based in Maryland but with strong ties to Florida, has partnered with the state Office of Greenways and Trails (OGT) to fund the construction of boundless playgrounds. There are currently 18 boundless playgrounds in Florida including Tampa, Orlando, and Ocala. Mickey Thomason with OGT contacted CRA staff in July 2008 to discuss the possibility of funding a boundless playground at Depot Park. The proposed funding level is \$250,000. CRA staff has provided Mr. Thomason with background on the Depot Park site as well as the project schedule. Mr. Thomason recently made a formal request to the Felburn Foundation to fund a boundless playground at Depot Park and is awaiting approval. The CRA is in the process of reviewing the park concept and determining if a playground is still desirable and feasible at the Depot Park site.

Bethel Station - RFP responses have been received and are currently under evaluation. Tenant selection will occur in July/August. JoyTech Construction is more than 50% complete with its demolition and repair of the building. No major issues have been discovered during this phase. Completion is on schedule.

Lynch Park - The project has received approvals from DRAB, the Porters Oaks HOA, Parks & Rec Advisory Board, the CRA, the City Commission, and all stakeholder departments within the City/GRU (water, electric, public works, arborist, GPD, Park & Recreation, etc). Plans for the park are now 100% complete and ready for construction. CRA staff is working with the CM and plans to begin construction in July.

Lot 10 Redevelopment - Responses have been received and are being evaluated

Depot Park - The CRA is moving forward with park design. CRA staff hosted a design workshop on July 14th in the Community Design Center to obtain stakeholder input. Approximately 40 people attended from the community. The landscape architecture firm of Carol R. Johnson and Associates facilitated the stakeholder discussion and will incorporate the comments into a revised master plan. The master plan is the initial step toward developing construction documents for park elements. The rehabilitation planning for the Depot Building is moving forward. The Plan Board has approved the rezoning request for the park site and the ordinance is being prepared for submittal to the City Commission. GRU reported in June that the remediation is delayed so that the start date has shifted from August 1 to October.

Downtown Community Plaza - CRA Staff is leading the community through a place-making evaluation process to identify how fundamental design issues affect the usage of Gainesville's central civic square. By understanding that universal truths about healthy public spaces apply to the Plaza, the community will be able to formulate useful strategies that will result in lasting change and improved community utility of the civic square.

Hampton Inn/Lot 9 Redevelopment - The hotel is on schedule to open this summer. Construction should be complete in July, with the hotel open for business prior to the beginning of football season.

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.

GRU Redevelopment - Staff has received a finalized document from GRU, which incorporates small changes made subsequent to the November presentation to the CRA board. Staff is currently formulating implementation strategies and steps to move forward.

CRA Streetscaping for Depot Ave - The CRA and Public Works Department have coordinated to add CRA streetscaping materials to the Depot Ave Reconstruction project. Streetscaping elements will include brick sidewalks, crosswalks, and decorative lighting. This project is scheduled to begin construction fall 2009.

CPUH

SW 13th Street Medians - CRA staff has authorized Zamia Design to commence designing new landscaping for the two existing medians on SW 13th Street adjacent to the pedestrian overpass near Archer Road. This project was generated during the CPUH strategic planning process. The plans will be completed this summer with construction anticipated in late 2009 contingent on approval by FDOT District 2.

SW 13th Street Bus Shelter - The site is located near the Wildflower development on SW 13th Street. RTS is moving forward with site development. Engineering plans are nearly complete and Public Works is contracting with Joytech Construction, Inc. for installation.

Depot Rail Trail - Staff is currently developing a lighting standard that is suitable for use on the rail-trail; which is on this agenda. Two decorative retaining walls were recently installed along the Depot Ave Rail-Trail between SW 11th and 13th streets. GRU purchased the retaining walls in order to stabilize the sloping banks alongside the trail and to protect recently installed electrical equipment. The CRA selected the decorative materials while GRU oversaw the design and installation.

Tumblin Creek Watershed Management Plan - Staff is evaluating the feasibility of constructing a sub-regional stormwater underground exfiltration basin beneath the proposed development of One College Park, in the College Park/University Heights redevelopment area. This would serve as a pilot project for large scale stormwater exfiltration and Public/Private partnerships for creative stormwater solutions.

SW 7th Ave Roadway Improvements - The scope of improvements include resurfacing the roadway, improving drainage, on-street parking, and installing permeable concrete. The design contract is being routed, with design work expected to begin August 2009.

SW 2nd Avenue Master Plan - The CRA continues to pursue a comprehensive vision for redevelopment along the SW 2nd Avenue corridor. The goal of this initiative is to formulate a plan that is based on a thorough understanding of the infrastructure issues and market forces (including the closure of Shands at AGH) that will impact redevelopment.

SW 8th Ave Improvements - Design is underway to produce 60% construction drawings. Included in the list of planned improvements are reconstruction of the roadway from SW 9th St to SW 10th St, narrowing driving lanes for inclusion of on-street parking, undergrounding aerial utilities, sidewalk reconstruction to widen and include clay brick streetscaping, clay brick crosswalks, American Disability Act Public Rights of Way Access Guidelines (ADA PROWAG) compliancy, street trees, and decorative roadway and pedestrian scale lighting.

SW 13th Street Pedestrian Overpass Enhancement Design - The Design Competition is on hold.

Rails-to-Trails Signage - The City Commission has adopted the CRA's design for guide signage for the City's rail trail system. CRA is currently facilitating the design of the mounting system.

FAPS

FAPS Heritage Trail - CRA staff has authorized Dix Lathrop Associates to

begin preliminary design research for the Heritage Trail Project, a new initiative to highlight the past, present and cultural heritage in the Fifth Avenue and Pleasant Street neighborhoods. The project was generated in the strategic planning process and consists of creating a physical system of markers to reveal the significant personal histories that are associated with these communities. Staff and Dix Lathrop are planning to present initial research and a design concept to the FAPS advisory board on July 28th.

FAPS Strategic Planning - The FAPS advisory board has completed the strategic planning process, and the advisory board approved the annual budget as well as a 3-year "roadmap" of projects to implement in the Area. The board has developed a framework for evaluating potential project opportunities and created a "roadmap" to help allocate resources and schedules to ensure implementation of redevelopment goals.

NW 5th Ave Streetscape Phase II (600-1000 BLK) - on this agenda.

A Quinn Jones House - on consent agenda

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to CRA: Receive project update from staff.

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR****090222. NW 5th Ave Streetscape Phase II (B)**

Explanation: The Gainesville Community Redevelopment Agency (CRA) is committed to strengthening and affirming the significance of the NW 5th Ave corridor through on-going redevelopment initiatives in both the private and public realms. As part of this effort, the CRA has systematically pursued phased utility undergrounding along the entire corridor. Phase I of the NW 5th Ave Improvements Project, east of NW 6th Street, was completed in April 2008. Now 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 CRA is coordinating with the Parks, Recreation, and Cultural Affairs Department to implement a neighborhood tree planting program, to encourage tree planting on private property due to limited space within the City right-of-way.

In addition to these improvements, the CRA is working with the GRU-Water/Wastewater department for a needed water-line upgrade along the corridor. This synergistic approach will allow for further redevelopment of the corridor by providing the needed water flow capacity to meet recent building code changes.

The consultants from Brown and Cullen, Inc. have submitted 60% design documents for the streetscape project. CRA staff will present the 60% design documents, project schedule, budget, and known contingencies.

Fiscal Note: \$263,435 is available in the FAPS Primary Corridors - NW 5th Ave Streetscape (600-1000 BLK) account 9999-613-790-W68-W537-6030-5520. The CRA project number is FAPS-07.01-SC-9999.

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

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090213.**Update on A. Quinn Jones House (B)**

Explanation: In November of 2005, both the Parks, Recreation and Cultural Affairs Department (PRCA) and Community Redevelopment Agency (CRA) staff were approached by Mr. Joel Buchanan of the University of Florida - Smathers Library, regarding a donation to the City of Gainesville the of home of the late Dr. A. Quinn Jones, Sr. for use as an African American Museum. Dr. A. Quinn Jones, Sr. was an important figure in the educational history of Alachua County and the State of Florida. In 1926, as Principal of the New Lincoln High School, Dr. Jones was responsible for the school's accreditation as only the second Negro high school in the State of Florida. The Old Lincoln High School was renamed in his honor and still bears his name today.

On February 20, 2006, the PRCA Director requested and received \$10,000 from the CRA to be used for repairs to the roof and improvements to the home's interior plumbing. This allocation was contingent upon the acceptance of the property by the City of Gainesville.

During the months of late February and March 2006, staff approached several social and civic groups, including the Lincoln High School Alumni, the Alpha Phi Alpha - Nu Eta Lambda Fraternity, and the Visionaries Social Club, regarding the formation of a museum governing board which would assist the City in the management and operation of the Museum and any necessary fund raising activities after the City accepts the gift of the home.

On March 10, 2006, Staff received a letter from the Brothers of the Alpha Phi Alpha - Nu Eta Lambda Chapter initially agreeing to serve as the Governing Board and the 501 C not-for-profit organization for the museum. Staff then drafted an agreement for the Alphas to assume the operational responsibilities for the home once the City had accepted the home/property from the Jones family.

Over the next month and a half, City staff and Alpha Phi Alpha worked with the City Attorney's office to refine the draft agreement. In the first week of May, 2006, the (final) agreement was sent to (then) President Ray McKnight for presentation and approval by the Alpha membership at their May membership meeting. However, at the end of May 2006, Mr. McKnight's term as president expired and during the process to elect new officers, the agreement between the City and the Alphas was discussed. The new Board was not inclined to sign the proposed museum operational agreement presented by the City and deferred any decision on the agreement until its meeting the last week of June 2006.

At the June meeting the new board of Alpha Phi Alpha - Nu Eta Lambda decided they were unwilling to accept the Agreement. The major concerns are responsibility for the liability insurance, staffing and the operational & maintenance costs of the facility.

On July 24, 2006, the City Commission approved a recommendation to "accept the property and direct staff to continue to find a non-profit organization that may be interested in establishing and operating a museum or cultural center."

On July 30, 2007, a warranty deed was recorded and on August 6, 2008, a

corrective warranty deed was recorded and ownership was transferred to the City of Gainesville.

During early 2008, CRA and PRCA staff met to re-evaluate the project. An application was submitted to the State of Florida for a historical marker. In February 2009, the marker was approved. The marker was delivered to the City of Gainesville in June 2009.

During the summer of 2008, Jay Reeves & Associates was contracted to provide a feasibility study. The study concluded with recommendation to replace roof and remove the carport immediately. The roof was replacement in April 2009 and the carport was removed in May 2009.

Also in May 2009, a new project charter was created that outlines a two-phased approach: Phase 1 - Exterior Renovations and Phase 2 – 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 has been contracted to provide design services for the exterior renovations and BBI Construction Management was been engaged to provide construction services.

The project schedule for Phase 1 is as follows:

Document Existing Conditions – June 16 – July 6, 2009

Historic Preservation Board Meeting – COA Application – July 7, 2009

60% Construction Documents – July 7–13, 2009

Project Update to CRA Board – July 20, 2009

100% Construction Documents – July 14-27, 2009

FAPS Advisory Board Meeting – July 28, 2009

GMP Proposal – July 28 – August 10, 2009

CRA Board Meeting (Approval) – August 17, 2009

Building Permitting August 18-28, 2009

Groundbreaking/Marker Dedication – Between August 24 – September 11, 2009

Construction (exterior only) – September 14 – TBD

Fiscal Note: The CRA has budgeted \$45,601 (with \$29,129.93 available as of July 13, 2009) in account# 613-W520-293 and Parks & Recreation has \$27,882 available in account # 335-850-M918-5720-6030. 4M Design Group is contracted at \$5,000. A guaranteed maximum price will be determined by the Construction Manager.

RECOMMENDATION

CRA Executive Director to CRA: Hear an update on the A. Quinn Jones Homestead Rehab Project from staff.

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Explanation: As the CRA and Public Works Department move forward with the development and enhancement of Gainesville's network of Rails-to-Trails activity paths, there is an increasing need to develop standards that will uniquely identify and brand the trails, as well as ensure quality design across all redevelopment areas. The first element to address branding of the trails was the Rails-to-Trail signage, which was adopted by the CRA Board in February 2008, and later adopted by the City Commission in April 2008. This sign design concept is versatile enough to be used on all the Rails-to-Trails in the network, and is to be implemented to help orient users of the path to their location within the system.

Now, the CRA is in the process of selecting and recommending a lighting fixture that will serve as a standard to safely and attractively illuminate the Rail-Trails. Illumination of trail paths increases safety where night usage is expected and is encouraged for areas of the network that serves college students, commuters, at highway intersections, and in areas where additional nighttime security may be desired. Trail lighting provides visibility of the path direction, surface conditions, obstacles, and at intersections. Having a uniformly lit path allows the user to see obstacles ahead of time, thus increasing the response time to avoid potential conflicts.

When choosing a light fixture, there are several guidelines used in the process that aid in narrowing down the selection. These guidelines can be summarized into the categories of safety, cost, sustainability, and aesthetics. Furthermore, implementation within the City of Gainesville requires that a light fixture be approved by the City Commission and be listed on GRU's inventory of approved fixtures. Taking this into account, an additional selection criterion was established; is the fixture already listed on GRU's inventory?

After review of several fixtures, CRA staff recommends the Lumec Domus Small Series for use on the City's Rails-to-Trails. The staff recommendation was taken to the four redevelopment advisory boards for input and discussion. All four boards approved of the recommendation; however quorum has not been established at the Eastside Redevelopment Advisory Board for the past two meetings.

The Domus Small Series is not listed on GRU's inventory, however a similar light that compliments this pedestrian fixture is listed; the Lumec Domus Roadway light. This larger version of the light is scaled more appropriately for roadways, whereas the Lumec Small Series meets guidelines for mounting heights on shared-use paths. The Domus Small Series is a pedestrian scaled fixture offering optics that point light directly onto the path and is approved by the International Dark-Sky Association for minimizing glare, light trespass, and light pollution. The manufacturer, Lumec, is on the leading edge of LED technology, and although not presently available as an LED lamp, it is expected to be available within the next year. The fixture also performs well with regards to safe illumination of the path. A photometric analysis resulted in good horizontal and vertical uniformity of illumination when placed at 75-ft centers, thus creating a uniformly lit path. It is available with metal-halide lamps for a contemporary white colored light, resulting in improved color rendition over high pressure sodium lamps, and increasing safety. The designs for the

mounting arms and poles include classic and contemporary lines that compliment a variety of urban and residential contexts. This gives the fixture the versatility to be implemented both in historic and more recently developed neighborhoods.

CRA Project # N/A.

Fiscal Note: N/A.

RECOMMENDATION

CRA Executive Director to the CRA Board: 1) Hear a presentation and recommend the City Commission approve the Lumec Domus Small Series as the lighting standard for implementation on the City's rail trail system; and 2) recommend that the City Commission adopt the Lumec Domus Small Series for inclusion on GRU's inventory of approved lighting fixtures.

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CRA ATTORNEY

REPORTS FROM ADVISORY BOARD/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 - 4:48 PM