

Community Redevelopment Agency

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



Meeting Agenda

June 21, 2010

3:00 PM

City Hall Auditorium

*Thomas Hawkins (Chair)
Lauren Poe (Vice-Chair)
Jack Donovan (Member)
Scherwin Henry (Member)
Craig Lowe (Member)
Jeanna Mastrodicasa (Member)
Randy Wells (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 - 3:04 PM

ROLL CALL

ADOPTION OF THE CONSENT AGENDA

SECRETARY CONSENT

091025. Community Redevelopment Agency (CRA) Minutes (B)

RECOMMENDATION *The CRA approve the minutes of April 19, 2010, as circulated.*

100090. Appointment of Tanya S. Eberhardt to the College Park/University Heights Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA appoint Tanya S. Eberhardt to the College Park/University Heights Redevelopment Advisory Board for a term to expire June 17, 2013 and readvertise for 3 more positions.*

Member Donovan: Eberhardt and Readvertise.

Member Henry: Eberhardt and Readvertise.

Member Lowe: Eberhardt and Readvertise.

Member Poe: Readvertise.

Member Mastrodicasa: Eberhardt and Readvertise.

Member Wells:

Chair Hawkins: Eberhardt and Readvertise.

100091. Appointment of Oswald Angulo to the Downtown Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA appoint Oswald Angulo to the Downtown Redevelopment Advisory Board for a term to expire June 17, 2013 and readvertise for 2 more positions.*

Member Donovan: Angulo and readvertise.

Member Henry: Angulo

Member Lowe: Angulo

Member Poe: Angulo

Member Mastrodicasa: Angulo

Member Wells:

Chair Hawkins: Oswald Angulo

100092. Appointment of Robert Pearce, Russell Ingram and Carl Rose to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (NB)

RECOMMENDATION

The CRA appoint Robert Pearce, Russell Ingram and Carl Rose to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board for terms to expire June 17, 2013.

Member Donovan: Pearce, Ingram and Rose.

Member Henry: Pearce, Ingram and Rose.

Member Lowe: Pearce, Ingram and readvertise.

Member Poe: Pearce, Ingram and Rose.

Member Mastrodicasa: Pearce, Ingram and Rose

Member Wells:

Chair Hawkins: Pearce, Ingram and Rose.

100093. Re-appointment of Vivian Filer to the Eastside Redevelopment Advisory Board (NB)

RECOMMENDATION

The CRA re-appoint Vivian Filer to the Eastside Redevelopment Advisory Board for a term to expire June 13, 2010 and readvertise for an additional position.

Member Donovan: Filer and readvertise.

Member Henry: Filer and readvertise.

Member Lowe: Filer and readvertise.

Member Poe: Filer and readvertise.

Member Mastrodicasa: Filer and readvertise.

Member Wells:

Chair Hawkins: Filer and readvertise.

EXECUTIVE DIRECTOR CONSENT

091026. CRA Project Summary (B)

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 – Construction continues and substantial completion is anticipated to be July/early August. Staff is in the process of developing request to lease the ground floor space.

Wayfinding Signage – This project is moving forward with the assistance of the Public Works Department. Engineering and permitting is underway.

Parking Study (Downtown & CPUH) – The CRA accepted the final recommendations from the parking consultant. CRA staff has met with PWD staff and offered to help coordinate the parking recommendations to deliver to the City Commission.

CRA Purchasing – On this agenda.

ED Finance Programs – Staff has been working with the National Development Council (NDC) on developing policies and procedures for two of six ED financing concepts that were approved in March 2010. Those programs are SBA 7(a) and SBA 504 and staff will bring the policies and procedures to the CRA for review and approval once they have been reviewed by each Advisory Board.

Eastside

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 envisioned; however, this project is on-hold.

Kennedy Homes – On February 15, 2010 staff presented and was given approval to move forward with a Green/Eco village concept for the former Kennedy Homes site. Staff continues to research and refine the concept as approved by the board. Staff has formed a working group to determine the best use of the property in order to develop a one of a kind community.

Redevelopment of 1712/1714 Hawthorne Road – Site work and initial demo began the last week of March. Construction is underway, expected substantial completion of the Café is July 2010. A new RFP has been issued to solicit a tenant for the Café.

Potential Eastside Expansion Areas and Updated Eastside Redevelopment Plan – The CRA has approved the proposed Redevelopment Plan. The next step is notification of taxing authorities and future public hearings at the City Commission

Cotton Club – A fundraising initiative is underway, and a new roof has been installed exterior and interior stabilization has been completed. The project is

currently working through the permit process.

Exterior Paint Program- Staff has received and accepted 5 applications for the paint program: Beverly Hooker owner of Totally You Salon at 1724 SE 2nd Ave, James Franklin of Lil Ones World Day Care at 1735 SE Hawthorne Road, Ernest Hale of the Crab Shack 104 NE Waldo Road, Ok-Chin Kwak of Nails Forever 114 NE Waldo Road, and Joyce Vinson owner of Educational Child Care Center Inc 106 SE 11th St. 5 exterior paint grants were given to the above applicants, painting has been completed on all of the properties. Staff will reopen the paint program application cycle to accept more applicants and award more grants.

Downtown

Depot Park Program – Carol R. Johnson and Associates submitted 100% Design Development plans to the CRA during the week of May 31st. Construction documents will follow and it is projected that these will be complete by late-July. The CRA plans to submit revised Phase 1 site plan documents to the City during the week of June 9th. Depot Building construction documents were received and approved by the CRA in April.

Landscape Bulbouts at SE 1st Street – The CRA has resolved the last remaining construction issues and is proceeding with installation. At the present time, utility locates are in process. The Phase 1 project will extend new landscaping in the bulbouts from East University Avenue to SE 2nd Avenue on both sides of the street.

Bethel Station & Downtown Community Plaza – The Lunchbox Café is now open for business, serving breakfast, lunch, and dinner! The project recently won awards from both the City Beautification Board and from Historic Gainesville, Inc.

Haisley Lynch Park & Gardens – The lighting issue has been resolved and the proper lights have been ordered. The lights may take up to 8 weeks to arrive. Other park elements are almost entirely installed. Staff will keep the board informed on the status of this project

GRU Redevelopment – on this agenda

Porters Neighborhood Improvements – BCI has been hired to oversee the engineering on this project. Utility coordination is currently underway. The SW 3rd Street project is scheduled to begin construction by the end of the calendar year.

CPUH

CPUH Strategic Planning – The CPUH advisory board has gone through FY 2010 strategic planning updated and adopted an updated 3-Year Redevelopment Roadmap

SW 13th Street Medians – The design has been completed and construction

plans submitted to FDOT, where they will be under review during the next 2 to 4 weeks. Once approved, FDOT will issue a Special Use Permit. It is anticipated that construction will begin in July.

13th Street Overpass Design – RS&H's contract was executed for Design Services and Construction Documents the second week of May 2010. On Thurs. May 20th, the project kick-off meeting was held. 50% CDs are scheduled to be complete mid August 2010 and 100% CDs are scheduled for mid December 2010. Construction is anticipated to begin February 2011. The RFQ for Construction Manager is expected to be published for response July 2010 with final CM selection occurring Sept. 2010.

SW 13th Street Medians – Oelrich Construction is developing the Guaranteed Maximum Price proposal. Oelrich is also planning to submit the design for the first two medians to FDOT before the end of May. Utility work is being coordinated to supply irrigation water to medians.

SW 13th Street Improvements – 30% Construction Documents are due May 26th. The CRA and other key stakeholders will have 2 weeks to review plans and submit comments. The 60% submittal is scheduled for July 19th and 90% plans September 20th. Construction is projected to begin the first week of January 2011.

SW 7th Ave Roadway Improvements – Construction commenced on Monday April 19th. The project will be constructed in 2 Phases. The road will remain open as a one-way street during construction so as to provide access to residents and owners during both phases of construction. Construction is projected to be complete mid August 2010.

SW 8th Ave Roadway Improvements – Construction is underway. Demolition of the south sidewalk has occurred and installation of underground conduit is in progress. Concrete work will commence within the next week on the south side of the road.

6th Street Improvements – Dix.Lathrop has been engaged to help with the vision for the 6th Street corridor. Dix.Lathrop has obtained all base information and is beginning to refine some of their concepts. The corridor vision will include features to include stormwater treatment, traffic calming, enhancements to the Rail Trail, etc. An informational session is planned for late June to present vision ideas and gather input from stakeholders.

S. Main Street Improvements – Causseaux, Hewitt & Walpole (CH&W) has been engaged to provide engineering design, associated land surveying and landscape architecture services for the development of conceptual plans to create a median within a portion of S. Main Street from Depot Avenue to approximately Veitech Street. The initial concept is being used to meet with various agencies including MTPO, TAC, CAC and the Bicycle/Pedestrian Advisory Board beginning late June 2010 to help determine what design features would be acceptable for S. Main Street.

FAPS

FAPS Strategic Planning – The FAPS advisory board has gone through FY 2010 strategic planning updated and adopted an updated 3-Year Redevelopment Roadmap

FAPS Heritage Trail – On this agenda

A Quinn Jones House – On this agenda

Model Block Project– 402 NW 4th Avenue (corner house) – This house has been sold. Closing was held on June 3, 2010.

410 NW 4th Street (shotgun house) – This home is under contract and the closing date is being scheduled for late June.

412 NW 4th Avenue – This home is under contract and the closing date is to be determined.

NW 5th Ave Streetscape Phase II (600-1000 BLK) – Construction is underway and is expected to be complete by September. The section of the project between NW 8th and NW 10th Streets is nearing substantial completion, and the section between NW 6th and NW 8th Streets is in progress.

Fiscal Note: None at this time

RECOMMENDATION

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

091028.**Adoption of CRA Purchasing Policy (B)**

Explanation: On November 16, 2009 the CRA Board recommended that staff look into solutions for streamlining the procurement process within the department to allow staff greater flexibility in moving projects forward. At the December 21, 2009 CRA Board meeting staff outlined efforts to accomplish this goals, one of which included revising the CRA purchasing policies. This item highlights the proposed changes to the current policy.

The CRA does not have a separate purchasing policy. Rather, the CRA adopted the “City of Gainesville Administrative Policy and Procedures, Financial, Budget and Debt Policies” on May 18, 1998 and amended on November 18, 2002. This effectively adopted the City of Gainesville’s policy as the prevailing policy over the CRA.

The proposed CRA policy closely mirrors the City of Gainesville’s with the exception of two changes. The new policy replaces the governing board with the CRA Board and addresses a monetary threshold.

Governing Board

The current practice for taking procurement matters that exceed \$50,000 for goods and services and \$300,000 for construction to the CRA Board for approval is inconsistent with the City of Gainesville Financial Services Procedures Manual, Section 41-210 §7.1, which mandates City Commission approval for purchases in excess of \$50,000 that don't fall under the exclusions listed. CRA staff addresses this inconsistency in the new policy by requiring CRA Board approval instead of City Commission. The CRA is a dependent special district as defined by Florida Statutes §189.403(2)(a) in that the membership of its governing body (the CRA Board) is identical to that of the governing body of a single municipality (the Gainesville City Commission). The CRA's status as a dependent special district differentiates it from a City department.

Monetary Threshold

The City purchasing policy requires an attempt be made to obtain and document at least two responsive written quotations for purchases that exceed \$2,000. There are a few exemptions to this requirement including; petroleum products, emergency purchases, contractual services of a professional nature, continuing contracts for professional services and items or services purchased under state or federal contracts or other public agency cooperative purchasing contracts. Staff includes a higher threshold for products or services that may be procured without utilization of a competitive quotation process in the CRA policy from \$2,000 to \$5,000 in order to maximize efficiency in operations.

Once the CRA purchasing policy is adopted there will be additional procedural implications to be addressed; such as signature authority and workflow in the City's Advantage Financial system. Procedural changes will be addressed with the CRA Executive Director and staff will create purchasing procedures to implement these changes. Until such time the CRA will utilize the City procedures.

Fiscal Note: Not applicable.

RECOMMENDATION

Executive Director to the CRA: 1. Request City Commission to revise the City of Gainesville purchasing policy, adopted December 11, 2006 by Resolution 060732, to explicitly exclude the Community Redevelopment Agency as described 2. Adopt the CRA purchasing policy as provided and 3. Amend the "Administrative Policy and Procedures, Financial, Budget and Debt Policies" to state that CRA procurement policy will be in accordance with the CRA adopted procurement policy and that the CRA will utilize the City procedures, except to the extent that it conflicts with the CRA policy, until the CRA implements its own procedures.

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END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

SECRETARY

EXECUTIVE DIRECTOR

100087. GRU/Kelly Power Plant Area Redevelopment (B)

Explanation: At the June meeting, CRA staff will provide an update regarding redevelopment of the area surrounding the GRU Kelly Power Plant in Downtown Gainesville. While the power plant and the GRU administrative building are expected to remain operational at their present locations, at least 16 acres of surrounding storage yards, work shops, parking lots, and other accessory uses will vacate the premises when GRU relocates operations to its new N. Main Street facility. GRU is anticipated to begin relocating in late 2011. Additionally, General Government operates a fleet garage adjacent to the GRU redevelopment properties (this garage is not included in the 16 acres originally identified as opening for redevelopment), and this operation is also scheduled to vacate the site in 2012.

The CRA is currently finalizing detailed surveys of the 16 acres of GRU-controlled property which will become available for redevelopment. These surveys will provide a foundation for moving forward and will outline an accurate understanding of the physical layout and boundaries of the properties as well as the extensive utility infrastructure located throughout these sites. These surveys will serve as the primary basis for determining spatial and technical feasibility when exploring potential redevelopment projects.

In addition to these technical considerations, CRA staff is also very dedicated to supporting/implementing the urban design principles identified in the Master Plan for the Kelly Power Plant area: definition of the public and the private realm via the structure of lots and blocks. Properly designed street, block, and lot dimensions are essential to healthy city development. Many cities (such as Savannah, Washington D.C., New York, and London) have proven that thoughtfully arranged streets and blocks can successfully accommodate endless changes in land use, social norms, and construction conventions over very long time periods. By creating a clear delineation of the public and the private realms and identifying the public infrastructure needed to foster both public and private investment, we can create a framework that will support many successful redevelopment projects during both the short and long terms.

Implementation of the urban design principles outlined above will serve to recreate the city fabric in the area surrounding the Kelly Power Plant. This first step towards redevelopment involves the physical division of space and a broad-based urban design of streets, lots and blocks throughout a roughly 16-acre area. As demonstrated in the analysis behind the Master Plan, this activity occurs separate from use, (which will be dictated by individual

redevelopment/construction projects). It is important to navigate urban design issues up front, so these sites are ready to accommodate redevelopment/ new investment when those opportunities arise. However, local land development regulations are structured to address specific projects and uses, not large (or small) scale urban design. CRA staff will examine these issues in order to determine to best move forward with the redevelopment vision for the GRU area in the context of regulatory requirements and procedures.

The overarching goal is to physically prepare the area and to administratively prepare the necessary policies and/or programs in order to immediately move forward with redevelopment as the existing GRU/industrial uses relocate. CRA staff will continue to work towards this end and will provide regular updates to the CRA regarding the status of redevelopment in this area.

Fiscal Note: None at this time

RECOMMENDATION

Executive Director to the CRA: 1) Receive update from staff; and 2) Provide input as necessary.

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091029.

FAPS Heritage Trail and A. Quinn Jones House Update (B)

Explanation: The CRA is currently developing a guiding framework for creating the content and design direction for the Heritage Trail and the A. Quinn Jones House. This framework, or interpretive plan, is necessary to ensure that the content has a clear purpose and creates a meaningful experience.

The CRA researched potential consulting firms that specialize in developing trail and museum projects and interviewed Synergy Design Group. The CRA and Synergy are now under contract to provide the project with a Mission Statement and Interpretive Master Plan that treats the Heritage Trail and A. Quinn Jones projects as unified projects. The final report will also include floor plans and conceptual renderings. Synergy's proposal is included as backup to this agenda item.

Synergy has started this work and is anticipated to develop the plan over the next couple of months. The FAPS advisory board will receive opportunities to review the work as it progresses. Once the final plan is complete, the CRA will then develop designs for the trail markers and exhibits for the house museum.

The CRA is also planning to apply for a Tourism Product Development Grant this spring to help fund construction of the Trail. The grant amount is up to \$25,000 and the application cycle opens in May. The CRA will include letters of support for the grant application from individuals and organizations. Staff requests that the CRA approve a motion supporting the grant application.

Fiscal Note: There is \$21,714 of funding available in the Heritage Trail account #613-W541-W140 and \$17,308.03 in the A. Quinn Jones House Phase 1 account #613-W520-293.

RECOMMENDATION

Executive Director to the CRA: 1) Hear presentation; 2) provide input as needed; 3) authorize Community Redevelopment Agency staff to submit an application for funding to the Tourism Product Development Grant program; 4) authorize the Executive Director to execute the grant application subject to CRA Attorney approval as to form and legality; and 5) authorize the Executive Director to execute the grant agreement and any other documents subject to CRA Attorney approval as to form and legality

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091029_PROPOSAL_06212010.pdf

091027.**CRA Construction Activity Update (B)**

Explanation: In spring 2008, the CRA embarked on a new strategic planning process with the four redevelopment area advisory boards with the purpose of aligning CRA projects, budget, and staff resources to the goals and objectives of each area's respective redevelopment plan. The outcome of this process was a redevelopment 'roadmap' that provided a high-level timeline for projects to be accomplished within a 3-year timeframe. Each year this 'roadmap' is updated with the advisory boards to align with budgets for the new fiscal year. This process, coupled with an increase in CRA staff, improved inter-departmental coordination, and utilization of the construction management project delivery method has enabled the CRA to increase productivity and redevelopment impacts by prioritizing, streamlining, and organizing resources. This has allowed for dedicated and extremely focused efforts in implementing the CRA's vision. Results of these efforts are now coming to fruition in the built environment and are transforming the landscape throughout all four Redevelopment Areas. CRA staff will present a brief overview of projects that have been recently constructed, are currently under construction, or are scheduled to commence construction in the immediate future.

Fiscal Note: None at this time.

RECOMMENDATION

CRA Executive Director to the CRA Board: 1) Hear Update; and 2) provide feedback.

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100088.**Exterior Paint Improvement Grant Program (B)**

Explanation: The Exterior Paint Improvement Program is a commercial component of the Façade Grant to promote the maintenance and restoration of the exterior of buildings in the Eastside Redevelopment Area. The Exterior Paint Improvement

Program was established to encourage business owners and residential owner-occupied property owners to improve the exterior of their structures, thereby reducing blight conditions and improving the aesthetics of the community.

The CRA will allocate 75% of the cost up to \$7,500 per building for the Exterior Paint Program. The eligibility and requirements will be as follows:

** Two estimates from licensed and insured painters (Approved Vendor List) must be provided.*

** Building owners must indicate paints colors for the exterior of the building and trim.*

** Application will go to the Eastside Advisory Board for approval.*

** 75% payment will occur after the work is completed and proof that 25% of the billed amount has been paid by the grant recipient.*

** Building must have no existing code violations.*

** Target Corridors will be Waldo Road to NE 16th Avenue, East University to NE 15th Street, East University to SE 15th Street, NE 8th Avenue to NE 25th Street.*

Staff opened the first application cycle for the paint program in February 2010, and received completed applications from: Beverly Hooker owner of Totally You Salon at 1724 SE 2nd Ave, James Franklin of Lil Ones World Day Care at 1735 SE Hawthorne Road, Ernest Hale proprietor of The Crab Shack 104 NE Waldo Road, Joyce Vinson owner of Educational Child Care Center at 106 SE 11th Street, and Ok-Chin Kwak for Nails Forever located at 114 NE Waldo Road.

The Eastside Redevelopment Advisory Board approved grants on April 1, 2010 to all the applicants and to date painting has been completed on Lil Ones World Day Care (Raheem Barnwell Painting), Totally You Salon (Dan and Sons Verticals), The Crab Shack (Dan and Sons Verticals), Educational Child Care Center (Pro Paints), and Nails Forever (Dan and Sons Verticals). Staff is ready to open another application cycle for the exterior paint improvement program.

Fiscal Note: Funds for this program will be allocated out of W621-790-W901 \$91,885.50

RECOMMENDATION

*Executive Director to CRA: 1) Hear update from staff
2) Review photos of completed projects.*

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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

ELECTION OF OFFICERS

100094. Election of Officers for the 2010-2011 Term (NB)

RECOMMENDATION

The CRA appoint a new Chair and Vice Chair of the CRA for the 2010-2011 term.

NEXT MEETING DATE

ADJOURNMENT - 4:57 PM