

# Community Redevelopment Agency

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



## **Meeting Agenda**

**November 15, 2010**

**3:00 PM**

**City Hall Auditorium**

*Lauren Poe (Chair)  
Randy Wells (Vice-Chair)  
Warren Nielsen (Member)  
Thomas Hawkins (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***

**CALL TO ORDER - 3:05 PM****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****100489. Community Redevelopment Agency (CRA) Minutes (B)****RECOMMENDATION**

*The CRA approve the minutes of October 18, 2010, as circulated.*

**SECRETARY CONSENT****EXECUTIVE DIRECTOR CONSENT****100496. 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 - Construction is complete and the CRA offices are located in the new building as of August 30th. An "Open House" was held October 11th after with the CRA board meeting. The first floor office/retail space is now listed with commercial real estate broker Rick Cain of Bosshardt Realty. Interested parties should contact him directly at 352-281-9393.*

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

*CRA Maintenance Policy - Staff has drafted policy language that will set forth procedures governing the management and fiscal responsibility for maintenance activities. The policy will affect CRA-funded projects on public property within the redevelopment areas. The goal is to enhance coordination between the CRA, the City Departments and Gainesville Regional Utilities. Staff has submitted the policy language for review and comment to City staff. In addition, staff is conducting field reviews of maintenance activities in order to better implement contract specifications. It is anticipated that the CRA will bid new contract specifications for landscape maintenance and janitorial cleaning around the end of the year.*

*CRA Sustainability Policy - Staff has drafted a sustainability policy that will provide guidelines for enhancing the social, economic and environmental wellness of the redevelopment areas. The policy approaches sustainability holistically and will affect CRA internal operations as well as its programs. Staff will provide an update as the policy nears completion and after receiving feedback from various stakeholders.*

*Economic Development Finance - The Grow America Fund (SBA 7a) and the Capital Access Loan Fund (SBA 504) programs were approved by the CRA Board at the September 20th meeting. Staff will begin drafting procedures and related documents consistent with the approved policies in order to implement the programs.*

#### *Eastside*

*Kennedy Homes - In February of 2009 staff presented an initial concept direction for the redevelopment of the former Kennedy Homes site to the Eastside Redevelopment Advisory Board. The board voted to allow staff to move forward with the initial phases of concept design. In February 2010 staff presented the concept direction to the CRA board who also voted to move forward with staff's concept for an eco/intentional/green community. Staff has continued to research green communities, green design features, and green systems integration as it relates to the former Kennedy Homes site.*

*Staff has formed a working team that is researching the sites constraints, potential systems (solar), wetland enhancements, financial feasibility, and additional stakeholders and partnerships. Staff completed the scope of work for land use consultants as well as engineering firms in order to assist staff with the creation of a form based code and master plan for the redevelopment site. As the concept continues to develop toward a potential development staff will keep the board informed of the projects status.*

*Exterior Paint Program- Painting was completed on 4 properties in September bringing the number of paint grants up to 8, staff is preparing to reopen the paint program application process.*

*Hawthorne Road Café - On April 2, 2010 site work and initial demo began on the Hawthorne Road Café. Construction management is being handled by BBI Construction with expected substantial completion of the Café in August 2010. Staff reissued a solicitation to obtain a tenant for the shell building in June 2010; during the September CRA board meeting the board approved the proposal of Southern Charm and Pie Factory and agreed to enter into negotiations with them as a tenant for the café space.*

#### *Project Schedule:*

*Café Shell Building Construction - April 2010- Sept 2010  
Tenant Solicitation- June - Aug 2010  
Tenant Award -September 2010*

*Potential shell build-out -November - December 2010  
Grand Opening/ Ribbon Cutting -December /January 2011*

*Downtown*

*Landscape Bulbouts at SE 1st Street - Staff is working on planning for phase 2 improvements, including partnerships for expanding maintenance and seasonal improvements. The Parks Recreation and Cultural Affairs Department submitted a proposal for annual maintenance, which is under review.*

*SW 3rd Street Improvements - On this agenda*

*Haisley Lynch Park & Gardens - The park is now open - please stop by for a visit!*

*Depot Park Program - The Depot Park Program consists of several projects being implemented by multiple agencies for the purpose of providing infrastructure and amenities to the south downtown area ("Power District"). In 2008, the CRA was designated as the lead agency to coordinate the multiple agencies and implement a series of projects with the purpose of executing the City of Gainesville's vision for the redevelopment of a 32-acre brownfield site into a premier urban park and public space. Below is an update of program elements:*

- GRU Remediation Phase I is nearing completion. Site work to prepare the foundation for the Depot Building has commenced. The building is scheduled to be moved back this winter.*
- GRU Remediation Phase II is underway and is expected to be complete spring 2011.*
- PWD (Public Works Department) Depot Avenue Segment 3 Phase II construction has commenced and is to be complete by December 2010.*
- PWD Depot Regional Stormwater basin construction documents are approximately 70% and are expected to be 100% complete by December 2010.*
- PWD additional contamination site investigation has commenced and the initial findings report was completed in October 2010. Development of a contamination management plan is scheduled to begin in December and is expected to take approximately 1 year to complete.*
- Depot Building construction documents are 100% complete and have been reviewed and approved by the State Department of Historical Resources (DHR). The project is currently under GRU permitting review. Once approved, the building Phase I rehabilitation (core + shell) is to be advertised for invitation to bid, with construction commencing during early 2011.*
- Depot Park design development documents are 100% complete; the master plan and Phase I site plan were reviewed/approved (with conditions) by the Development Review Board on September 9, 2010. The site plan is currently under GRU permitting review.*
- Depot Park construction document development is currently on-hold pending information from the PWD regarding assumptions on site ending conditions following the contamination management plan and stormwater pond construction.*

- Depot Park Construction Manager RFQ is currently in the legal department under review for form and legality prior to issuing the solicitation. Park construction is anticipated to begin after the PWD regional stormwater basin project is complete; approximately winter 2012.
- Depot Park funding scheduled to expire includes: 1/2011-RTP Grant (\$250,000 matching); 6/2011-LAP Funds (\$627,000); 12/2011-HUD EDI Grant (\$140,000). LAP funds are expected to be encumbered for the Depot Building prior to expiration. All grant extensions have been exhausted.

### CPUH

*13th Street Overpass Design - RS&H the design firm under contract to redesign the 13th Street Overpass cage met with CRA staff in late September to review the 50% CD's. The 50% drawings and illustrations were presented at the October CPUH meeting. RS&H will continue to refine some of the design elements while working towards 100% CD's. Oelrich Construction, one of the CRA's continuing CM contracts, has been awarded the project and is currently working on material options as well as developing the project GMP. 100% CD's are anticipated to be submitted late December and construction is scheduled to begin late January to early February 2011.*

*SW 13th Street Medians - Oelrich Construction is revising the design of the two medians north of the overpass and coordinating with FDOT. The third median beneath the overpass will be added for a total of three medians slated for landscaping. Construction is expected to be phased, with the two north medians to be constructed first followed by the third median coordinated with the overpass construction. Once the design concept is approved, Oelrich will submit a Guaranteed Maximum Price (GMP). Utility work is being coordinated to supply irrigation water to medians. The FDOT has drafted and submitted a Maintenance Agreement between the City of Gainesville and FDOT that will require City Commission approval. Construction is projected to be underway in early 2011.*

*SW 13th Street Improvements -90% were submitted and reviewed in early October 2010. CRA Staff and B&C are looking at options for increasing the sidewalk width to match the recently constructed sidewalks in front of the Shands Garage. Additional ROW would have to be acquired through easements or deeds from adjacent land owners to accommodate the larger sidewalks as well as permission from the FDOT. Construction is projected to begin in late January 2011.*

*SW 8th Ave Roadway Improvements - Construction commenced the week of May 17th. The project is expected to take 6 months to complete. Due to unforeseen conditions of the roadway asphalt and base after the roadway was milled it was necessary to change the scope of the project. The roadway was closed from October 20 - 27 to allow for complete removal of the asphalt and to grade and resurface the roadway. The project is on schedule to be substantially completed by November.*

*6th Street Improvements - Phase I of the visioning for the 6th Street corridor has been completed by Dix.Lathrop, the landscape architecture firm contracted to help create a overall vision for the corridor. Dix.Lathrop is preparing the final visioning booklet for the corridor. The next steps will be to continue to refine the vision, identify partners for the redevelopment of the corridor, and engage an engineering firm to begin to develop construction documents.*

*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, designated bicycle lanes, pedestrian crossing and traffic calming elements within a portion of S. Main Street from Depot Avenue to approximately Veitech Street. CRA Staff and CH&W met with the, TAC, CAC and the Bicycle/Pedestrian Advisory Board in October 2010 and will present concept to the MTPO at their December 2010 meeting to help determine what design features would be acceptable for S. Main Street.*

*Façade Grant Program - CRA Staff will begin to canvass the targeted corridors and pass out information regarding the Façade Improvement Program July 2010. Staff will distribute application, evaluate the applications and will present applications that meet the program criteria to the board for review.*

*Innovation Square - CRA staff is coordinating LDC revisions to accommodate high quality redevelopment in keeping with the vision for Innovation Square. The CRA is working with urban design professionals and coordinating with City Staff, Shands/UF, and other stakeholders. Draft code will be brought to the CDC in October.*

#### *FAPS*

*Legacy Project - A. Quinn Jones House and Heritage Trail Synergy Design Group submitted the draft interpretive plan in early October, currently under review. Brown and Cullen submitted the application for rezoning and is responding to requests for additional information from the Planning Department. The petition is currently scheduled to be heard during the December Plan Board meeting. Staff is gearing up for the capital campaign for early 2011.*

#### *Model Block Project 5th Avenue - On Agenda*

*NW 5th Ave Streetscape Phase II (600-1000 BLK) - Construction for this project is complete. All overhead utility lines and poles have been removed.*

*Fiscal Note: None at this time*

#### **RECOMMENDATION**

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

**100497.****Porters Neighborhood Improvements – SW 3rd Street GMP (B)**

*Explanation: The Porters community is an important intown neighborhood and one of Gainesville's oldest residential areas. It is located adjacent to the Central Business District, the Power District, University Heights, Innovation Square, and Depot Park. Despite the community's historic significance and its prime location to both established and upcoming elements within the city's urban core, the neighborhood has struggled with disinvestment and blighted conditions.*

*In order to address these challenges, the CRA, City, and GRU have identified Porters as a candidate for a variety of capital improvements infrastructure projects. GRU established a strategic initiative to underground utilities in the neighborhood, identifying the SW 3rd Street corridor as an undergrounding project. Additionally, PWD began exploring potential infrastructure improvements with Porters, and also identified SW 3rd Street as a priority corridor. In 2007, the CRA assumed a major role in coordinating the implementation of Porters improvements. The CRA worked with a multi-agency team of CRA, City, and GRU staff to coordinate strategies and move plans for infrastructure improvements from concept to reality. This team considered a number of corridors and infrastructure needs within the Porters community when identifying potential projects. DRAB and neighborhood residents also provided input on potential projects.*

*For a number of logistical reasons, the community, PWD, GRU, and the CRA identified SW 3rd Street as the best candidate project for initial infrastructure improvements within Porters. Once this decision was made, the CRA worked to organize a scope for infrastructure improvement along the corridor. The project scope extends from Depot Avenue to SW 4th Avenue and will include the construction of brick sidewalks throughout the entirety of the corridor (including upgrades for code compliance and ADA accessibility issues), undergrounding the overhead utilities, installation of lighting per CRA streetscape standards, and aesthetic improvements. The CRA is coordinating the project with PWD, and the project will also include collaboration with GRU to coordinate infrastructure necessary for GRU's planned undergrounding of the major overhead utility corridor running along SW 5th Avenue.*

*Per the CRA continuing service contract for Construction Managers, CRA staff has been working with PPI/Charles Perry Construction, LLC to develop a Guaranteed Maximum Price, or GMP, based on the 90% engineering documents for the SW 3rd Street project. The GMP represents the maximum amount that can be paid by the CRA for construction of the project, 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 trade packages may be less than proposed in the GMP. In this event, the savings would be 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 of the GMP.*

*The Guaranteed Maximum Price for PPI's construction services is \$674,030. In*

*addition to the work included in the scope of the GMP, there is approximately \$38,000 in additional costs for pedestrian and roadway lighting fixtures. There are also additional costs related to the overhead-to-underground utility conversions, including approximately \$20,000 in wiring and terminations to each property, as well as certain civil/electrical infrastructure related to undergrounding their utilities. Project engineers Brown & Cullen, Inc. will also be retained to provide construction administration services.*

*Fiscal Note: There is currently xxx available in account xxxx*

**RECOMMENDATION**

*CRA Executive Director to the CRA: Approve the Guaranteed Maximum Price of \$674,030 for Porters Neighborhood Improvements – SW 3rd Street, as designed.*

100497- GMP 11152010.pdf

**END OF THE CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA****SECRETARY****EXECUTIVE DIRECTOR****100499. Innovation Square (B)**

*Explanation: Redevelopment of the AGH site and surrounding properties into the Innovation Hub and Innovation Square has the capacity to bring huge benefits to Gainesville. The most obvious impacts will be in the areas of urban form, economic development, job creation/retention, etc. However, if executed properly, redevelopment of the area will affect many other facets of the community as well. One key component in realizing the potential of Innovation Square is ensuring that the relevant land development regulations are capable of supporting the desired redevelopment. The regulatory framework must be structured to support the desired uses and to achieve high quality redevelopment and urban form, while simultaneously providing the clarity, brevity, and practicality needed to cultivate significant private (and public) sector reinvestment.*

*Unfortunately, the existing regulations cannot accommodate these needs, and unless revised, redevelopment of Innovation Square/surrounding properties is unlikely to reach its envisioned potential. For these reasons, the CRA is taking the lead role in crafting revised land development regulations which will govern both the former AGH site and the surrounding area. The goal for these regulations is to provide a simple, straightforward, flexible framework that will facilitate high quality redevelopment, while also ensuring high quality design in our built environment. The CRA has engaged David Green, with Perkins+Will to assist in this effort. Perkins+Will is a global leader in designing science/technology buildings, and Mr. Green is a leading urban design professional.*

*Draft regulations were presented to the City's Community Development Committee on October 28th, and to the CRA on November 15th. Final feedback was received from the CDC, CRA staff, Planning staff, GRU, PWD, adjacent property owners, and other stakeholders. This feedback was incorporated into the proposed regulations, which are attached as backup to this agenda. Based on the positive feedback from the CDC, CRA, Shands/UF, GG staff, and other stakeholders, the next step is to request the City Commission approve the initiation of a planning petition. CRA staff will agenda the item for a December City Commission meeting and will coordinate with the City Planning Department to bring the proposed regulations through the approvals process.*

*Fiscal Note: Perkins+Will is under contract to provide professional urban design services at a cost not to exceed \$24,000*

**RECOMMENDATION**

*CRA Executive Director to CRA Board: 1)Hear an*

update and provide input as necessary; and 2) recommend the City Commission request CRA staff initiate a planning petition to bring the proposed regulations through the approval process.

100499 - Exhibit 11152010.pdf  
100499 - Zoning 11152010.pdf  
100499&100502\_MOD\_20101115.pdf  
100499\_University Heights MU\_20101202.pdf

## 100502. AGH/Shands Master Plan (B)

*Explanation: Redevelopment of the AGH site and surrounding properties into the Innovation Hub and Innovation Square has the capacity to bring huge benefits to Gainesville. One key component in realizing the potential of Innovation Square is ensuring that the relevant land development regulations are capable of supporting the desired redevelopment.*

*The CRA engaged David Green of Perkins+Will, a leading urban design professional, in September 2010 to draft a new zoning regulation that would replace the current University Heights Special Area Plan. The goal for these regulations is to provide a simple, straightforward, flexible framework that will facilitate high quality redevelopment, while also ensuring high quality design. The new zoning regulation will provide a framework for current and future urban redevelopment. The draft zoning regulations were presented and approved by the Community Development Committee, a subset of the City Commission, in late October 2010 and CRA staff will present the item to the City Commission as an agenda item at a December 2010 City Commission meeting.*

*In October 2010, Shands engaged Perkins & Will to develop a Master Plan for the former AGH site that would incorporate the new zoning regulations with special consideration for the Innovation Hub and the future development of the Innovation Square and adjacent properties. A Master Plan has been developed that will integrate the former AGH site as part of the City of Gainesville and provide a framework for current and future redevelopment. The Master Plan will delineate the boundary between the public and private realm; include standards that define the condition of the public streets and alleys; include standards that regulate the building envelope and its relationship to the public realm; include standards that regulate height and density allowed within the private realm; and include proposed block dimensions, street connectivity, pedestrian circulation, typical street sections, street framework, and public and private realms. The Master Plan will be used as a guide to the future redevelopment of the AGH site and will provide flexibility to provide for high quality redevelopment.*

*Fiscal Note: None at this time.*

### RECOMMENDATION

*CRA Executive Director to CRA Board: Hear a presentation.*

**100500. Re-Appropriation of Economic Development Fund (B)**

*Explanation: The CRA is well-positioned to carry out economic development initiatives in the city's core, particularly in the area of economic development finance. Over the last year, the CRA has contracted with the National Development Council to launch several economic development loan programs, including the Grow Gainesville Fund and the Capital Access Program to supplement the SBA's 504 Loan program. Also, in FY11 the Small and Minority Business Development Coordinator position and management responsibilities associated with GTEC were transferred from General Government to the CRA. This shift in the City's economic development posture, presents an opportunity to reexamine the tools available in Gainesville to grow local businesses, specifically in the technology sector.*

*To that end, CRA Staff and other community stakeholders have identified early-stage funding as a key component of attracting and growing local companies, and a critical gap in Gainesville's funding continuum. The CRA is currently working to develop the framework for the creation and implementation of a community-based Seed Fund program. Once complete, the program model will be presented to the CRA Board for feedback and subsequent approval.*

*CRA Staff has also identified a potential funding source in the Economic Development Fund (ED Fund) to capitalize a portion of the future Seed Fund program. Accordingly, CRA Staff is asking the CRA Board to endorse the Seed Fund concept and request the City Commission to re-appropriate funds in the ED Fund.*

*The ED Fund is a multi-year General Government account, set up to fund citywide economic development initiatives. Over the years, several appropriations have been made in the ED Fund to reflect varying programmatic objectives. The fund was initially capitalized with Occupational License revenue and has had periodic injections from the General Fund and GRU, the most recent being in FY05.*

*The largest line item in the ED Fund is for GTEC operations (#6660). This item is set up to resemble an Enterprise Fund, with rent revenues offsetting operating expenses. However, since its inception, GTEC has operated with an annual net loss of about \$10,000 to \$20,000. This deficit has been funded out of the ED Fund and has slowly depleted the ED Fund fund balance. Because of this depletion, ED Fund appropriations are now greater than the available fund balance. As of June 30, 2010, \$223,505 was appropriated in the ED Fund, notwithstanding GTEC operations. The fund balance as of June 30, 2010, was \$219,707.*

*Additionally, the City's Budget and Finance Department has recommended that the ED Fund be used only for GTEC accounting, and that funds for other economic development initiatives be moved to separate accounts.*

*In FY11, \$50,000 from the ED Fund Account was re-appropriated and moved from the Entrepreneurship Charter School (E100) to the Office of Equal Opportunity to fund a mentorship program. The other current appropriations also represent projects that have not, or will not, come to fruition.*

*CRA Staff is recommending a release of current appropriations, and a subsequent re-appropriation of the fund balance, to: 1) free up funds for other economic development initiatives (specifically the Seed Fund program); and 2) ensure that appropriations better reflect the available fund balance and projected expenditures of funds.*

*Three specific appropriations were set up by Resolution and require the City Commission to authorize any changes:*

*E105: Economic Development/GRU Initiatives*

*In FY05, \$100,000 was transferred from GRU's contingency budget to be used towards funding economic development projects not otherwise part of the City's normal budget for economic development activities. In FY07 the City entered into a \$50,000 contract with the Gainesville Council for Economic Outreach to use these funds for activities tied to developing the innovation economy, however the contract expired without any funds being expended.*

*E107: Dayjet QTI*

*In FY06, \$34,000 was appropriated to a QTI for DayJet, which is no longer in business.*

*E108: Ignition QTI*

*In FY07, \$50,000 was appropriated to a QTI for Ignition Entertainment, which has moved outside of the City limits*

*Two appropriations are tied to GTEC operations:*

*E103: GTEC Tenant Transition Program*

*\$30,000 is appropriated to assist GTEC graduates with soft costs, such as engineer or architect fees. No formal program has been developed, nor have any funds been expended since the appropriation was made.*

*E104: Land Acquisition Program*

*\$38,719 is appropriated for the purchase of vacant properties around GTEC to assemble land for a potential, future technology campus. The City has purchased several parcels around GTEC and no future purchases are planned.*

*The final appropriation is nominal:*

*E102: Business Retention Program*

*\$756 is appropriated toward a business retention program that has not been formalized.*

*CRA Staff recommends that the CRA Board request the City Commission to:*

1) Release the appropriations outlined above.

2) Appropriate \$75,000 of the ED Fund fund balance and move it to a separate account, to be used for the capitalization of a future Seed Fund program initiated by the CRA.

3) Appropriate the balance of funds in the ED Fund for use in GTEC-related programming, and potential future land acquisition and/or tenant transition programs. Additionally, any future draws for economic development initiatives (i.e. Q.T.I.) could be appropriated from this line item.

*Fiscal Note:* There is no fiscal impact to the General Fund. This item re-appropriates the ED Fund fund balance, specifically appropriating \$75,000 towards the creation of a Seed Fund program. This item is not an authorization of specific programmatic expenditures.

**RECOMMENDATION**

*Executive Director to the CRA: 1) Hear a brief presentation from staff; 2) request the City Commission to release appropriations, and subsequently re-appropriate fund balance in the Economic Development Fund as outlined in this item; and 3) direct CRA staff to bring back a model for the Seed Fund program to the City Commission.*

100505 - Framework 11152010.pdf

100505 - Matrix 11152010.pdf

100505- Appropriations 11152010.pdf

100505 - PPT - 11152010.PDF

## **CRA ATTORNEY**

## **REPORTS FROM ADVISORY BOARDS/COMMITTEES**

### **MEMBER COMMENT**

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

#### **Downtown Redevelopment Advisory Board**

#### **Eastside Redevelopment Advisory Board**

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

### **CITIZEN COMMENT**

### **NEXT MEETING DATE**

**ADJOURNMENT - 4:48 PM**