

# Community Redevelopment Agency

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



## **Meeting Agenda**

**October 19, 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 - 3:04 PM****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****090491. Community Redevelopment Agency (CRA) Minutes (B)**

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

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**EXECUTIVE DIRECTOR CONSENT****090492. CRA Project Summary (NB)**

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

*CRA Wide*

*NW 5th Ave Commercial Building – 802 NW 5th Ave – On this agenda*

*University Avenue Medians – Construction is substantially complete on all nine medians between SE 15th Street and NW 18th Street.*

*University Avenue Improvements – Staff is continuing to monitor the Downtown planters. The pilot will conclude in December, or sooner if warranted, and a determination will be made whether to expand or terminate the project. In addition, bike rack designs are being reviewed for installation.*

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

*Parking Study (Downtown & CPUH) – On this agenda.*

*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 new decorative fencing is proposed*

for the SE Hawthorne Road frontage. 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. The School Board is a potential funding partner on the bus depot project. Staff has obtained cost estimates for budgeting purposes from B&T Fencing of \$150,000 for the school project and \$104,700 for the bus depot. Staff has reviewed these estimated costs with ERAB at its October meeting.

*Eastside Medians Projects* – Two new median design projects will be launched in the new fiscal year beginning October 1. They are SE Hawthorne Road, east of SE 15th Street and Williston Road south of East University Avenue. These improvements complement the Eastside Gateway and roadway lighting projects recently completed near these corridors. Staff gave an update to the ERAB at its October meeting.

*Kennedy Homes* – The RFP has been issued. A second pre-bid meeting was held September 24th and the bid deadline has been extended to October 28th.

*Redevelopment of 1712/1714 Hawthorne Road* – The Design team has submitted the 100% site plan construction documents to the City's planning staff. City staff has provided comments and those comments are currently being addressed in the Site Plan. Once the Site plan is updated, the City can issue a Final Development Order. Because Hawthorne Rd is a state-maintained highway, the project requires approval from FDOT to connect drainage, etc. from the site to Hawthorne Road. The FDOT granted permit approval on September 29, 2009. 90% construction documents have been submitted and the Construction Manager (BBI Construction Management, Inc.) and the design team are currently going through a value analysis to help reduce construction costs. Staff continues to discuss possibilities with potential tenants and will provide an update to the Board in November 2009.

*Potential Eastside Expansion Areas* – ERAB will work with Staff to consider necessary changes to the Redevelopment Plan. These changes will accommodate the proposed expansion areas and will also help streamline the Redevelopment Plan into a more efficient, flexible, and action-oriented tool to support revitalization.

*Southeast Gainesville Redevelopment Initiative* – The item was approved by the City Plan Board. CRA staff will coordinate with Planning and legal staff to finalize the wording of the document prior to its hearing before the City Commission.

*Cotton Club* – Fundraising is underway, and a new roof has been installed. The recent Ribfest was a great success.

*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*

*Depot Park*

*Construction Document Development - At the September 21, 2009 CRA meeting, staff and Carol R. Johnson Associates (CRJA) presented the concept for the north park entrance from Main Street to SE 4th Street. This portion of the park contains, at least conceptually, the depot building, major park entrances, parking areas, bike paths, play areas, and an interactive fountain. With site remediation and improvements to Depot Avenue and South Main Street underway, it is imperative that the construction documents for the north park entrance reach completion by mid-year 2010 in order to expedite construction during the latter part of that year. To meet this goal, The CRA is seeking to complete park construction documents by early July, 2010. Staff requested CRJA, who is under contract to provide design services for Depot Park, to submit a Work Order Proposal containing all tasks to translate the approved park concept into construction documents suitable for bidding. The entire north entrance to the park, the Depot Park Trail, and the initial land cover for the balance of the park are included in the Work Order scope. The work will also include coordination with the construction manager at the 60% construction document phase to begin assembling bid documents and a Guaranteed Maximum Price (GMP). During this phase, the CRA will initiate the site plan approval process. Funding for design services is available HUD EDI grant, Recreational Trails Program grant, Urban Development Action Grant (UDAG) proceeds, and CIRB Funds for Depot Park. The work order for construction documents will be submitted to the City Commission for approval in November.*

*Programming Phase - CRJA is planning to hold a public workshop for young parents and children on October 26, 2009 to develop ideas for play areas. The programming and master planning phase is moving on schedule for completion in mid-November.*

*Remediation - Site activities to prepare the area for excavation are proceeding on schedule. Excavation is expected to begin in November.*

*Site Plan Approval - Work is underway to prepare for the approval process. Staff is gathering information on the process, assembling necessary documents, and tasking out key milestones.*

*Depot Building - Base drawings were completed in late September and the mechanical, electrical, and plumbing design has started. Interior layout design is underway. The permitting process for the building relocation and foundation construction has been identified.*

*Landscape Bulbouts at SE 1st Street and SE 1st Avenue – The CRA completed new landscape plantings on three corners of this intersection during the week of September 28th. The new landscaping compliments the plantings completed by*

*the Hampton Inn hotel. The new annuals and perennials add color and texture. Additional planting opportunities are being explored.*

*Boundless Playground at Depot Park – This project is under consideration for incorporation into Depot Park.*

*Bethel Station – The Lunchbox Café (formerly known as Café Lono) has been approved as the tenant for the Bethel Station site. Staff is working with the café to finalize and execute the lease agreement and Technical drawings are currently being drafted in order to take the conceptual vision through the regulatory processes. The project is scheduled to be heard by the Historic Preservation Board October 6th. The security fence will remain around the perimeter of the building until such time as it is no longer needed.*

*Haisley Lynch Park & Gardens – The CRA has finalized implementation details and issued a Notice to Proceed to BBI Construction Management, Inc. The project, which will be constructed this Fall, 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).*

*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 open. A ribbon-cutting celebration was held October 1st.*

*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.*

*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 roadway and pedestrian lighting. This project is currently under construction.*

*CPUH*

*SW 13th Street Medians – Zamia Design Landscape Architecture has been engaged to design the roadway medians adjacent to the SW 13th Street overpass. Conceptual design anticipated to be completed by the end of October 2009. Installation of medians projected to begin December 2009.*

*SW 13th Street Bus Shelter – The site is located near the Wildflower and Oakbrook Walk developments on SW 13th Street. Foundation and footing work was completed on September 18th. Installation of the shelter canopy and railing is moving forward.*

*Tumblin Creek Watershed Management Plan – Staff is evaluating several potential projects to address stormwater in the CPUH area. Staff is researching creative stormwater solutions and potential incentive programs that may be used as pilot projects throughout the redevelopment area.*

*SW 7th Ave Roadway Improvements – The scope of improvements include resurfacing the roadway, improving drainage, on-street parking, and installing permeable concrete. Design work for this project began August 4, 2009 and is expected to enter construction during winter 2010. A neighborhood workshop was held on September 3, 2009 with the purpose of introducing the project to property owners along the corridor and to collect feedback on the 30% level design plans.*

*SW 2nd Avenue redevelopment – The CRA continues to pursue a comprehensive vision for redevelopment along the SW 2nd Avenue corridor 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 – On this agenda.*

*SW 13th Street Pedestrian Overpass Enhancement Design – The RFQ was posted on the City's website on September 30, 2009. First Round submissions are due back by November 12, 2009 and firms that make the shortlist will be announced the week of November 30, 2009. Firm selections and contract negotiations will take place in late January 2010. To download the documents or see a list of planholders follow the link to Demandstar:  
[http://www.demandstar.com/supplier/bids/agency\\_inc/bid\\_list.asp?f=search&mi=10071](http://www.demandstar.com/supplier/bids/agency_inc/bid_list.asp?f=search&mi=10071)*

*Rails-to-Trails Signage –Dix Lathrop Landscape Architects has been engaged to design the sign mounting system.*

*NW 17th Street Repairs – On this agenda.*

*FAPS*

*FAPS Strategic Planning – The Florida Chapter of the American Planning Association has recognized the FAPS Redevelopment Plan and Strategic Planning framework, created by CRA staff and neighborhood citizens, as the state's top Neighborhood Planning initiative. The project has also been nominated for the American Planning Association's national awards program.*

*FAPS Heritage Trail – The CRA and Dix Lathrop and Associates Landscape Architects held a highly successful community workshop on Saturday, October 3rd at the Mt. Pleasant United Methodist Church*

to collect information about significant places, events, and people from the Fifth Avenue and Pleasant Street neighborhoods. Approximately 50 people attended. A follow-up meeting will be held around the early part of 2010. Coordination with a related project proposed by Pleasant Place is in progress.

A *Quinn Jones House* – Staff issued a Notice to Proceed to the Construction Manager to begin exterior stabilization on October 1, 2009. Construction should start in October and be completed by December 2009. The stabilization will not exceed the Guaranteed Maximum Price of \$60,346. Staff will begin to engage community leaders to discuss the future use of the building.

*Model Block* – The Historic Preservation Board approved the construction of three new houses (412 and 402 NW 4th Ave and 410 NW 4th Street) on October 6, 2009. Building permits have been applied for and construction is expected to start in early November, pending approval of a minor sub-division to increase the lot size for one of the houses and the closing of the construction loan.

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

*Fiscal Note:* None at this time.

**RECOMMENDATION**

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

**090493.**

**Guaranteed Maximum Price for Construction – Commercial Building at 802 NW 5th Ave (B)**

*Explanation:* On August 17, 2009 the CRA approved a design development estimate of \$893,750 as the budget for construction of the commercial building to be located at 802 NW 5th Ave.

The design development estimate was developed by PPI Construction Management/Charles Perry Construction based on a set of design development documents. The design team completed 100% documents in late September and PPI/CPC used the information to develop a GMP. The GMP represents the maximum amount that can be paid by the CRA, assuming no major changes in the scope of the project. The opportunity does exist; however, that the CRA may pay less than the GMP as the actual bids for trade packages may be less than proposed in the GMP, resulting in savings that are returned to the CRA. Additionally, if any contingency remains after project closeout, that amount is returned to the CRA as well. In contrast, if the actual bids for trade packages are more than proposed in the GMP, the CRA will not pay more than the amount in the GMP. This type of open book accounting allows for greater insight into construction costs and greater accountability for all parties.

The Guaranteed Maximum Price for the project is \$893,750, which is equal to the approved project budget.

*Fiscal Note:* A final guaranteed maximum price is (\$893,750) The four CRA redevelopment

*area trust funds will fund 62% of the total and the remaining 38% will be borrowed and repaid from the FAPS redevelopment area trust fund. The allocation is determined by the construction manager based costs directly attributed to building's square footage and use.*

**RECOMMENDATION**

*CRA Executive Director to CRA: Approve the Guaranteed Maximum Price of \$893,750 to construct a new commercial building at 802 NW 5th Ave.*

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**END OF THE CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA****SECRETARY****EXECUTIVE DIRECTOR****090494. Parking Study - College Park/University Heights (B)**

*Explanation: As the Downtown and College Park/University Heights areas continue to redevelop, the demand for parking is expected to increase. An adequate supply of parking and proper management of parking resources is important in ensuring the continued success of the increasingly urbanized area. It is also important to understand that the public perception about parking resources is often just as influential to this discussion as is the actual data related to parking supply, demand, and use.*

*The CRA is attentive to issues related to parking resources, as parking infrastructure is an important component in attracting increased investment in urbanized areas. Successful redevelopment must attain a balance between accommodating a high demand for parking without sacrificing the human scale and people-oriented nature of the area. The CRA has been working with parking consultants Rich & Associates in order to address parking issues in both Downtown and CPUH. The parking study is not conceptual in nature; rather it utilizes hard data, parking supply and demand measurements, stakeholder information, and sophisticated modeling techniques to understand and plan for current and future parking needs.*

*At the September meeting, the CRA learned about final recommendations for Downtown. In October, the consultants will present findings and recommendations for CPUH. These will differ from the Downtown study due to different driving factors and conditions at play in CPUH.*

*Fiscal Note: \$50,000 is budgeted in CPUH account #618-790-W741-5520 (Parking Management). Parking consultant services within CPUH will be approximately \$48,000. \$25,000 is currently budgeted in DRAB account #610-790-W229-5520 (Project Related Professional Services - Parking Study.) Parking consultant services within Downtown will be approximately \$24,000.*

**RECOMMENDATION**

*Executive Director to CRA: 1) Hear a presentation from staff and consultants; and 2) provide input regarding the parking study recommendations. This information will be compiled by City/CRA staff and presented to the City Commission for action.*

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**090495.****Roadway Projects Update (B)**

*Explanation: Contained within the redevelopment plans of Gainesville's four redevelopment areas (College Park/University Heights, Fifth Ave/Pleasant Street, Downtown, Eastside) are goals and objectives used to identify projects with the purpose of addressing blighted conditions across Gainesville's urban core. Of these goals and objectives, many are within the genre of roadway and streetscape improvements with the specific purpose of tackling issues such as multimodal transportation, pedestrian circulation, co-location of public facilities and infrastructure, and creating complete streets with coordinated street furnishings. Working with the advisory boards, City departments, and outside agencies, CRA staff has developed strategic plans listing projects for each of the redevelopment areas. Roadway projects comprise a large portion of each redevelopment area's projects and budget. Examples of roadway projects that are currently underway are listed below:*

- Depot Ave
- SW 3rd Street
- Hawthorne Rd
- University Ave
- SW 7th Ave
- SW 8th Ave
- NW 17th Street
- SW 13th Street
- NW 5th Ave

*CRA staff will provide a brief update on the status of each of these roadway improvement projects with respect to the project scope, schedule, funding, and construction timeframe.*

*Fiscal Note: None at this time*

**RECOMMENDATION**

*Executive Director to CRA: 1) Hear presentation from staff, and 2) provide CRA staff with recommendations for potential funding sources to address project funding gaps.*

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**090496.**

**CRA Loan Approval for NW 5th Ave Commercial Building (B)**

**A RESOLUTION OF THE GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY APPROVING A LOAN IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$400,000 TO FINANCE A PORTION OF THE CONSTRUCTION COSTS FOR A CRA-OWNED COMMERCIAL BUILDING AT 802 NW 5TH AVE AND TO PAY THE COSTS OF SUCH LOAN; APPROVING KEY LOAN TERMS; AUTHORIZING EXECUTION OF LOAN DOCUMENTS; PROVIDING OTHER DETAILS WITH RESPECT THERETO; AND PROVIDING AN EFFECTIVE DATE**

*Explanation: November 17, 2008, the CRA approved 802 NW 5th Ave as the site for a new*

*mixed-use (office and retail) building (the "Project"). 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. On July 20, 2009 the CRA approved The CRA Board approved directing the CRA Executive Director to prepare and issue a request for terms for a bank loan to finance for the retail (ground floor) portion of the 802 NW 5th Ave commercial building.*

*Based on the Guaranteed Maximum Price (\$893,750) for construction, the proportional cost of the ground floor retail/commercial space, is approximately \$360,000 and is to be financed by the Fifth Ave/Pleasant Street trust fund.*

*In September 2009, CRA staff issued a request for terms from lenders and received three quotes from three local lending institutions (Sun State Federal Credit Union, M&S Bank, and Gateway Bank). After reviewing the proposals, staff recommends the proposal from Sun State Federal Credit Union be selected with the following highlights of terms:*

*Loan Amount: The lesser of \$400,000.00 or 65% of the fee simple TO BE FINISHED appraised value of the project.*

*Collateral: First Mortgage lien attached to the subject property located at 802 NW 5th Ave Gainesville, Florida 32601.*

*Source of Repayment/Pledge: The debt service account created within the CRA FAPS Trust Fund and the project account*

*Loan fee: 5% of loan*

*Term: Construction line of credit for a 12-month term with interest-only payments. Commencing with month 13, the loan converts to a 30-year amortized principal and interest loan based on rate below.*

*Amortization: Interest only for the first 12 month, then amortized for 30 years.*

*Interest rate options: Fixed at 5.99% 5 more years where the first year is an interest only payment. Loan will be adjusting after five years based on the current five (5) year T-Bill (CMT) plus the margin of 2.75%, ballooning in 15 years with a floor interest rate of 5.99%. Interest reserve account will be included for an estimated 12 month term only.*

*The Resolution approves the loan transaction, the key terms thereof and authorizes the CRA Chairperson, the CRA Executive Director or acting Executive Director, attested by the Clerk or Deputy Clerk of the CRA to execute all documents and to take all actions and steps on behalf of the CRA as they shall deem necessary or prudent in connection with the completion of the loan and the carrying out of the intention of the Resolution.*

**Fiscal Note:** *Debt service will be paid by the FAPS redevelopment trust fund. \$12,667 was budgeted in the FY10 FAPS budget to cover the estimated debt service for FY10.*

RECOMMENDATION

*CRA Executive Director to the CRA: 1) Adopt the Resolution, and; 2) authorize the CRA Chairperson to execute and the CRA Clerk to attest the Resolution subject to approval as to form and legality by the CRA Attorney.*

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**CRA ATTORNEY**

**REPORTS FROM ADVISORY BOARDS/COMMITTEES**

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

**Downtown Redevelopment Advisory Board**

**Eastside Redevelopment Advisory Board**

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

**MEMBER COMMENT**

**CITIZEN COMMENT**

**NEXT MEETING DATE**

*November 16, 2009*

**ADJOURNMENT - 4:32 PM**