

# Community Redevelopment Agency

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



## **Meeting Agenda**

**October 18, 2010**

**3:00 PM**

**CRA Building  
802 NW 5th Avenue Suite 200**

*Lauren Poe (Chair)  
Randy Wells (Vice-Chair)  
Jack Donovan (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 - 3:03 PM**

**ROLL CALL**

**ADOPTION OF THE CONSENT AGENDA**

**SECRETARY CONSENT**

**100432. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION      *The CRA approve the minutes of September 20, 2010, as circulated.*

**100433. Resignation of Gigi Simmons from the Downtown Redevelopment Advisory Board (DRAB) (NB)**

RECOMMENDATION      *The CRA accept the resignation of Gigi Simmons from DRAB, effective immediately.*

**100434. Appointment of Robert Christopher Narvaez to the College Park/University Heights Redevelopment Advisory Board (Non-Voting Student Seat) (NB)**

RECOMMENDATION      *The CRA appoint Robert Christopher Narvaez to the College Park/University Heights Redevelopment Advisory Board (Non-Voting Student Seat) for a term to expire, June 13, 2010.*

- Member Donovan - Narvaez*
- Member Hawkins - Narvaez*
- Member Henry - Narvaez*
- Member Lowe - Narvaez*
- Member Mastrodicasa - Narvaez*
- Member Wells - Narvaez*
- Chair Poe - Narvaez*

**100442. Appointment of Choppy Hodes, II to the Eastside Redevelopment Advisory Board (NB)**

**RECOMMENDATION**

*The CRA appoint Choppy Hodes, II to the Eastside Redevelopment Advisory Board for a term to expire June 17, 2013.*

*Member Donovan - Readvertise*

*Member Hawkins - Hodes*

*Member Henry - Hodes*

*Member Lowe - Hodes*

*Member Mastrodicasa - Hodes*

*Member Wells - Hodes*

*Chair Poe - Readvertise*

**EXECUTIVE DIRECTOR CONSENT****100436. 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. The October CRA Board meeting and a reception will be held October 18, 2010 in conjunction with the completion of the Phase II NW 5th Avenue Streetscape. Negotiations are underway with a commercial real estate broker to lease the first floor retail portion of the building.*

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

*CRA Maintenance Policy - Staff is drafting 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 of Gainesville and Gainesville Regional Utilities. Staff is currently drafting the policy and meeting with government stakeholders.*

*CRA Sustainability Policy - Staff is re-drafting a sustainability policy that will provide guidelines for enhancing the social, economic and environmental wellness of the redevelopment areas. The policy will affect CRA internal operations as well as programs. Staff will provide an update as the policy nears completion.*

*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, staff is preparing to reopen the paint program application process.*

*Eastside Redevelopment Plan - The new Redevelopment Plan has been adopted. The final step in expanding the Redevelopment Area requires the City Commission updates the ordinances which define the tax base and the legal description of the Eastside CRA's boundaries. This is scheduled to occur at the November 2010 CCom meetings.*

*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 -October - December 2010*

*Grand Opening/ Ribbon Cutting -December 2010*

*Citizens Field Youth Triathlon - On agenda*

*Eastside Medians - Projects planned for Southeast Hawthorne Road and Williston Road have been budgeted; however, these projects are on hold pending resolution of FDOT-City maintenance agreements.*

*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.*

#### *Downtown*

*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. Construction for the foundation of the Depot Building is to commence in October, the building will be relocated to its permanent site during October - December 2010.*
- GRU Remediation Phase II is underway, with excavation commencing in October, 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 Site Investigation has commenced and the initial findings report is expected during early October 2010. Once the initial findings report is complete, development of the contamination management plan will commence.*
- 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.

*Landscape Bulbouts at SE 1st Street - Staff is working on planning for phase 2 improvements, including partnerships for expanding maintenance and seasonal improvements.*

*SW 3rd Street Improvements - On this agenda*

*Bethel Station & Downtown Community Plaza - on this agenda*

*Haisley Lynch Park & Gardens - The park is now open - please stop by for a visit! A grand opening event will be planned, and staff will provide information as these details are finalized.*

*CPUH*

*13th Street Overpass Design -On Thurs. May 20th, the project kick-off meeting was held. 50% CDs are scheduled to be complete First week of September 2010 and 100% CDs are scheduled for mid December 2010. Construction is anticipated to begin February 2011.*

*SW 13th Street Medians -Oelrich Construction is revising the design of the two medians north of the overpass and coordinating with FDOT. 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 - CRA Staff and Brown & Cullen met with stakeholders on Thurs. August 5th to review the 60% CD submittal. The 90% submittal is scheduled for the end of 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 the first week of January 2011.*

*SW 7th Ave Roadway Improvements - Construction was complete the week of September 13th. The contractor is currently completing punch list item and the project is expected to be fully complete by October 1, 2010.*

*SW 8th Ave Roadway Improvements - Construction commenced the week of May 17th. The project will be substantially completed in October 2010. The next phase is the overhead to underground utility conversions. This includes the removal of all aerial utilities and installation of underground facilities by GRU, AT&T, Cox, and UF. This is expected to take 9 weeks to complete with possible*

*full roadway closures during utility pole removals by GRU.*

*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 (B)- 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. The initial concept is being used to meet with various agencies including MTPO, TAC, CAC and the Bicycle/Pedestrian Advisory Board beginning September 2010 to help determine what design features would be acceptable for S. Main Street.*

*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*

*Legacy Project - The Tourism Development Council met on August 25, 2010 to rank the Tourism Development Capital Grant applications. The application for the Legacy Project did not rank within funding range. Staff is developing a plan to secure project funding.*

*The project team comprised of Synergy Design Group, 4M Architecture and Brown & Cullen Associates is planning to meet with the State Historic Preservation Office on September 13, 2010 to discuss the programming of the building and site.*

*Synergy is working on the interpretive plan, interviewing additional stakeholders and working on renderings of the project. The interpretive plan, which will specify the development of the A. Quinn Jones house and Heritage Trail, is expected to be completed near the end of September. Staff will provide an update once this report is becomes available.*

*Model Block Project 5th Avenue - On Agenda*

*NW 5th Ave Streetscape Phase II (600-1000 BLK) - Construction reached*

*substantial completion on September 9, 2010. GRU, Cox, AT&T, and Level 3 communications are now all working on the overhead to underground utility conversion process to remove all overhead utility lines and poles. This is expected to be complete by October 18th, 2010.*

*Fiscal Note: None at this time*

**RECOMMENDATION**

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

**100437.**

**ED Finance Professional Services Contract (B)**

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

*In response to these factors, the CRA contracted with the National Development Council (NDC) in November 2009, to conduct a study and analysis related to Economic Development resources. NDC found that Gainesville had far less Economic Development programming to offer from other town and gown cities, specifically in the area of Economic Development Finance.*

*From this study, six concepts were approved by the CRA to move forward to policy and procedure development. Those six concepts were Infrastructure Fund, Pre-Development Fund, Leverage Fund, Jobs Grant, Non-Profit SBA 7(a), and SBA 504 Loan Fund. The next step was to find out where these programs were offered. NDC looked at 504 lenders and bank 7a programs and there were none available within the CRA areas or Gainesville as a whole. The problem the CRA faced was identifying where and how it could secure Economic Development Financing that required low financial outlay in order to direct that lending to the CRA districts with a focus on creating jobs. NDC was the only provider of such community based direct lending.*

*The CRA policies for both the Grow Gainesville Fund and the Capital Access Program along with the addendum to the NDC Technical Assistance Contract were approved at the September CRA board meeting. Under the NDC Technical Assistance Contract, NDC provided, and will continue to provide under the new agreement, services including, but not limited to, assistance in the design, implementation and monitoring of the financing elements of the economic*

*development plan and small business development efforts initiated by the CRA and assistance with New Market Tax Credits, Historic Tax Credits and Small Business Credits.*

*Although the programs and the addendum were approved by the CRA Board in September 2010, a new Technical Assistance contract is needed for FY2011 as the current contract expires on October 15, 2010.*

*Backup to this item includes the FY2011 professional services agreement that outlines the scope of services National Development Council will provide to the CRA along with an exhibit outlining the Grow America Fund program terms, which was previously approved as an addendum to the Technical Assistance Contract at the September 2010 CRA Board meeting, and a Method of Source Selection form.*

*Fiscal Note: \$250,000 was approved in the FY2011 budget process to be shared across the four redevelopment areas for Economic Development Finance Programs and \$80,000 was approved September 2010 by the CRA Board for continued support services provided by National Development Council for FY2011.*

**RECOMMENDATION**

*Executive Director to the CRA; 1) Approve the non-competitive award of contract for community and economic development advisement to NDC as a specified source and 2) authorize CRA Executive Director to execute a professional services contract for Community and Economic Development Advisement with National Development Council subject to approval as to form and legality by the CRA attorney.*

100437\_NDC Prof Svcs Agreement for ED Finance\_20101018.pdf  
100437A\_Method of Source Selection\_20101018.pdf

**END OF THE CONSENT AGENDA**

## ADOPTION OF THE REGULAR AGENDA

### 100438. Citizen's Field Youth Triathlon (B)

*Explanation: The City of Gainesville has a long standing sports tradition; this tradition is embodied through our youth, high school, and university athletic programs. Gainesville affords its residents and visitors the opportunity to take advantage of parks, running paths, bike trails, as well as many annual track and field events.*

*To that end CRA staff hosted a youth and adult triathlon within the Eastside redevelopment area (via MLK Center, Dwight Hunter Pool, Citizen's Field, & Citizen's Field Park) on October 3, 2010. The triathlon was open to youth and adults that competed for prizes and awards. The race was sanctioned by USA triathlon which is the sanctioning authority for more than 2000 diverse racing events nationwide. Over 100 racers competed with each participant receiving a finisher medallion along with other gifts and prizes.*

*One of the Eastside Redevelopment Plan initiatives is to "Support neighborhood centers for social, recreation, and education opportunities" CRA staff believes that East Gainesville and the MLK complex is a great venue for fostering a relationship with the athletic community. The event brought over 100 participants and spectators to the area with many traveling from neighboring Cities. The event was well received by the neighboring community and it is staff's hope that we can make this a signature event for years to come.*

*Fiscal Note: Fiscal note: None at this time*

**RECOMMENDATION**      *CRA Executive Director to the CRA: Receive update from Staff*

100438\_Citizens Field Youth Triathlon Oct 2010\_20101018.pdf

### 100439. Awards Update (NB)

*Explanation: This year, the CRA transformed the Bethel Service Station, built c.1927, from a vacant, neglected structure into a bustling sidewalk cafe. Despite Bethel's prominent downtown location, there were serious challenges revitalizing the tiny building: overcoming negative perceptions regarding its proximity to an underutilized plaza; identifying a business willing/able to operate in only 380 ft<sup>2</sup>; structuring a small-business incubation plan which included public/private cost-sharing; and crafting meticulous renovation plans utilizing every square inch of space. The result is The Lunchbox Café, a quirky hub of activity that breathes new life into the Bethel Station and rejuvenates a once-dreary corner of Downtown.*

*Locally, The Lunchbox is already well known; the project has been very successful and the café is a wonderful addition to downtown and to the Plaza.*

*The CRA is happy to report that the project has also made a big impression amongst redevelopment statewide. The Florida Redevelopment Association (FRA) has recognized the Bethel Station/Lunchbox Café project as the 2010 Outstanding Rehabilitation, Renovation, or Reuse Project! This award recognizes the project for innovation, impact on the community, problem solving, and exemplary design/execution. The award will be presented at the FRA's annual conference in October, and will be on display at the October CRA meeting.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

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

**100440.**

**CRA Projects and Sustainability (B)**

*NOTE: Backup forthcoming Monday (ppt.).*

*Explanation: What was once a vacant lot in a blighted community is now bustling with the activities of staff and guests of the redevelopment agency. What was once a vacant building, looking to be in disrepair, is now the future home of Southern Charm, a Gainesville original restaurant concept. And what was once a dimly lit street with parking code violations and eroded travel lanes is now safely lit with brick sidewalks and new asphalt.*

*Redevelopment is more than bricks and mortar, more than aesthetic upgrades and new fencing; it is a fresh approach to the development and the economic development of a City. Redevelopment requires much thought in the realm of sustainability. Projects must stand the test of time, the economy, minimize damage to the environment, and serve the community.*

*Over this past year, CRA staff, advisory board members, and the CRA Board have faced the many challenges inherent with redevelopment projects. With persistence, vision, and a lot of hard work, these challenges have been transformed into successes. CRA staff will give a presentation highlighting these successes, showcasing how redevelopment projects are inherently sustainable and how the CRA is making strides to become a more sustainable agency in both project delivery and operations.*

*Fiscal Note: None at this time*

**RECOMMENDATION**

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

100440\_CRASustainability\_20101018.PDF

**100441.**

**Model Block Project Update – Fifth Avenue (NB)**

*Explanation: The Model Block Project (MBP) was conceived to help address the issue of*

*vacant and abandoned properties in the Fifth Avenue Pleasant Street Redevelopment Area. Since 2003, the CRA has acquired ten properties, including both vacant lots and houses to rehab. To date, three houses have been rehabilitated and sold, and three new construction homes have been built. There are four properties remaining to be completed: three for new construction (Fifth Avenue neighborhood) and one for historic rehabilitation (Pleasant Street).*

*In March 2010 staff reviewed a proposal from DAG architects to perform architectural services for two houses located at 403 NW 8th Street and 321 NW 7th Terrace. Additionally they will design a duplex/townhome to be located at 725 NW 4th Avenue. FAPS advisory board reviewed the proposals and found the proposed scope of service and proposed fee to be appropriate.*

*DAG architects presented designs for the three Fifth Avenue model block parcels to staff. DAG designed a 3 bedroom 2 bath home at 321 NW 7th Terrace approximately 1254 Sq/Ft H/C, a 3 bedroom 2 bath home at 403 NW 8th Street approximately 1320Sq/Ft H/C, and a another 3 bedroom 2 bath home design for 725 NW 4th Avenue. The CRA approved the designs during the June board meeting.*

*In September, staff requested and was granted a setback variance for 725 NW 4th Avenue by the board of adjustment. Oelrich Construction, a firm on a continuing contract for minor projects with the CRA, will act as the construction manager for the project and they have submitted a final GMP of \$291,116 for 321 NW 7th Terrace and 403 NW 8th Street.*

*Fiscal Note: 403 NW 8th Street has \$10,000 available in account 613-W534-W63, 321 NW 7th Terrace has \$10,000 available in account 613-W535-W64; 725 NW 4th Avenue has \$10,000 available in account 613-W533-W62. The remainder of the funds will be secured through a competitive solicitation for construction financing.*

**RECOMMENDATION**

*CRA Executive Director to the CRA: 1) Hear update from staff; and 2) Approve proposed GMP of \$291,116 for model block homes located at 403 NW 8th Avenue and 321 NW 7th Avenue for the construction of two new Model Block Homes.*

**SECRETARY**

**EXECUTIVE DIRECTOR**

**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**

**ADJOURNMENT - 3:47 PM**