

# Community Redevelopment Agency

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



## **Meeting Agenda**

**September 20, 2010**

**3:00 PM**

**City Hall Auditorium**

*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 - 3:05 PM****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****100337. Community Redevelopment Agency (CRA) Minutes (B)**

**RECOMMENDATION**      *The CRA approve the minutes of August 16, 2010, as circulated.*

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**EXECUTIVE DIRECTOR CONSENT****100358. 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. A ribbon cutting will be held in conjunction with the completion of the Phase II NW 5th Avenue Streetscape. A solicitation is underway to contract 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 - CRA staff is working on developing policy language to improve the management of maintenance responsibilities between the CRA and City of Gainesville.*

*ED Finance Programs - On this agenda*

*Eastside*

*Kennedy Homes -staff is reaching out to the City's planning department, GRU, SJRWM, as well as other relevant stakeholders for their input on the direction*

*we would like to take the development. Along with this collaboration staff is preparing to consult with the necessary professional services firms to complete a thorough site analysis and begin the steps of developing a zoning and land use option that will accommodate the urban design of the eco community.*

*Redevelopment of 1712/1714 Hawthorne Road - On this agenda*

*Potential Eastside Expansion Areas and Updated Eastside Redevelopment Plan - The CRA and City Commission have approved and adopted the Plan and the new expansion areas. The expansion will be finalized when the City Commission amends the ordinance which defines Eastside's boundaries and base tax value.*

*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 opened the second application cycle for the paint program in June 2010 and received completed applications from: Floyd Gipson owner of three properties 1500, 1504, & 1520 E. University Avenue as well as an application from Anthony Mullersman for 28 NE 22nd St, Gainesville, FL 32641.*

*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 with final backfilling and utility installations occurring during fall 2010. The Depot Building will be relocated and a new foundation constructed at a permanent site fronting Depot Ave.*

*- 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 winter 2010.*

*- PWD Depot Regional Stormwater basin construction documents are approximately 70% complete and additional site investigation is underway.*

*- Depot Building construction documents are 100% complete and have been reviewed and approved by the State Historic Preservation Office. The building Phase I rehabilitation (core + shell) is to be bid during winter 2010.*

*- 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.*

*- 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.*

*Landscape Bulbouts at SE 1st Street - Staff is working on planning for phase 2 improvements.*

*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 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.*

*Porters Neighborhood Improvements - SW 3rd Street plans are progressing from 60% to 90%. The project is scheduled to be under construction by the end of the year.*

#### *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 in the process of revising its design to reduce maintenance concerns on the first two medians. The maintenance agreement is still in process with FDOT.*

*SW 13th Street Improvements - CRA Staff and Brown & Cullen held a neighborhood meeting on Tuesday July 13th to review the plans with residents, owners and businesses along the SW 13th Street corridor between SW 16th Avenue and Archer Road. The 60% CD submittal was received on July 22nd for review. CRA Staff will meet with stakeholders to gather input and feedback from 60% submittal. CRA Staff and B&C will work to incorporate comments and as necessary changes into the 90% CD's which are scheduled for completion late September 2010. 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 September 2010.*

*SW 8th Ave Roadway Improvements - Construction commenced the week of May 17th. The project is expected to take 6 months to complete.*

*6th Street Improvements - Dix.Lathrop was engaged to continue to develop a conceptual design and vision for 6th Street which was presented at the July*

*2010 CRA meeting. Through Advisory Board meetings and meetings with community stakeholders, CRA staff will gather input and feedback on the 6th Street Vision. CRA staff and Dix.Lathrop will work to refine the vision based on feedback received/ Dix.Lathrop will prepare a final visioning booklet that will include three to five views and section showing typical visioning treatment along with corresponding details and images. The next step will be for the CRA to issue an RFQ to solicit engineering firms who can help carry the vision to reality by taking the concept and developing construction documents.*

*S. Main Street Improvements - At the August CRA Board meeting, CRA Staff and Causseaux, Hewitt and Walpole presented an overview of 2 concepts for the S. Main Street area between Depot Avenue and Veitech Street. Of the 2 concepts, the 2nd concept that featured medians, but also involves the addition of median strips between travel or parking lands and the bicycle lane, was the concept that was decided to be moved forward for more design development. The 2nd concept will continue to be refined but will also be used to meet with various agencies including MTPO, TAC, CAC and the Bicycle/Pedestrian Advisory Board in September 2010 to help better understand what design features will be acceptable for S. Main Street.*

*Innovation Square - On this agenda*

#### *FAPS*

*Legacy Project -The TPD grant for the A. Quinn Jones house project placed outside of the funding range. The CRA and its consultants are planning to meet with the State Historic Preservation Office (SHPO) on September 13th to discuss the approach to this adaptive reuse project and trail head for the Heritage Trail. Synergy Design Group is drafting the Interpretive Plan and is planning to complete it after meeting with the SHPO.*

*A Quinn Jones House - Phase I Exterior Renovation is complete; including the installation of landscaping and railing on the front porch and stairs.*

*Phase II: Moving forward with Phase II CRA staff will work with museum consultants Synergy design group to create an interpretive plan for the creation of a house museum at the A. Quinn Jones homestead. This will address the potential programming the site will offer and help us in the design and construction phase of the project.*

*Pleasant Street Model Block Project- The closing on the last available Pleasant Street Model Block home (412 NW 4th Avenue) was held August 18, 2010. This project has been completed.*

*Model Block Project 5th Avenue - DAG architects have presented their designs for the three (3) Fifth Ave model block parcels to staff. DAG designed a 3 bedroom 2 bath home at 321 NW 7th Terrace (I) approximately 1246 Sq/Ft H/C, a 3 bedroom 2 bath home at 403 NW 8th Street (H) approximately 1286 Sq/Ft H/C, and a duplex design for 725 NW 4th Ave (G) with both units containing 1*

master bedroom and a bonus room with an additional porch space that can be utilized for future expansion approximately 1022 Sq/Ft H/C each.

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.

**100360.**

**NDC Grow America SBA 7(a) Fund and Capital Access Program (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 Finance resources. 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 remainder of this agenda item details the Non-Profit SBA 7(a), and SBA 504 Loan Fund.*

*Non-Profit SBA 7(a) – Grow America Fund  
NDC, through their Grow America Fund (GAF), is the nation's largest SBA-licensed Small Business Lending Company that is owned and operated by a non-profit organization. NDC offers Community Partners a loan program which can leverage their capital by four to one (ten to one under current law), and lend to eligible businesses. The SBA does not make loans; it issues federal-government backed guarantees to lenders for a portion of the loan, as defined by regulations.*

*NDC has standard policy and procedures for their Grow America Fund. To*

*establish a Grow America fund for the Gainesville CRA, two one-time actions are required:*

*\* Enter into a Contract with GAF*

*o This is done as an addendum to a Technical Assistance contract with NDC*

*o Access to GAF is one of many benefits of having a Technical Assistance contract*

*\* Invest initial capital (minimum of \$250,000) to capitalize loan fund*

*o Funding to be shared across redevelopment districts in the FY2011 budget*

*o Under normal regulations, this would leverage \$1,000,000 in loans into CRA areas*

*o Under the current stimulus-related regulations, this amount would leverage \$2,500,000 in loans to CRA areas*

*Once the fund is established, the responsibility for reviewing and underwriting any loans is the sole responsibility of GAF staff. The responsibilities of the local community (via CRA staff) are limited to:*

*\* Participating in developing a marketing program and establishing periodic goals*

*\* Assisting in establishing a database of potential referral sources for the Grow Gainesville program*

*\* Assisting in preparation of marketing materials*

*\* Disseminating the loan application package provided by GAF to potential borrowers.*

*\* Gathering the application information and perform a review for package completeness and preliminary qualification of potential borrowers*

*\* Assisting GAF loan officer in scheduling meetings and site visits with potential borrowers' places of business.*

*\* Providing support to the GAF closing and servicing teams when needed and requested.*

*\* Providing reporting to CRA Board*

*A responsibility matrix and process flow chart is included as back-up.*

*SBA 504 Loan Fund – Capital Access Program*

*This concept was to establish a local (CRA) revolving loan fund that would help reduce the 10% equity requirements of a borrower with an SBA 504 loan structure. The typical SBA 504 loan structure is:*

*\* 50% from a primary lender*

*\* 40% from an SBA 504-approved lender*

*\* 10% borrower equity*

*The following highlights for key elements of the draft policies and procedures:*

*\* Objectives*

*o Eliminate and prevent slum and blighting conditions in the Community Redevelopment Areas*

*o Implement the specific Economic Development goals and objectives of individual Community Redevelopment Area plans*

- o Encourage the creation and retention of permanent jobs*
- o Stabilize areas of disinvestment and fund projects with catalytic potential*
- \* Eligible Uses*
  - o Expand, acquire or start a business*
  - o Purchase or construct real estate*
  - o Refinance existing business debt*
  - o Purchase equipment and inventory*
  - o Provide working capital*
  - o Construct leasehold improvements*
- \* Amount – the amount of the CAP loan will be based on need and shall not exceed 50% of the equity required under SBA 504*
- o Minimum Amount – Loans less than \$5,000 will not be considered*
- o Maximum Amount – The maximum loan amount will not exceed \$35,000 or 50% of the equity required under SBA 504, whichever is less*
- \* Rate – the rate of the CAP loan shall be a fixed-rate equal to the published (on the date of approval) Wall Street Journal Prime Rate minus two (2%). Under no circumstances, shall a loan be made with a fixed interest rate less than 4%*
- \* CAP Loan Committee*
  - o The Purpose of the CAP Loan Committee is to review, decline or approve CAP loans*
  - o The CAP Loan Committee is made up of five members*
  - o Composition:*
    - \* The CRA Manager*
    - \* One representative each from the area Citizen Advisory Boards, nominated by the Boards. Citizen Advisory Board representation on the CAP Loan Committee will rotate based upon the Redevelopment Area to the CAP loan before the Group for approval. The Citizen Advisory Board Members shall serve/vote only on those CAP loans in their respective Areas.*
    - \* Three commercial lender representatives appointed by the CRA Board*

*The draft CRA policies for both the Grow Gainesville Fund and the Capital Access Program along with the addendum to the NDC Technical Assistance Contract are included as backup to this agenda item. Under the contract, NDC has provided and will continue to provide services included, 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.*

*Fiscal Note: A minimum investment of \$250,000 is required to capitalize a 7(a) loan fund through NDC and a minimum of \$200,000 should be invested in the CAP loan fund. \$450,000 has been included in the proposed FY2011 budget and will be shared across the four redevelopment areas. \$80,000 has also been budgeted for the continued services provided by NDC under the Technical Assistance Contract.*

**RECOMMENDATION**

*Executive Director to the CRA 1) approve the necessary funding and the policies for Grow Gainesville SBA 7(a) Program and the Capital Access Program 2) authorize staff to develop written procedures and program documents, consistent with*

*the policies, as necessary to implement the programs subject to approval as to form and legality by the CRA attorney 3) authorize CRA Executive Director to execute addendum to the Technical Assistance Contract with National Development Council for the Grow Gainesville SBA 7(a) program subject to approval as to form and legality by the CRA attorney.*

## **END OF THE CONSENT AGENDA**

## **ADOPTION OF THE REGULAR AGENDA**

## **SECRETARY**

### **100336. Community Redevelopment Agency (CRA) Residency Requirements for CRA Advisory Boards (NB)**

*Explanation: At the August 16, 2010 CRA Meeting the CRA referred the issue of advertising advisory board vacancies and advisory board residency requirements to the CRA Staff, Clerk's Office and the Legal Department for a report back.*

*The Clerk's office has re-instated advertising CRA advisory board openings on Channel 12. It was also suggested that that the Clerk's office forward advisory board openings to the Chamber of Commerce and to neighborhood associations within the districts which is also being implemented by the Clerk's Office.*

*The next issue is whether or not the CRA wishes to make residency requirements more stringent for CRA Advisory Board members. The language in the Code of Ordinances and in the CRA Rules at the present time is as follows: "To the extent possible members of each advisory board should reside or work in the district to which he or she is appointed".*

*The CRA Secretary suggested the following options.*

*Option 1 - No change.*

*Option 2 - Require that the members or a majority of the members live or work within the district.*

*Option 3 - Require that the members or a majority of the members be City residents.*

*Option 4 - Require that the members or a majority of the members be Alachua County residents.*

*Option 5 - Interview applicants at CRA meeting rather than early balloting.*

*Any change will require a change in the Gainesville Code of Ordinances and to the CRA Rules.*

### **RECOMMENDATION**

*The CRA discuss options for appointing members to*

*CRA Advisory Boards and take appropriate action.*

Legislative History

8/16/10 Community Redevelopment Agency Referred (5 - 0 - 2 Absent) CRA Staff

**100373. October 18, 2010 CRA Meeting Change in Location (NB)**

RECOMMENDATION

*The CRA waive the rules to hold the October 18, 2010 CRA Meeting at the new CRA Office at 802 NW 5th Avenue, Suite 200, Gainesville FL 32601.*

**EXECUTIVE DIRECTOR**

**100359. Project Update - Hawthorne Road Café (B)**

*Explanation: On June 9, 2008 the CRA closed on the properties located at 1712 SE Hawthorne Road and 1714 SE Hawthorne Road. The CRA approved the concept of a small restaurant or diner for this site and general scope of an RFP to attract a business as a tenant. In November 2009, CRA approved the Guaranteed Maximum Price (GMP) of \$330,734 for a café shell building with BBI construction acting as the construction manager of the project. On April 2, 2010 site work and initial demo began on the café with substantial completion of the shell building in August 2010.*

*A request for proposals was issued in June 2010 and one proposal was received for the site proposing a café/restaurant use. The proposal was evaluated based on the respondent's qualifications, past experience & legal status, the proposed business concept/character, a financial analysis, and business terms. The top ranked response was Southern Charm & Pie Factory, proposed by Omar and Arpita Oselimo the founders and owners of Reggae Shack Café located on University Avenue. The Oselimo's proposed a restaurant café that is rooted in traditional southern cooking that will utilize local and seasonal ingredients. They propose to take classic dishes and traditional recipes and transform them in a contemporary fashion to suit current tastes, local preferences, and available seasonal ingredients.*

*Next steps are to enter into negotiations with Southern Charm & Pie Factory (general terms of negotiations found in backup) to determine business terms, included but not limited in this will be lease amount, tenant responsibilities, and café shell build out. Staff anticipates negotiations will be complete by the end of September 2010 with the start of construction documents and permit request in October & November.*

*Staff is confident that construction of the Hawthorne Road Café will serve as a*

*catalyst for continued redevelopment along the Hawthorne Road corridor. The establishment of Southern Charm & Pie Factory will offer programming that currently does not exist on the east side.*

*Southern Charm & Pie Factory Mission Statement:*

*Bring a wholesome southern dining experience to the Gainesville community, with a menu that exhibits traditional and contemporary dishes rooted in southern culture, and service reminiscent of southern warmth and generosity.*

*Fiscal Note: \$40,000 is being appropriated in the FY2011 Eastside Redevelopment Area budget to assist with the maintenance and development of the café.*

**RECOMMENDATION**

*CRA Executive Director to the CRA: 1) Approve the ranking of Southern Charm & Pie Factory as top respondent to the 1712 Hawthorne Road Café solicitation; 2) authorize the Executive Director, or designee, to negotiate with and, if agreement can be reached, to enter into a lease agreement Southern Charm & Pie Factory, subject to approval as to form and legality by the CRA Attorney; 3) If agreement cannot be reached with Southern Charm & Pie Factory, authorize staff to issue a new solicitation for a tenant at 1712 Hawthorne Road.*

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**100361.**

**FY2011 Budget Resolution (B)**

*Explanation: Every September, the CRA Board adopts a budget for the next Fiscal Year. In preparation for budget adoption, each Advisory Board reviews a proposed budget and provides a recommendation to the CRA Executive Director that is then recommended to the CRA Board. The four Advisory Boards (Fifth Avenue/Pleasant Street, Downtown, Eastside, and College Park/University Heights) have approved their respective budgets.*

*The budget is divided into five (5) general sections: 1) Revenues 2) Personal Services 3) Operating Expenses 4) Non-Operating Expenses and 5) Project Funding. Below are highlights from each section of the proposed FY2011 Budget for each Redevelopment Area:*

*1) Revenues*

*For FY2011, Tax Increment funding for the CRA (four combined Redevelopment Areas) is estimated to be \$5,783,617, a decrease of 3.04% from FY2010. Additionally, there are unappropriated fund balances of \$130,712 across the four redevelopment trust funds that are primarily attributed to interest income on fund balance. The total estimated FY2011 revenue for the CRA is \$5,914,329.*

*2) Personal Services Expenses*

*Eleven full-time employees are included in FY2011, one more than FY2010. During the General Government budget process, the Small and Minority*

*Business Development Coordinator position was transferred to the CRA. Most CRA staff provides shared-support across all CRA redevelopment areas in the functional areas of planning, project management, engineering, development finance, and budgeting. A portion of each staff person's salary and benefits (i.e. Personal Services) is allocated to each redevelopment area, with the exception of the CPUH Project Manager, which is allocated 100% to the CPUH redevelopment area. Personal Services expenses for CRA staff are \$829,619.*

*Additionally, the CRA is supported by a City of Gainesville attorney and the City Clerk. Both spend a portion of their time directly supporting the CRA.*

*The total Personal Services expense for CRA is \$908,550.*

### *3) Operating Expenses*

*The total proposed FY2011 operating expense is \$396,988. Operating expenses cover general overhead expenses that are required to operate the CRA, including but not limited to travel, training, telephone, office supplies, and an overhead allocation from City for shared support (HR, Payroll, Accounting, etc.).*

*The total Payroll and Operating Expenses to Tax Increment ratio is 22.57%, which is a measure of how much Tax Increment funding is used for overhead, is below the self-imposed 25% threshold. Additionally, each redevelopment area meets threshold requirements individually: Eastside 23.87%, FAPS 21.79%, CPUH 24.12%, and Downtown 19.48%.*

### *4) Non-Operating Expenses (Debt Service, Obligations to City of Gainesville and Tax Increment Reimbursements)*

*Obligations to the City for payments on loans include West University Avenue Lofts (\$34,074) and SW 2nd Ave (\$58,196), Eastside District Note - Tacklebox Bond (\$21,825), Arlington Square Note (\$6,100), FAPS Model Block Note (\$50,018), Courthouse Parking Garage Note (\$112,084) and the 5th Ave Commercial Building Retail Note (\$36,000).*

*Transfers to the General Government fund in the amounts of \$20,200 and \$10,402 for the Other Post Employment Benefit Bond (OPEB) and Pension Obligation Bond (POB) respectively is also included.*

*The total for non-operating expenses is \$423,116.*

*TIF incentive payments for the Campus View (\$82,395), Stratford Court (\$17,833), Camden Court (\$13,623), Union Street (\$184,552), Jefferson on 2nd (\$188,697), The Palms (\$95,284), University House (\$149,684) and Commerce Building (\$74,217) are also budgeted.*

*The total for CRA TIF Development Agreements is \$732,068.*

### *5) Project Funding*

*After payroll, operating expenses, debt service and incentive payments there is \$3,453,607 available to appropriate for projects. See back-up (Attachment A) for funding by project and a description of project.*

*Fiscal Note: A Budget Transaction Form will be prepared to be executed by the City's Budget and Finance Department.*

**RECOMMENDATION**      *CRA Executive Director to the CRA: 1) Hear presentation by CRA staff and 2) Adopt Resolution #100361 approving the budget for FY2011.*

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## **100362.                      Innovation Square (B)**

*Explanation: July 2009, the Federal Economic Development Administration awarded the University of Florida an \$8.2 million dollar grant to help create the Florida Innovation Hub at UF (UF committed an additional \$5 million dollars). The 45,000 square foot facility will provide technology start-up companies connected with the university with office space, laboratories, conference rooms and other capabilities. In addition, it will house UF's Office of Technology Licensing and UF Tech Content, the main commercialization offices for the university. Programs and activities at the hub will bring together entrepreneurs, investors, students and service providers to maximize the university's ability to create technology-based companies for the purpose of commercializing more of the research conducted at UF.*

*On October 15, 2009, UF awarded the design build contract for the building to PPI/Charles Perry Construction from Gainesville, with Causseaux, Hewitt & Walpole, Inc. (CH&W) serving as lead engineer and Ponikvar & Associates as lead architect. The building is scheduled to begin construction in mid/late 2010 with a projected completion date of September 2011.*

*On June 9, 2010 approximately 200 people gathered at the old AGH/Shands site for the Florida Innovation Hub groundbreaking ceremony. UF officials, community leaders and citizens gathered to hear John Fernandez, U.S. Assistant Secretary of Commerce of Economic Development, speak along with Bernie Machen, UF President; Winfred Phillips, UF Vice President for Research; and Craig Lowe, Mayor of the City of Gainesville.*

*The Florida Innovation Hub will be the first building at Innovation Square on SW 2nd Avenue, formerly known as the 14 acre home of the AGH/Shands hospital. The Innovation Square is a long-term economic development project that could support 500,000 to 1,000,000 square feet of mixed-use development, including technology research, retail and residential development. Innovation Square and the larger redevelopment of the site/area, if executed properly, has the potential to transform the physical and economic landscape in Gainesville and to elevate Gainesville as a university city.*

*While phase 1 of the Innovation Hub was approved by the Development Review Board on May 13, 2010, the project required (and was granted) a number of waivers in order to move forward. At the meeting, board members requested that a motion be made to recommend to the City Commission that they*

*reconsider the University Heights Special Area plan in light of projects such as the Innovation Hub, as the Special Area Planning seemed incapable of addressing the needs of this type of redevelopment.*

*On August 18, 2010, the Community Development Committee (CDC), a sub-committee of the City Commission composed of three members (Member Donovan, Member Hawkins and Member Wells) met with stakeholders and received information from Shands and CH&W regarding possible changes to the current zoning standards in the University Heights Area. The current zoning standards, in particular the zoning overlay, do not accommodate the desired redevelopment at the AGH site or for the area as a whole. The zoning overlay, known as University Heights Special Area Plan, was written to accommodate small scale neighborhood development and infill redevelopment, and did not contemplate the possibility that the AGH site would change uses or redevelop. The CDC requested that the City, CRA, and CH&W/Shands look at the current zoning standards and make recommendations to what changes should be made to the code to promote future redevelopment in the University Heights Area. In addition to recommended changes, the CDC would like to see a draft of zoning regulations that will integrate the site as part of the City of Gainesville and provide a framework for current and future urban redevelopment.*

*The landowner, the City, and the CRA wish to pursue improved zoning standards at the site which will facilitate not only the second phase of Innovation Hub, but also large scale redevelopment throughout the area and re-integration of the area as part of the City of Gainesville. The goal is to accommodate urban redevelopment, a mixture of uses, thoughtful urban design, and a high quality design of both public and private spaces. New zoning standards will be essential in facilitating the long-term build out of the property and creating a framework for successful, high quality redevelopment.*

*David Green, urban design professional with Perkins & Will, and his sub-consultants are being engaged to examine existing zoning standards (UMU2) and the zoning overlay (University Heights Special Area Plan) to identify inconsistencies with the redevelopment vision for the area and to compare existing zoning standards which have proven successful in achieving the desired types of development and development patterns. The goal is to improve and simplify the regulatory process in order to encourage, accommodate and support high quality redevelopment in as straightforward a manner as possible.*

*Additionally, Mr. Green and his team are being contracted to craft zoning regulations that will integrate the site as part of the City of Gainesville and provide a framework for current and future urban redevelopment. Issues to be addressed include (but are not limited to):*

- \* Pedestrian and vehicular circulation (including loading areas)*
- \* Typical streetscape sections*
- \* Treatment of stormwater*

*The zoning may be structured as form based code and could include regulations related to:*

*\* Public Works Standards - configuration of streets and blocks; street cross sections; specifications for street furniture, street trees sidewalks, on-street parking, and other elements of the public realm.*

*\* Building Form Standards - standards regarding the building envelope and its relation to the public realm. May provide standards regarding massing/setbacks/façade materials, etc., but allowing flexibility is a priority.*

*\* Regulation Plan/Development Controls - regulation regarding height, density, use, etc.*

*Mr. Green and/or his team may assist in the approval process for adopting these new standards into the City's Land Development Code.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

*CRA Executive Director to the CRA: 1) Hear update on AGH site redevelopment; 2) Hear update on potential revisions to University Heights Special Area Plan.*

**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 - 5:05 PM**