

City of Gainesville

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



Meeting Agenda - Final

June 18, 2018

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

*Adrian Hayes-Santos (Chair)
Harvey Ward (Chair Pro Tempore)
Helen Warren (Member)
Gigi Simmons (Member)
Lauren Poe (Member)
Gail Johnson (Member)
David Arreola (Member)*

CALL TO ORDER**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT**[180070.](#)**Community Redevelopment Agency Minutes (B)****RECOMMENDATION**

The Community Redevelopment Agency approve the minutes of May 17, 2018.

[180070 CRA Minutes 20180517.pdf](#)

CRA ATTORNEY CONSENT[180081.](#)**Ridgway Roof Truss Company Settlement Agreement and Agreement for Development of Property (B)**

Explanation: The CRA and City are redeveloping South Main Street, with goals to improve safety and connectivity, increase parking opportunities, prepare the area as a destination with a unique identity, while addressing the accessibility, flow, and balance of the corridor. The redevelopment is designed to accommodate the current users of South Main Street, such as Ridgway Roof Truss Company ("Ridgway"), while supporting additional users such as Depot Park and Cade Museum visitors. In addition to traffic calming mechanisms such as medians, streetscaping and roundabouts, the redevelopment project included closing driveway aprons that had previously been constructed by the Florida Department of Transportation. While many driveway aprons were eliminated along South Main Street, all properties were left with at least one existing access to Main Street.

Ridgway claimed that the elimination of two driveway aprons abutting its property was a "taking" of its access. Ridgway claimed that the City and CRA had substantially diminished its access. Ridgway, Ridgway's attorney, CRA staff, and the CRA Attorney met and negotiated a mutually agreeable resolution to Ridgway's claim. The resolution of Ridgway's claim is set out in the Development and Settlement Agreement included in the backup.

The Settlement Agreement and Agreement for Development of Property ("Agreement") provides that Ridgway will design, engineer, permit, and construct a driveway apron connecting its property to SW 6th Street. CRA will reimburse Ridgway for actual costs expended to design,

engineer, permit, and construct the driveway apron that is within the SW 6th Street right-of-way and also for attorney's fees associated with negotiating this Agreement. The maximum amount Ridgway will receive from the CRA is \$55,000.00. The City has no financial obligation to provide funding for this Agreement.

In exchange for receiving the reimbursement from CRA, Ridgway waives and releases any claim it may have against the City and CRA regarding the South Main Street project. In the event Ridgway is unable to obtain the permits to construct the driveway, through no fault of Ridgway, the release of claim is revoked. The parties would then be in the same position as if the Agreement had not been signed.

If approved by the CRA Board, the City Commission will also need to approve the Agreement.

RECOMMENDATION

CRA Attorney to CRA Board: 1) Approve the Settlement Agreement and Agreement for Development of Property; and 2) Authorize the Executive Director to execute the Agreement, subject to approval by the CRA Attorney, as to form and legality.

[180081_draft Settlement Agreement and Agreement for Development of Proper](#)

[180081A_Exhibit A_20180618.pdf](#)

[180081B_Exhibit B_20180618.pdf](#)

[180081_Exhibit C-1_20180618.pdf](#)

[180081_Exhibit C-2_20180618.pdf](#)

[180081D_Exhibit D_20180618.pdf](#)

[180081E_Exhibit E_20180618.pdf](#)

[180081F_Exhibit F_20180618.pdf](#)

[180081G_Exhibit G_20180618.pdf](#)

[180081H_Exhibit H_20180618.pdf](#)

[180081I_Exhibit I_20180618.pdf](#)

EXECUTIVE DIRECTOR CONSENT

[180079.](#)

CRA Project Summary June 2018 (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 Multi-District

Economic Development, Project Manager, Jessica Leonard: CRA Staff is currently looking to partner with developers or businesses interested in investing in the CRA redevelopment districts. Please contact CRA Director, Sarah Vidal, at vidalsc@cityofgainesville.org <<mailto:vidalsc@cityofgainesville.org>> for more details. Key priorities include: Heartwood neighborhood (15.1-acre residential neighborhood), Cornerstone (13-acre commercial site), Innovation Square (17-acre mixed use site), and the Power District (17-acre mixed use site).

College Park University Heights presently has a Relocation and Job Creation Initiatives in CPUH with CH2M Hill. CH2M Hill has officially moved into their new building over in Innovation Square. They have been verified for compliance and will receive the maximum relocation initiative reimbursement of \$125,000 per program guidelines.

*Façade Grant Program Eastside, Project Manager, Jessica Leonard: Eligible addresses can be verified by using the interactive CRA District Wide Map.
<<http://www.gainesvillecra.com/community-initiative/cra-project-map>>*

Eastside recently reimbursed Dayspring Missionary Baptist Church on NW 8th Avenue for four (4) Eastside façade grants of \$10,000 each per legal address totaling in \$40,000 with over \$416,000 in a large scale renovation going into the exterior façade and local economic impact.

Fifth Avenue Pleasant Street will be reimbursing Sun Surgical on NW 6th Street for one (1) FAPS façade grant for \$10,000 with \$43,691 in building transformation going to exterior façade and local economic impact.

Residential Paint Voucher Program, Project Manager, Jessica Leonard: The Residential Paint Program now provides applicants pressure washing with an increased amount of up to \$750 to be used for the exterior painting of their home.

Eastside had two (2) newly completed grant awardees with addresses both on NE 3rd Place and eighteen (18) homes painted to date in the area.

Downtown has seen ten (10) homes painted to date.

Fifth Avenue Pleasant Street has one (1) freshly painted on NW 7th Ave with nineteen (19) homes painted to date.

Eastside Redevelopment Advisory Board (ERAB)

Cornerstone Phase 1 Development, Project Manager, Andrew Meeker: Construction of the Phase 1 Infrastructure Site Improvements continues and is on track for a May 2018 completion date. Concept Companies construction on the Merieux building is well underway with a projected completion date of summer 2018 which will bring over 50 new employees to the Gainesville East area. The Condominium Association is complete

and the CRA is working with Front Street to advertise and secure additional development investments.

Gainesville East, Project Manager, Tricia Lopez: The Gainesville East campaign is gaining visibility. The CRA participated in the East Gainesville Small Business Fair at GTEC on May 30. The event was well attended and CRA Staff participated in the panel discussion and tabled the event, providing information on CRA programs. The Gainesville East social media presence is growing. The Instagram account has over 800 followers and Facebook has over 220 followers. Staff continues to explore options for murals along main corridors.

Greater Duval Neighborhood Revitalization Initiative (NRI), Project Manager, Jessica Leonard: As of March 2018, Habitat for Humanity's "A Brush with Kindness" program partnership has completed 27 homes in the Greater Duval Neighborhood.

Heartwood, Project Manager, Shawn Moss: The procurement process for home builders has begun and a mandatory pre-bid meeting was held on May 2, 2018 in which seven builders showed interest in being a part of the project. The deadline for builder proposals was May 16, 2018. Two builders have presented their bid proposals and the bid award selection(s) is set for the date of June 11th, 2018. The builder solicitation documents are currently available on DemandStar <https://www.demandstar.com/supplier/bids/agency_inc/bid_list.asp?f=search&mi=10071>. Any questions can be directed to Gayle Dykeman (DykemanGB@cityofgainesville.org) in the purchasing department.

Downtown Redevelopment Advisory Board (DRAB)

Cade Museum, Project Manager, Andrew Meeker: Following the CRA Board's approval of the Development Agreement terms at their April 2017 meeting, Staff is actively coordinating with the Cade and their final construction efforts and coordinating with the South Main Street Improvement Project. Substantial completion occurred in the Fall of 2017 with the grand opening scheduled for May 19, 2018. Many interim special events are occurring that demonstrate the support and enthusiasm for this important community asset.

Downtown Plaza, Project Manager, Nigel Hamm: Bo Diddley Plaza continues to offer free Yoga and Capoeira classes during the week. The construction to repair the drainage issue on the corner of E University Avenue and SE 1st Street is scheduled for Monday June 4th and Tuesday June 5th from 6a.m - 5p.m. The repairs are necessary to resolve water pooling at the intersection.

For additional event information visit: <www.bodiddleyplaza.com> and <<https://www.facebook.com/BoDiddleyPlazaGNV/>>

Power District, Project Manager, Andrew Meeker: Following the Board's award of the Master Developer ITN Solicitation with Cross Street Partners in October 2017, Staff along with the developer is actively negotiating the terms and deals points via a Memorandum Of Understanding between the CRA/GRU/City and Cross Street Partners. Concurrently, Cross Street Partners is continuing their outreach efforts to local, regional, and national partners that are interested in the Power District. Once a potential deal is reached in principal between Staff and Cross Street Partners, it will be presented to the CRA Board for consideration. The goal of Staff is to have this occur before summer of 2018.

College Park University Heights Redevelopment Advisory Board

Innovation Square, Project Manager, Dan Gil: The CRA continues to serve as a participant in the many on-going private public partnership discussions between the University of Florida Development Corporation (UFDC) and private development. The northern extension of the SW 9th Street greenway from SW 2nd Ave. to SW 1st Ave. is in the conceptual planning phase. As this and other potential partnerships develop, Staff will return to the Board for any necessary approvals.

The Standard Development Agreement, Project Manager, Sarah Vidal: The CRA Board approved the Development Agreement between the CRA and Landmark Properties at its March 2014 Board Meeting. The Development Agreement required Landmark to construct a mixed use development consisting of 425 residential units, a minimum 140 unit hotel, 60,000 square feet of retail, parking units, and certain public infrastructure improvements. The Development Agreement requires the Developer to construct and the CRA to reimburse the Developer up to \$3.1 million for certain "Approved Infrastructure Improvements" (as described in the Development Agreement). There are 10 eligible on-site and off-site improvements for which the Developer can seek reimbursement. All improvements are either on public land that serves the public or private land that can be utilized by the public. CRA Staff along with an independent third party engineer are in the process of reviewing Landmark Properties reimbursement request for compliance and accuracy. Once the reimbursement request is submitted and deemed complete by CRA Staff in accordance with the terms and conditions of the Development Agreement, the Board will be provided an overview presentation on the reimbursement details.

NW 1st Avenue Streetscape, Project Manager, Tricia Lopez: A ribbon cutting ceremony will be held to celebrate the new street on Thursday, June 21st at 10am. Currently underway is the final concrete work and landscaping, along with the installation of the new dumpster enclosures, tree mats, and street furnishings. The final pavement and temporary pavement markings went down on May 3, and permanent Thermoplastic and pavement markings will be installed after the 14 day curing of the new asphalt. Remaining items include street sign punch list work and a final cleaning.

South Main Street, Project Manager, Andrew Meeker: Construction continues on the three quarter mile section of South Main Street with complex underground utility work and hardscape improvements such as sidewalks and curbing. Extensive coordination is still underway between the various design, engineering, and construction entities as South Main Street is transformed into a place to go to, not just through. The project website is serving as the communications hub for the project at www.destinationouthmain.com <<http://www.destinationouthmain.com>> Businesses, residents, and stakeholders are being informed on the project progress via on-site meetings, physical and electronic newsletters, press releases, and social media. Additionally, Destination South Main Street is a vital part of the recently launched Trans4ming East GNV communication initiative aimed to inform community stakeholders of the multiple street improvement projects underway in the area. www.trans4mingeastgnv.com <<http://www.trans4mingeastgnv.com>>

Fifth Avenue Pleasant Street Redevelopment Board

Historic Heritage Trail, Project Manager, Jessica Leonard: Manley Designs and the CRA will be putting the Trail Feasibility Study and Implementation Strategy in to action as we move from research into designed construction. The Heritage Trail Staff did a ride along with GPD to get thoughtful suggestions for the feasibility study by use of Crime Prevention Through Environmental Designs (CPTED). Research gathering has been enhanced with recent support of additional historical family resources onboarding in our FAPS community. Collaboration with the Memphis Heritage Trail has honed in on connections and awareness at a National Cultural Tourism Level.

Seminary Lane, Project Manager, Sarah Vidal: Last year, the Gainesville Florida Housing Corporation (GFHC) and Gainesville Housing Authority (GHA) boards and the CRA listed their respective properties totaling 6.55 acres for redevelopment. Conditions of the sale include honoring parts of the Master Planning that was accomplished over the years with the Fifth Avenue Community. Multiple offers have been submitted via various real estate agencies for the properties that were listed. GFHC, as the majority owner, is leading the negotiations with joint participation from the CRA.

Fiscal Note: None at this time

RECOMMENDATION

*CRA Executive Director to the CRA Board:
Receive project update from Staff*

ADOPTION OF THE REGULAR AGENDA

SECRETARY

EXECUTIVE DIRECTOR

[180073.](#)**CRA Advisory Board Appointments to the College Park University Heights Redevelopment Advisory Board (B)***Fiscal Note: None***RECOMMENDATION**

CRA Secretary to the CRA Board: Appoint two citizens to serve on the College Park University Heights Redevelopment Advisory Board to occupy a seat for the following term: two (2) full terms ending June 18, 2020.

[180073 CPUH APPLICANTS 20180618.pdf](#)[180074.](#)**CRA Advisory Board Appointments to the Eastside Redevelopment Advisory Board (B)***Fiscal Note: None***RECOMMENDATION**

CRA Secretary to the CRA Board: Appoint one citizen to serve on the Eastside Redevelopment Advisory Board to occupy a seat for the following term: one (1) full term ending June 18, 2020.

[180074 ERAB APPLICANTS 20180618.pdf](#)[180075.](#)**CRA Advisory Board Appointments to the Fifth Avenue Pleasant Street Redevelopment Advisory Board (B)***Fiscal Note: None***RECOMMENDATION**

CRA Secretary to the CRA Board: Appoint two citizens to serve on the Fifth Avenue Pleasant Street Redevelopment Advisory Board to occupy a seat for the following term: two (2) full term ending June 18, 2020.

[180075 FAPS APPLICANTS 20180618.pdf](#)[180099.](#)**CRA Advisory Board Appointments to the Downtown Redevelopment Advisory Board (B)***Fiscal Note: None***RECOMMENDATION**

CRA Secretary to the CRA Board: Appoint two (2)

citizens to serve on the Downtown Redevelopment Advisory Board to occupy a seat for the following term: two (2) full terms ending June 18, 2020.

[2018.06.18 CRA Advisory Board Applicants.pdf](#)

[180083.](#)

Economic Development: CH2M Hill (B)

Explanation: The CRA has two (2) economic development incentive programs created in April of 2008 to encourage private investment in our redevelopment districts. The purpose of both economic development incentive programs is to help reduce costs associated with physically relocating and/or creating jobs for eligible companies in the redevelopment areas. These programs directly address the CRA's mission of alleviating blight and economic distress. In August of 2016, both programs were revised to be more inclusive by allowing a broader range of companies eligible for economic investment incentives. The relocation of companies and their employees into the redevelopment area helps to lower vacancy rates, increase employment levels, raise the tax base, diversify economic opportunities and promote redevelopment goals. The encouragement of private enterprise helps the redevelopment areas become self-sustaining in the long term and serves to implement the redevelopment plan objectives for each redevelopment area.

Company relocation expenses are often cited as a barrier for companies that desire to relocate, especially companies that have specialized technical equipment. The Company Relocation Incentive Program offers companies a 50% reimbursement match on eligible business relocation costs, up to a maximum award of \$125,000. The Job Creation Program incentivizes the creation and maintenance of full-time employment within the Gainesville CRA Districts by offering a reimbursement grant payment for companies that create or relocate a minimum of 5 full-time jobs within a redevelopment area. The grant is paid out via a reimbursement over a 2-year period after the employees have been hired and/or relocated.

Staff received two (2) economic development incentive applications from CH2M Hill associated with their plans to relocate their business to within the CPUH redevelopment area. After reviewing the application, Staff has determined that the project meets requirements of the Company Relocation Incentive Program and is eligible for up to \$125,000. CH2M Hill's relocation has brought over 65 jobs into the district. After reviewing the application, Staff has determined that the project also meets the requirements and guidelines of the Job Creation Program, and therefore is eligible for up to \$250,000 reimbursement. Per the requirement of the adopted programs, the grant process "Application is evaluated by CRA staff and the company is notified of award decision. Award decisions will be presented to the CRA Board and the appropriate Advisory Board for the informational purposes only." During this presentation, Staff will share

the guidelines and eligibility for the award decisions of both economic development incentive programs that CH2M Hill will be awarded for informational purposes.

Fiscal Note: The Company Relocation Incentive Reimbursement Grant is being awarded in the amount of \$125,000 as a reimbursement from the CPUH Trust Fund account (W767). In addition, The Job Creation Incentive Reimbursement Grant application is being awarded in the amount of \$250,000 total as a reimbursement for eligible jobs at both the 12 and 24 month markers by the CRA in the amount of up to \$125,000 per year from the CPUH Trust Fund account (W767).

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear update from CRA Staff.

[CH2M_CPUH.pdf](#)

180085.

Heartwood Home Builder Solicitation (B)

Explanation: Heartwood, formerly known as Kennedy Homes, is located on a 15.1 acre redevelopment site in east Gainesville. In 2017, a neighborhood master plan was developed through extensive community outreach that included community branding, architectural standard and home owner/real estate/lender collaboration. In February 2018, via a competitive bid process, O'steen Brothers was awarded the sitework contract that includes utility infrastructure, wetland improvements, paved streets, landscaping, curb, gutter, sidewalks, and pad ready sites.

In March 2018, CRA Staff in conjunction with the City of Gainesville's Purchasing Department began the solicitation for home builder contractors. A Request For Proposal (RFP) was created and an evaluation team was assembled. Prior to the solicitation process, a builder/contractor list was compiled by data received from the Office of Equal Opportunity, the Minority Business Listing, and Staff/City recommendations.

In April 2018, the RFP was advertised and in May 2018 a mandatory pre-proposal discussion was held. Seven builder/contractors attended the pre-proposal meeting. At the deadline of proposal submission there were two builder packages received for consideration. The evaluation team met on May 24, 2018 and unanimously ranked Modera Home Builder as the most responsible and responsive bidder based on the RFP evaluation criteria. Modera demonstrated to the evaluation committee that they provided the most comprehensive value in connecting with the vision and scope of the project.

Our next area of focus is to formalize a legal agreement between the CRA, City and Modera Homes. CRA Staff will continue to oversee the site construction contract. Our goal is to coordinate the marketing efforts that we have made with the home builder and facilitate the connection/relationship between builder and home owner. We will also

continue to collaborate with the Gainesville East Campaign.

Fiscal Note: None at this time

RECOMMENDATION

CRA Director to CRA Board:

(1) Approve the evaluation committee's ranking for

RFP #CRAX-180072-GD:

#1 = Modera Homes

[June 2018 Heartwood Presentation Builder Recommendation.pdf](#)

[2018 June_HeartwoodPresentationVideo.mp4](#)

[180072 - Heartwood RFP Final.pdf](#)

[APPENDIX - A_Heartwood Design Guidelines & Standards.pdf](#)

[APPENDIX - B_Declaration_ByLaws_Articles of Inc_Association Docs.pdf](#)

[APPENDIX - C_Heartwood Conceptual Elevations.pdf](#)

[APPENDIX - D_Heartwood 4Model Appraisal Values.pdf](#)

[APPENDIX - E_Heartwood Model 1 Bid Set.pdf](#)

[APPENDIX - F_Heartwood Model 5B Bid Set.pdf](#)

[APPENDIX - G_Plant Plans CIVIL.pdf](#)

[ATTACHMENT - A_Heartwood - Builder Estimate Page and Specs \(2\).pdf](#)

[Addendum 1-180072 - Heartwood Home Builder.pdf](#)

[Addendum 2-180072 - Heartwood Home Builder.pdf](#)

[Bid Record-180072 Home Builder Contractors for Heartwood Residential Devel](#)

[Modera 180072 Heartwood Home Builder.pdf](#)

[WPJ Construction 180072 Heartwood Home Builder.pdf](#)

[Agenda Item backup-memo for recordings 180072 Heartwood Home Builder.pdf](#)

[Evaluation Form Summary RFP 180072 Heartwood.pdf](#)

[Evaluator #1 Notes & Scores 180072 Heartwood Home Builder.pdf](#)

[Evaluator #2 Notes & Scores 180072 Heartwood Home Builder.pdf](#)

[Evaluator #3 Notes & Scores 180072 Heartwood Home Builder \(2\).pdf](#)

[Technical & Written Evaluation Meeting 180072 Heartwood Home Builder \(1\).W](#)

[Technical & Written Evaluation Meeting 180072 Heartwood Home Builder \(2\).W](#)

[Award Public Notice-180072 Heartwood Home Builder.pdf](#)

[Notification of RFP on Demandstar.MHT](#)

[Heartwood Solicitation Efforts.pdf](#)

[180089.](#)

Interlocal Agreement regarding CPUH Redevelopment Trust Fund and Design Process for Future of the CRA (B)

Explanation: At a joint meeting on February 12, 2018, the City Commission and County Commission discussed House Bill 1237, a special act (then pending) regarding the Gainesville Community Redevelopment Agency.

After much discussion, both Commissions adopted the following motion: A) Direct staff to negotiate an Interlocal Agreement that equalizes the College Park TIF effective October 1, 2018; B) The County agrees to not seek any change in the CRA governance for one year and to request Representative Clemons withdraw House Bill 1237 from this current session; C) The City and County request our legislative delegation to propose a potential local bill for the County, at its discretion, to have up to equal representation on the CRA Governing Board; and D) nothing presumes that other CRA related issues should be excluded from the Interlocal Agreement.

At a joint meeting on March 12, 2018, the City Commission and County Commission were provided with a memo from the City Manager and County Manager outlining potential CRA discussion points and the Commissions directed that staff come back with recommendations on the different options outlined in the memo.

At a joint meeting on April 30, 2018, the City Commission and County Commission were provided a draft Interlocal Agreement that included two substantive sections: 1) the County and City agree that their respective contributions to the CPUH Redevelopment Trust Fund will each be calculated using the City's millage rate; and 2) the City, County and CRA agree to actively engage in a collaborative process to rethink, envision and design the future of the CRA with a goal to reach consensus and develop a mutually agreeable solution.

The Commissions discussed the Interlocal Agreement and both adopted motions revising the Interlocal Agreement. The final version incorporating the Commission revisions is in the back-up to this agenda item.

On May 22, 2018, the County Commission approved the Interlocal Agreement and on June 7, 2018, the City Commission approved the Interlocal Agreement. The Interlocal Agreement also requires the approval of the Community Redevelopment Agency.

RECOMMENDATION

CRA Board: (1) approve the Interlocal Agreement and authorize the Executive Director to execute and the Clerk to attest same.

[Interlocal Agreement - CPUH.PDF](#)

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT