

# **Community Redevelopment Agency**

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

## **Meeting Minutes**

**Monday, August 20, 2007**

**3:00 PM**

**City Hall Auditorium**

*Scherwin Henry (Chair)  
Jeanna Mastrodicasa (Vice Chair)  
Ed Braddy (Member)  
Rick Bryant (Member)  
Jack Donovan (Member)  
Pegeen Hanrahan (Member)  
Craig Lowe (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 - 3:05 PM****ROLL CALL**

Present: Pegeen Hanrahan, Rick Bryant, Craig Lowe, Jeanna Mastrodicasa and Scherwin Henry

Absent: Edward Braddy and Jack Donovan

**ADOPTION OF THE CONSENT AGENDA**

*Member Bryant moved and Member Lowe seconded to adopt the Consent Agenda with the following modifications.*

*(VOTE: 4-0, Members Braddy, Donovan and Hanrahan - Absent, MOTION CARRIED)*

**MODIFICATIONS:**

*1. File #070315 - Third Contract Extension for Janitorial Services in the Downtown Redevelopment Area - (Change "NB" to "B").*

*2. File #070318 - Revisions to the Downtown Redevelopment District Facade Grant Program - (Revised back-up submitted).*

**SECRETARY CONSENT****070324. Community Redevelopment Agency (CRA) Minutes (B)**

**RECOMMENDATION**      *The CRA approve the minutes of July 16, 2007, as circulated.*

**This Matter was Approved as Recommended on the Consent Agenda.**

**070325. Appointment of Kinnon Thomas to the Downtown Redevelopment Advisory Board (NB)**

**RECOMMENDATION**      *The CRA appoint Kinnon Thomas to the Downtown Redevelopment Advisory Board for a term to expire June 17, 2010.*

*Member Braddy: Thomas*

*Member Bryant: Thomas*

*Member Donovan: Thomas*

*Member Hanrahan: Thomas*

*Member Lowe: Thomas*

*Member Mastrodicasa: Thomas*

*Chair Henry: Thomas*

**This Matter was Approved as Recommended on the Consent Agenda.**

**070326. Appointment of Vivian Filer to the Eastside Redevelopment Advisory Board (NB)**

**RECOMMENDATION**      *The CRA appoint Vivian Filer to the Eastside Redevelopment Advisory Board for a term to expire June 17, 2010.*

*Member Braddy: Filer  
Member Bryant: Filer  
Member Donovan: Filer  
Member Hanrahan: Filer  
Member Lowe: Filer  
Member Mastrodicasa: Filer  
Chair Henry: Filer*

**This Matter was Approved as Recommended on the Consent Agenda.**

**070327. Appointment of W. Thomas Hawkins and Russel D. Ingram to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (NB)**

**RECOMMENDATION**      *The CRA appoint W. Thomas Hawkins and Russel D. Ingram to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board for terms to expire June 17, 2010.*

*Member Braddy: Hawkins & Ingram  
Member Bryant: Hawkins & Ingram  
Member Donovan: Hawkins & Ingram  
Member Hanrahan: Hawkins & Ingram  
Member Lowe: Hawkins & Ingram  
Member Mastrodicasa: Hawkins & Ingram  
Chair Henry: Hawkins & Ingram*

**This Matter was Approved as Recommended on the Consent Agenda.**

**EXECUTIVE DIRECTOR CONSENT**

**070315. Third Contract Extension for Janitorial Services in the Downtown Redevelopment Area (B)**

**RECOMMENDATION**      *Executive Director to the CRA: Recommend approval of the third extension of the contract with EC's Cleaning Service for one year to provide downtown maintenance at a not to exceed price of \$35,964.51.*

**This Matter was Approved as Recommended on the Consent Agenda.**

**070316. Eastside Redevelopment Incentive Program (B)**

**RECOMMENDATION**      *Executive Director to the CRA: 1) Approve the recommended revisions to the Eastside Redevelopment Incentive Program.*

**This Matter was Approved as Recommended on the Consent Agenda.**

**070317. Update on Redevelopment Projects and Development Agreements (B)**

**RECOMMENDATION**      *Executive Director to the CRA: Accept this update from staff.*

**This Matter was Approved as Recommended on the Consent Agenda.**

**REPORTS FROM ADVISORY BOARDS/COMMITTEES CONSENT****Downtown Redevelopment Advisory Board Consent****070318. Revisions to the Downtown Expansion Redevelopment District Façade Grant Program (B)**

**RECOMMENDATION**      *Downtown Redevelopment Advisory Board to the CRA: Approve the façade grant program as amended.*

**This Matter was Approved as Recommended on the Consent Agenda.**

**Passed The Consent Agenda**

**A motion was made by Member Bryant, seconded by Member Lowe, including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:**

**Votes:** Aye: Jeanna Mastrodicasa, Craig Lowe, Rick Bryant and Scherwin Henry  
Absent: Edward Braddy, Jack Donovan and Pegeen Hanrahan

**END OF THE CONSENT AGENDA**

## ADOPTION OF THE REGULAR AGENDA

*Member Bryant moved and Member Mastrodicasa seconded to adopt the Regular Agenda with the following modification.*

*(VOTE: 4-0, Members Braddy, Donovan and Hanrahan - Absent, MOTION CARRIED)*

*File #070319 - Bus Shelter - (Revised Agenda Language)*

## SECRETARY

## EXECUTIVE DIRECTOR

### 070319. Bus Shelter (B)

*CRA Project Coordinator Matt Dube' and CRA Manager Anthony Lyons gave presentations*

*NOTE: Member Hanrahan entered the meeting room at 3:37 PM.*

**RECOMMENDATION** *Executive Director to the CRA: Authorize the CRA Executive Director or his designee to develop a scope of work and issue a Request for Qualification for this project pursuant to the CCNA process.*

**A motion was made by Member Lowe, seconded by Vice Chair Mastrodicasa, that this matter be Approved as Recommended. The motion carried by the following vote:**

**Votes:** Aye: Jeanna Mastrodicasa, Craig Lowe, Pegeen Hanrahan and Scherwin Henry  
Nay: Rick Bryant  
Absent: Edward Braddy and Jack Donovan

### 070320. 13th Street Overpass Bridge (B)

*CRA Project Coordinator Abbas Yazdi and CRA Manager Anthony Lyons gave presentations.*

*AMENDMENT: Authorize staff to investigate improving the 8th Avenue and 13th Street bridge as well; and 2) direct staff to look at the fence on top of the retaining wall near the University Avenue and 13th Street overpass bridge.*

**RECOMMENDATION** *Executive Director to the CRA: Authorize the CRA Executive Director or his designee to develop a scope of work and issue a Request for Qualification for this project pursuant to the CCNA process.*

**A motion was made by Member Hanrahan, seconded by Member Bryant, that this matter be Approved as Amended. The motion carried by the following vote:**

Votes: Aye: Jeanna Mastrodicasa, Craig Lowe, Pegeen Hanrahan, Rick Bryant and Scherwin Henry  
Absent: Edward Braddy and Jack Donovan

**070321. Bethel Garage (B)**

*Downtown Project Coordinator Kelly Huard and CRA Manager Anthony Lyons gave presentations.*

*Chair Henry recognized Linda McGurn who spoke to the matter.*

**RECOMMENDATION**      *Executive Director to the CRA: 1) Hear a presentation from staff; and 2) recommend the CRA request the City Commission allow the CRA to be the lead organization in the development of future uses for the Bethel Station.*

**A motion was made by Member Lowe, seconded by Vice Chair Mastrodicasa, that this matter be Approved as Recommended. The motion carried by the following vote:**

Votes: Aye: Jeanna Mastrodicasa, Craig Lowe, Pegeen Hanrahan, Rick Bryant and Scherwin Henry  
Absent: Edward Braddy and Jack Donovan

**070322. Porters Neighborhood (B)**

*Downtown Project Coordinator Kelly Huard and CRA Manager Anthony Lyons gave presentations.*

*Chair Henry recognized Vivian Filer who spoke to the matter.*

**RECOMMENDATION**      *Executive Director to the CRA: 1) Hear a presentation from staff.*

**Discussed**

**070323. Cotton Club/ Perryman Grocery Store (B)**

*CRA Eastside Project Coordinator Sharon Dixon and Eastside Redevelopment Advisory Board Member Vivian Filer and Donna Isaacs gave presentations.*

**RECOMMENDATION**      *Executive Director to the CRA: 1) Approve release of \$25,000 of FY 2007 grant funding, without requirement of a local match, for architectural drawings and civil engineering site plans for the rehabilitation of Perryman's Grocery Store; and 2) authorize the Executive Director to execute an agreement with The Cotton Club Museum and Cultural Center, Inc., a Florida non-profit corporation, for expenditure of the grant funds.*

**A motion was made by Member Bryant, seconded by Member Hanrahan, that this matter be Approved as Recommended. The motion carried by the following vote:**

Votes: Aye: Jeanna Mastrodicasa, Craig Lowe, Pegeen Hanrahan, Rick Bryant and Scherwin Henry  
Absent: Edward Braddy and Jack Donovan

## **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**

### **Member Rick Bryant**

*Seminary Lane Referral - See following Referral File #070365.*

### **070365. Seminary Lane Referral (NB)**

**RECOMMENDATION**      *The CRA refer the issue of Seminary Lane and direct staff to work with the Gainesville Housing Authority and to prepare an RFP.*

**A motion was made by Member Bryant, seconded by Member Hanrahan, that this matter be Referred to the CRA Staff, due back on February 20, 2008. The motion carried by the following vote:**

Votes: Aye: Jeanna Mastrodicasa, Craig Lowe, Pegeen Hanrahan, Rick Bryant and Scherwin Henry  
Absent: Edward Braddy and Jack Donovan

## **CITIZEN COMMENT**

### **Charlie Lybrand**

*Farmer's Market - Request to expand to the Downtown Plaza.*

*See following referral item #070366.*

**070366. Expansion of Downtown Farmer's Market (NB)**

*CRA Manager Anthony Lyons made comments.*

*Chair Henry recognized Linda McGurn and Donna Isaacs who spoke to the matter.*

**RECOMMENDATION**      *The CRA refer to staff the issue of expanding the Downtown Farmer's Market to the Downtown Community Plaza.*

**A motion was made by Member Hanrahan, seconded by Member Bryant, that this matter be Referred to the CRA Staff, due back on February 20, 2008. The motion carried by the following vote:**

**Votes:** Aye: Jeanna Mastrodicasa, Craig Lowe, Pegeen Hanrahan, Rick Bryant and Scherwin Henry  
Absent: Edward Braddy and Jack Donovan

**NEXT MEETING DATE**

*September 17, 2007*

**ADJOURNMENT - 5:15 PM**

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CRA Secretary