

Community Development Committee

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

Meeting Minutes

Thursday, January 5, 2006

10:00 AM

**Joint meeting of the Community Development Committee, Audit &
Finance Committee, and Legislative Committee
City Hall, Room 16**

*Commissioner Craig Lowe, Chair
Mayor-Commissioner Pro Tem Chuck Chestnut, Member*

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Equal Opportunity Department at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.

CALL TO ORDER

The meeting was called to order at 10:15 AM.

ROLL CALL

Present: Chair Lowe, Commissioner Chestnut, Mayor Hanrahan

ADOPTION OF THE AGENDA

The three committees approved the agenda and determined that they would hear only the airport issues and continue the other items to the February meeting.

DISCUSSION OF PENDING REFERRALS

050155 Gainesville-Alachua County Regional Airport Authority (GACRAA) Request to Transfer Title of Properties (B)

Tom Saunders, Community Development Director, stated that the backup for the item had summarized the issues associated with the transfer. He explained that those issues involved development, land use, zoning, the industrial park, Gumroot Park, fire, police, administrative services, public works and GRU.

Commissioner Chestnut wanted to know if the City had a total cost for subsidizing fire and police protection.

Russ Blackburn, City Manager, noted that the backup identified a number of issues that would have financial impact on the City at one time or another. He pointed out that Gumroot Park received a cash match of \$224,000 from the City to acquire the parcel. He explained that the City provided fire protection under contract with the airport, and costs related to overtime and training ran in excess of \$200,000 over the amount reimbursed. He noted that the airport did pay all the cost of police protection.

Mayor Hanrahan stated that there were numerous items that caused her to question what really is the benefit of the transfer.

Mr. Rick Crider, Chief Executive Officer of the Airport, stated that the enabling legislation allowed the property to be transferred to the Airport Authority. He explained that issues of how the airport interacted with developing property and capital improvements were complex. He noted that the core of the request was that the governing authority should be the entity that owns the land.

Charlie Hauck, Senior Assistant City Attorney, gave a brief history of the legislation applicable to the airport. Mr. Hauck stated that based upon the legislative history, the lands comprising the Airport Industrial Park could not be given to the airport without compensation.

Mr. Crider stated that the airport was not asking for conveyance of the Airport Industrial Park, but rather that the City continue to market it.

Mayor Hanrahan noted various concerns about the airport at the present time and in the past. She suggested that the City create a liaison and actively participate.

Chair Lowe asked if the City was not to be compensated for the acquisition of Gumroot Swamp. He pointed out that the City had a need for additional conservation land, and if the property were to fall out of the City's inventory of natural areas, the City needed to be in a position to replace that inventory.

Mr. Crider stated that the Airport did not have a position on the matter yet. He pointed out that 75 percent of the money used to buy the park came from State DOT and aviation funds, which may be used for aviation purposes, and the balance came from City bonds. He noted that the land was designated for walking and nature trails in the Airport Master Plan.

Commissioner Chestnut asked for answers for the questions that he asked at the last CDC meeting. He noted that they involved the status of the fire station if the City conveyed the property to the airport.

Marion Radson, City Attorney, stated that neither he nor his staff had any legal discussions with the airport since the last CDC meeting.

Mayor Hanrahan asked when the proposed legislation for the airport was received in the City Manager's office.

Mr. Crider stated that they were preparing for the delegation and apologized for not forwarding the information to the City earlier.

Chair Lowe stated that he believed there had been time for the airport to apprise the City of the proposed legislation. He indicated that he had yet to hear significant justification for the property transfer, and neither the City nor the public had been involved in the process.

Dr. Goldstein asked if the transferring of land would transfer the right to zone, use, sell, or bond. He indicated that there was a serious threat to the entire wellfield and water system and asked if the airport had a responsibility to protect the public.

Marion Radson stated that some of the issues had not been resolved.

Joe Little, Attorney, indicated that he opposed the transfer of the City's property to the airport with no compensation.

Approved as Recommended

NEW BUSINESS

050762

Proposed Airport Legislation (B)

Mr. Crider reviewed the key points of the proposed legislation with the Committees to relay what the airport was trying to achieve.

Eric Bredfeldt, Economic Development Director, reviewed the draft preliminary analysis of the proposed Gainesville-Alachua County Regional Airport Authority legislation with the Committee.

Mr. Blackburn suggested that staff continue working with the Airport Authority to work out some issues dealing with community development, legal matters, and the City Manager's office.

Mayor Hanrahan asked if the proposed legislation needed to go forward this year. She explained that her greatest concerns involved giving up land use and zoning authority.

Mr. Crider indicated that it did not.

Commissioner Donovan indicated that his issues were: 1) county/city residents, and that the persons who sit on the Airport Authority be representative of the area; 2) that the policy of the State is different from local issues regarding Gainesville and its development; 3) that waiving the requirement for advertisement when the Authority determined that an emergency existed be better defined, and that the criteria for declaring an emergency be reviewed; 4) that the commercial and tourist service center and the need to avoid destructive competition be removed or defined; and 5) that the receiver may enter and take possession of any of the Authority facilities for which the Authority is in default.

Mr. Crider stated that the focus on the State was one of the requirements for State funding. He explained that it was not intended to exclude the City or the County, but to indicate that the airport is available for State funding. He noted that the matter of the receiver taking possession of any facility if the Authority is in default referred to the ability to seize assets on the land.

Chair Lowe indicated that he had concerns about regionalism, exclusive control of public airports, and land use and zoning. He suggested that the Committees continue to work on the items identified, but without setting a deadline that would keep the City from achieving good results.

Dr. Goldstein cited concerns about the use of eminent domain. He indicated that he did not believe the Airport Authority should have power of eminent domain.

Mr. Harold Saive stated that he is also opposed to destructive competition. He suggested that the City might use the NFRPC for representation.

Approved as Recommended

NEXT MEETING DATE

February 2, 2006 10:00 AM

ADJOURNMENT

The meeting adjourned at 1:46 PM.