

Community Redevelopment Agency

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

Meeting Minutes

Monday, September 18, 2006

3:00 PM

City Hall Auditorium

*Jack Donovan (Chair)
Scherwin Henry (Vice-Chair)
Ed Braddy (Member)
Rick Bryant (Member)
Pegeen Hanrahan (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 line at 334-2069 at least 48 hours in advance.

CALL TO ORDER**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****060492. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of August 21, 2006, as circulated.*

EXECUTIVE DIRECTOR CONSENT**060484. Second Amendment to Contract with Asset Property Disposition, Inc (B)**

RECOMMENDATION *Executive Director to the CRA: Recommend approval of the second amendment of contract with Asset Property Disposition, Inc. for a not to exceed amount of \$8,500 and recommend extension of the agreement for six months, to March 30, 2006.*

060485. Amendment of Contract with Jay Reeves and Associates (B)

RECOMMENDATION *Executive Director to the CRA: Recommend the amendment of the Model Block Contract, the Supplemental Agreement, and the second Supplemental Agreement with Jay Reeves and Associates, under the same terms and conditions as the original contract, to reflect the new fees and additional \$2,800 for construction observation services.*

060486. Extension of Contract with Zamia Designs for Eastside Gateway Feature (B)

RECOMMENDATION *Executive Director to the CRA: Recommend approval of extension of the contract with Zamia Designs for one year beginning June 1, 2006 to provide final refinement of the Eastside Gateway feature at a not to exceed amount of \$4,000.*

060488. Second Contract Extension for Janitorial Services in the Downtown Area (B)

RECOMMENDATION *Executive Director to the CRA: Recommend approval of the extension of the contract with EC's Cleaning Services for one year to provide downtown maintenance at a not to exceed price of \$34,917 and 2) fund the additional \$1,017 from the Downtown Maintenance account.*

060489. Update on Redevelopment Projects and Development Agreements (NB)

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

ADVISORY BOARDS/COMMITTEES CONSENT**END OF THE CONSENT AGENDA****ADOPTION OF THE REGULAR AGENDA****SECRETARY****EXECUTIVE DIRECTOR****060358. Eastside Banner Proposal Update (NB)**

RECOMMENDATION *Executive Director to the CRA: Receive the report from staff.*

060490. Transformational Incentive Program Changes (B)

RECOMMENDATION *Executive Director to the CRA: Recommend the CRA establish a non-refundable application fee of \$15,000 and direct staff to work with the Advisory Boards to make recommendations for the following changes to the Transformational Projects Incentive Program: 1) authorize staff to decline an application; 2) modification of the program by area; 3) clarify the items for which the developer receives points; 4) review possible changes to the points system; 5) clarify the role of the "but for" gap in formulating the incentive amount; 6) consider the introduction of design guidelines or a value statement regarding design; 7) allow the use of increment payments to make repairs; 8) once an application has been approved, substantial modifications to the approved project shall require a new application under*

the program as it then exists and shall constitute withdrawal of the prior application and rescission of the prior approval and 9) Require review of the application by the appropriate Redevelopment Advisory Board.

CRA Attorney to the CRA: Recommend the CRA limit or prohibit contact between applicants and the Community Redevelopment Agency and Advisory Board members outside of public meetings.

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

College Park/University Heights Redevelopment Advisory Board

Downtown Redevelopment Advisory Board

060487. Downtown Redevelopment Advisory Board Recommendations regarding Homeless Services and the Downtown Plaza Sleep Out (NB)

RECOMMENDATION

Downtown Redevelopment Advisory Board to the CRA: Recommend the City Commission 1) not approve the upcoming sleep out on the plaza and 2) spread out the homeless services currently provided in the downtown area throughout the city in accordance with the City's Comprehensive Plan.

Executive Director to the CRA: Forward the recommendation of the Downtown Redevelopment Advisory Board to the City Commission.

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

Eastside Redevelopment Advisory Board

MEMBER COMMENT

CITIZEN COMMENT

NEW BUSINESS

NEXT MEETING DATE

ADJOURNMENT

CRA Secretary