

City of Gainesville

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



Meeting Minutes

Monday, October 17, 2005

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

*Rick Bryant (Chair)
Jack Donovan (Vice Chair)
Ed Braddy (Member)
Chuck Chestnut (Member)
Pegeen Hanrahan (Member)
Craig Lowe (Member)
Warren Nielsen (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 48 hours in advance.

CALL TO ORDER - 3:05 PM**ROLL CALL**

Present: Warren Nielsen, Rick Bryant, Craig Lowe and Jack Donovan

Absent: Chuck Chestnut, Edward Braddy and Pegeen Hanrahan

ADOPTION OF THE CONSENT AGENDA

Member Lowe moved and Member Donovan seconded to adopt the Consent Agenda.

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

SECRETARY CONSENT**050490****Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of September 19, 2005, as circulated.*

This Matter was Approved as Recommended on the Consent Agenda.

050491**Re-appointment of Linda McGurn to the Downtown Redevelopment Advisory Board (NB)**

RECOMMENDATION *The CRA re-appoint Linda McGurn to the Downtown Redevelopment Advisory Board for a term to expire June 17, 2008.*

*Member Braddy: McGurn
Member Chestnut: McGurn
Member Donovan: McGurn
Member Hanrahan: McGurn
Member Lowe: McGurn
Member Nielsen: McGurn
Chair Bryant: McGurn*

This Matter was Approved as Recommended on the Consent Agenda.

050492**Re-appointments of John Fleming and Thomas Rider to the College Park/University Heights Redevelopment Advisory Board (NB)**

RECOMMENDATION *The CRA re-appoint John Fleming and Thomas Rider for*

terms to expire June 17, 2008.

*Member Braddy: Fleming and Rider
Member Chestnut: Fleming and Rider
Member Donovan: Fleming and Rider
Member Hanrahan: Fleming and Rider
Member Lowe: Fleming and Rider
Member Nielsen: Fleming and Rider
Chair Bryant: Fleming and Rider*

This Matter was Approved as Recommended on the Consent Agenda.

050493

Appointments of Orian Ellis and Toni Jerkins to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (NB)

RECOMMENDATION

The CRA appoint Orian Ellis and Toni Jerkins to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board for terms to expire June 17, 2008.

*Member Braddy: Ellis and Jerkins
Member Chestnut: Ellis and Jerkins
Member Donovan: Ellis and Jerkins
Member Hanrahan: Ellis and Jerkins
Member Lowe: Ellis and Jerkins
Member Nielsen: Ellis and Jerkins
Chair Bryant: Ellis and Jerkins*

This Matter was Approved as Recommended on the Consent Agenda.

EXECUTIVE DIRECTOR CONSENT

050509

Removal of Annetter Heard from the Fifth Avenue Pleasant Street Advisory Board (B)

RECOMMENDATION

Executive Director to the CRA: 1) Remove Annetter Heard from the Fifth Avenue Pleasant Street Redevelopment Advisory Board; and 2) advertise the position.

This Matter was Approved as Recommended on the Consent Agenda.

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CRA ATTORNEY CONSENT

ADVISORY BOARDS/COMMITTEES CONSENT**College Park/University Heights Redevelopment Advisory Board Consent****050510****CPUH Recommendation on University Heights Historic Preservation Design Guidelines (NB)****RECOMMENDATION**

College Park University Heights Redevelopment Advisory Board to the CRA: request the City Commission to: 1) strike recommendation two referring to keeping new additions to historic buildings to a minimum (Guidelines page 56); and 2) allow metal and vinyl shutters provided they simulate appropriate products (Guidelines page 69), in the University Heights Historic Preservation Design Guidelines.

This Matter was Approved as Recommended on the Consent Agenda.

Fifth Avenue Pleasant Street Redevelopment Advisory Board Consent**050511****Review of Proposed City Historic Preservation Guidelines (NB)****RECOMMENDATION**

Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: request that the CRA recommend adoption of the proposed Historic Preservation Guidelines for the Pleasant Street Historic District.

This Matter was Approved as Recommended on the Consent Agenda.

Passed The Consent Agenda

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

Votes: Aye: Warren Nielsen, Rick Bryant, Craig Lowe and Jack Donovan

Absent: Chuck Chestnut, Edward Braddy and Pegeen Hanrahan

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

Member Nielsen moved and Member Donovan seconded to adopt the Regular Agenda with the following modification.

MODIFICATION:

File #050544 - Community Redevelopment Agency Special Meeting - (Add to the agenda for discussion).

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

SECRETARY

050544 Community Redevelopment Agency (CRA) Special Meeting (NB)

CRA Manager Karen Slevin made comments.

RECOMMENDATION

The CRA discuss and/or approve a special CRA meeting on Tuesday, November 15, 2005 @ 6:00 PM, concerning the University Corners Transformational Incentive Program application.

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

Votes: Aye: Warren Nielsen, Rick Bryant, Craig Lowe and Jack Donovan
Absent: Chuck Chestnut, Edward Braddy and Pegeen Hanrahan

EXECUTIVE DIRECTOR

050445 Transformational Projects Incentive Program (B)

Community Development Director Tom Saunders, CRA Manager Karen Slevin and Finance Director Mark Benton gave presentations.

AMENDMENT: 2) for projects that receive 50 or more points " would be eligible" for 90% increment payments.

Chair Bryant recognized Attorney David Coffey, Walter Willard and Dave Wilson who spoke to the matter.

RECOMMENDATION

The Executive Director to the CRA: amend the Transformational Projects Incentive Program to allow for the following: 1) clarify that the cap is created by the net present value of the developer's "but for gap" by removing the

reference to using a 3% growth rate to create a cap for the incentives, and allowing a sum of payments over the years which is capped at the net present value equal to the gap; 2) for projects that receive 50 or more points, provide for 90% increment payments, and allow a timeframe to be set forth in the development agreement providing the TIF reimbursement to be up to the number of years allowed by law or 30 years, whichever is less.

A motion was made by Member Nielsen, seconded by Vice Chair Donovan, that this matter be Approved as Amended. The motion carried by the following vote:

Votes: Aye: Warren Nielsen, Rick Bryant and Jack Donovan
Nay: Craig Lowe
Absent: Chuck Chestnut, Edward Braddy and Pegeen Hanrahan
050445.pdf

050512

Undergrounding of Bell South Utilities on SW 2nd Avenue (B)

College Park/University Heights Coordinator Kate Parmelee and GRU Electric Engineering Manager Reid Rivers gave presentations.

MOTION: Approve the Executive Director's recommendation.

RECOMMENDATION

College Park University Heights Redevelopment Advisory Board to the CRA: request staff to research further the Pole Attachment Agreement with Bell South and obtain a legal opinion to determine if the City can require Bell South to underground their facilities on SW 2nd Avenue.

Executive Director to the CRA: Recommend the CRA: 1) approve the expenditure of \$85,000 to underground Bell South communication lines on SW 2nd Avenue; and 2) fund the expenditure from the \$800,000 borrowed from the City to construct improvements to SW 2nd Avenue.

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

Votes: Aye: Warren Nielsen, Rick Bryant, Craig Lowe and Jack Donovan
Absent: Chuck Chestnut, Edward Braddy and Pegeen Hanrahan
050512.pdf

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

Downtown Redevelopment Advisory Board

College Park/University Heights Redevelopment Advisory Board

050513 SW 5th Avenue Triangle Final Conceptual Design and Cost Estimates (B)

College Park/University Heights Coordinator Kate Parmelee and Landscape Architect Buford Davis gave presentations.

Chair Bryant recognized John Fleming of Tri-Mark Properties, Mary Anderson and Walter Willard who spoke to the matter.

RECOMMENDATION *College Park University Heights Redevelopment Advisory Board to the CRA: 1) Approve the design and cost estimates; and 2) create a not to exceed budget of \$204,225 for the project.*

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

Votes: Aye: Warren Nielsen, Rick Bryant, Craig Lowe and Jack Donovan

Absent: Chuck Chestnut, Edward Braddy and Pegeen Hanrahan

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Fifth Avenue/Pleasant Street Redevelopment Advisory Board

Eastside Redevelopment Advisory Board

050516 Design and Technical Standards for the Eastside CRA District (B)

CRA Manager Karen Slevin gave a presentation.

RECOMMENDATION *Eastside Redevelopment Advisory Board to the CRA: Adopt the Design and Technical Standards for the Eastside district.*

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

Votes: Aye: Warren Nielsen, Rick Bryant, Craig Lowe and Jack Donovan

Absent: Chuck Chestnut, Edward Braddy and Pegeen Hanrahan

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050517 Springhill Stormwater Park Pavilion (B)

CRA Manager Karen Slevin gave a presentation.

RECOMMENDATION *Eastside Redevelopment Advisory Board to the CRA: Approve*

funding a picnic pavilion for the Springhill Stormwater Park Pavilion at a cost of not more than \$9,200.

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

Votes: Aye: Warren Nielsen, Rick Bryant, Craig Lowe and Jack Donovan

Absent: Chuck Chestnut, Edward Braddy and Pegeen Hanrahan

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MEMBER COMMENT

Member Jack Donovan

Affordable Housing in CRA Districts

CITIZEN COMMENT

Kali Blount

Fifth Avenue/Pleasant St. Redevelopment Advisory Board Issues - Seminary Lane, etc.

CRA Manager Karen Slevin made comments.

Mary Anderson

SW 5th Avenue Triangle - UF Participation

Walter Willard

Various Issues

NEW BUSINESS

NEXT MEETING DATE

ADJOURNMENT - 4:39 PM

CRA Secretary