

# **Community Redevelopment Agency**

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

## **Meeting Minutes**

**Monday, June 19, 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 - 3:05 PM****ROLL CALL**

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

**ADOPTION OF THE CONSENT AGENDA**

*MOTION: Commissioner Bryant moved and Commissioner Lowe seconded to adopt the Consent Agenda.*

**SECRETARY CONSENT****060132 Community Redevelopment Agency (CRA) Minutes of May 15, 2006 (B)**

RECOMMENDATION      *The CRA approve the minutes of May 15, 2006, as circulated.*

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

**060159 Resignation of Toni Jerkins from the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (NB)**

RECOMMENDATION      *The CRA accept the resignation of Toni Jerkins from the Fifth Avenue/Pleasant Street Redevelopment Advisory Board effective immediately.*

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

**EXECUTIVE DIRECTOR CONSENT****060160 Update on Development Agreements and Requests for Incentives (NB)**

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

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

**Passed The Consent Agenda**

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

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

**END OF THE CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA****SECRETARY****EXECUTIVE DIRECTOR****060161 Rescind Action on Hippodrome Lighting Request on April 17, 2006 (B)**

*Interim CRA Manager Kate Parmelee and Economic Development Director Erik Bredfeldt gave presentations.*

**RECOMMENDATION**      *Executive Director to the CRA: 1) Rescind the Hippodrome lighting project approved on April 17, 2006; and 2) reserve the funds for future consideration of funding the Civic Lights installation permanently.*

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

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

**060162 Gainesville Greens Revised Incentive Request (B)**

*Community Development Director Tom Saunders, Gainesville Greens Development Associates, LLC President Barney Danzansky, CRA Project Coordinator Matt Dube', and Water and Air Research Environmental Engineer Dr. Jerry Steinberg gave presentations.*

*Chair Donovan recognized Michael Langton, Phil Emmer, Donna Isaacs, Steven Boyes, Mike Warren and David Auth who spoke to the matter.*

**RECOMMENDATION**      *Executive Director to the CRA: 1) Provide 75% of the increment generated by the project for 20 years; and 2) require the base certified LEED green building level and ten affordable units as part of the project.*

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

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

**060163 Eastside Gateway Feature (B)**

*CRA Project Coordinator Kesha McLeod and Zamia Design Representatives Larry Teague and Ken McMurray gave presentations.*

*Chair Donovan recognized Doris Edwards, Vivian Filer, David Auth, Gladys Thompson and Donna Isaacs who spoke to the matter.*

**RECOMMENDATION** *Eastside Redevelopment Advisory Board to the CRA:  
Approve the concept and include commemorative plaques or pavers for historic names from the district.*

*Executive Director to the CRA: 1) Hear the presentation; 2) provide input on the concept and 3) request the City Commission send a letter to the Petroleum Cleanup Manager at the Alachua County Department of Environmental Protection, requesting that the site be rescored in order to be given priority for clean up and redevelopment of the site.*

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

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

**ADVISORY BOARDS/COMMITTEES CONSENT****CRA ATTORNEY****REPORTS FROM ADVISORY BOARDS/COMMITTEES****Downtown Redevelopment Advisory Board****060164 Downtown Façade Grant Program Improvements (B)**

*CRA Project Coordinator Matt Dube' gave a presentation.*

*CLERK'S NOTE: Section IX - Nondiscrimination - Corrected to reflect current City Policy by adding age, religion, marital status and disability (Anti-Discrimination Ordinance #030313).*

**RECOMMENDATION** *Downtown Redevelopment Advisory Board to the CRA:  
Approve the modifications to the Façade Grant Program.*

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

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

## WAIVER OF RULES

### 060176 Update on Redevelopment Projects (NB)

*Interim CRA Manager Kate Parmelee gave a presentation.*

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

**Heard**

## MEMBER COMMENT

### Member Ed Braddy

*Re-examine the CRA Incentive Program. Staff to provide an overview of the CRA Incentive Program in July.*

### Member Rick Bryant

*Scale back on incentives except for the Eastside and the Fifth Avenue/Pleasant Street area.*

## CITIZEN COMMENT

## NEXT MEETING DATE

*July 17, 2006*

## ADJOURNMENT - 6:59 PM

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CRA Secretary