

City of Gainesville

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



Meeting Minutes

Monday, October 18, 2004

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

*Craig Lowe (Chair)
Rick Bryant (Vice Chair)
Chuck Chestnut (Member)
Tony Domenech (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 - 3:02 PM**ROLL CALL**

Present: Warren Nielsen, Chuck Chestnut, Edward Braddy, Tony Domenech, Rick Bryant and Craig Lowe
Absent: Pegeen Hanrahan

ADOPTION OF THE CONSENT AGENDA

*Member Bryant moved and Member Chestnut seconded to adopt the Consent Agenda.
(VOTE: 5-0, Members Hanrahan and Braddy - Absent, MOTION CARRIED)*

SECRETARY CONSENT**040528 Resignation of Mark Sexton - Downtown Redevelopment Advisory Board (B)**

RECOMMENDATION *The Community Redevelopment Agency accept the resignation of member Mark Sexton from the Downtown Redevelopment Advisory Board effective immediately.*

This Matter was Approved as Recommended on the Consent Agenda.

040529 Resignation of Raquel Ellsworth (B)

RECOMMENDATION *The Community Redevelopment Agency accept the resignation of member Raquel Ellsworth from the College Park/University Heights Redevelopment Advisory Board effective immediately.*

This Matter was Approved as Recommended on the Consent Agenda.

040530 Community Redevelopment Agency Minutes (B)

RECOMMENDATION *The Community Redevelopment Agency approve the minutes of September 20, 2004, as circulated.*

This Matter was Approved as Recommended on the Consent Agenda.

EXECUTIVE DIRECTOR CONSENT**040537 Authorization to Prepare a Request for Proposals for Parking Lot 10 (B)**

RECOMMENDATION *Executive Director to the CRA: 1) recommend the CRA*

request the City Commission to authorize the CRA to prepare a Request for Proposal for City Parking Lot #10, 2) direct the Executive Director to negotiate an option agreement for the lot and 3) authorize the Executive Director to execute any and all required documents.

This Matter was Approved as Recommended on the Consent Agenda.

ADVISORY BOARDS/COMMITTEES CONSENT

Downtown Redevelopment Advisory Board Consent

040538 Approval of a Façade Grant Program Within the Downtown CRA District (B)

RECOMMENDATION *Downtown Redevelopment Advisory Board to the CRA: 1) Recommend the CRA adopt the same Façade Grant program used in College Park University Heights for the Downtown district; and 2) make the program available to any business located within the district.*

This Matter was Approved as Recommended on the Consent Agenda.

College Park/University Heights Consent

040540 Survey Work for Bricks on the Avenue Project (B)

RECOMMENDATION *College Park University Heights Redevelopment Advisory Board to the CRA: Authorize staff to enter into a contract with Brown and Cullen for Phase 2 of the Bricks on the Avenue project.*

This Matter was Approved as Recommended on the Consent Agenda.

College Park/University Heights Redevelopment Advisory Board

040544 Bus Shelter for Primary Corridors Within the CPUH District (B)

RECOMMENDATION *College Park University Heights Redevelopment Advisory Board to the CRA: 1) recommend the CRA adopt the Lancor Heritage Bus Shelter as the standard for Primary Corridor in the CPUH District, 2) direct staff to work with RTS to explore cost sharing opportunities and 3) move to install a prototype at the Presbyterian Church site with a not to exceed budget of \$8,000.*

This Matter was Approved as Recommended on the Consent Agenda.

Fifth Avenue/Pleasant Street Consent

040541 Rezoning from Residential Conservation (RC) to Residential Multi Family (RFM-5) (B)

RECOMMENDATION *Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: Allow the FAPS Board to send it's recommendations regarding the RC rezoning issue directly to the Plan Board.*

This Matter was Approved as Recommended on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Member Bryant, seconded by Member Chestnut, 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, Chuck Chestnut, Tony Domenech, Rick Bryant and Craig Lowe
Absent: Pegeen Hanrahan and Edward Braddy

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

Member Bryant moved and Member Domenech seconded to adopt the Regular Agenda.

(VOTE: 5-0, Members Hanrahan and Braddy - Absent, MOTION CARRIED)

SECRETARY

EXECUTIVE DIRECTOR

040542 West University Avenue Lofts (B)

City of Gainesville Community Development Director Tom Saunders and West University Avenue Lofts Developer Chris Brown gave presentations.

NOTE: Member Braddy entered the meeting room at 3:09 PM.

RECOMMENDATION *Executive Director to the CRA: 1) Authorize the West University Avenue Lofts project change from rental apartments to condominiums; 2) update the legal description of the project in the Amendment; 3) direct staff to prepare an Amendment to the Development Agreement reflecting those changes; 4) authorize the Interim Executive Director to execute the Amendment and any necessary documents to facilitate the transfer of the property with good title to the developer.*

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

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

040539 Retail Leases for the Parking Garage (NB)

Community Redevelopment Agency Manager Karen Slevin gave a presentation.

Chair Lowe recognized Downtown Redevelopment Advisory Board (DRAB) Member Linda McGurn who spoke to the matter.

MOTION: Approve the Executive Director's recommendation.

RECOMMENDATION *Downtown Redevelopment Advisory Board to the CRA: 1) Request the City Commission enter into a contract with the CRA to be responsible for marketing and looking for retail*

tenants in the garage retail space; and 2) determine what the exterior parameters should be.

Executive Director to the CRA: 1) Request the City to retain an outside leasing agent and include DRAB in an assistance role.

A motion was made by Member Domenech, seconded by Member Bryant, that this matter be Approved, as shown above. The motion carried by the following vote:

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

ADVISORY BOARDS/COMMITTEES

Downtown Redevelopment Advisory Board

040543 Downtown Parking Rates (NB)

CRA Manager Karen Slevin and Public Works Transportation Manager Brian Kanely gave presentations.

MOTION: Approve items 2 and 3 of the recommendation and report back to the City Commission the concept of \$15.00 a month for surface parking, \$30.00 a month for the garage parking, and \$45.00 a month for a 24-7 garage parking pass; and report back the viability of that hypothesis.

Chair Lowe recognized Citizen Tom Fox, Alachua County Court Administrator Ted McFetridge and Alachua County Employee Marci Benson who spoke to the matter.

RECOMMENDATION *Downtown Redevelopment Advisory Board to the CRA: 1) recommend the City Commission request the City Manager direct Public Works have a meeting with the downtown businesses to discuss the parking garage rates, 2) recommend the City keep the short-term meter rates at \$0.50/hour, and 3) Increase long-term parking meter rates from \$0.05/hour to \$0.25/hour (in excess of 4 hours).*

A motion was made by Member Domenech, seconded by Member Braddy, that this matter be Approved, as shown above. The motion carried by the following vote:

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

040545 Approval of Grant Application for the Taylor Square Apartments (B)

City of Gainesville Community Development Director Tom Saunders and CRA Manager Karen Slevin gave presentations.

RECOMMENDATION *College Park University Heights Redevelopment Advisory Board to the CRA: Recommend approval of the incentive request for the Taylor Square Apartments project based on the application provided by the developer in the amount of \$114,817.*

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

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

040546 Approval of the Campus View Grant Application (B)

CRA Manager Karen Slevin and Architect for the Development Paul Miller gave presentations.

RECOMMENDATION *College Park University Heights Advisory Board to the CRA: 1) Recommend approval of the incentive request for the Campus View project based on the application provided by the developer and 2) request the City Commission ask the City Manager to direct planning to work with the developer to enhance the focal features of the rail-trail by eliminating any rear fencing and requiring pedestrian lighting at rail trail access point.*

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

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

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

Eastside Redevelopment Advisory Board

MEMBER COMMENT

CITIZEN COMMENT

NEW BUSINESS

NEXT MEETING DATE

November 15, 2003

ADJOURNMENT - 4:24 PM

CRA Secretary