

# **Community Redevelopment Agency**

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

## **Meeting Minutes**

**Monday, May 1, 2006**

**5:15 PM**

**Community Redevelopment Agency Special Meeting**

**City Hall Auditorium**

*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 - 5:23 PM****ADOPTION OF THE AGENDA**

*Member Braddy moved and Member Lowe seconded to adopt the agenda.*

*(VOTE: 7-0, MOTION CARRIED)*

**ROLL CALL**

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

**SECRETARY****EXECUTIVE DIRECTOR****051045 Update on Jefferson on Second (B)**

*CRA Manager Karen Slevin gave an introduction.*

*Chair Bryant recognized Attorney for the Developer David Coffey who gave a presentation.*

*JPI Representative (Developer) Ben Montgomery made comments.*

*MOTION: Member Chestnut moved and Member Braddy seconded to approve the Executive Director's Recommendation requiring that the development include retail.*

*(VOTE: 6-1, Member Lowe - No, MOTION CARRIED)*

*Chair Bryant recognized Mary Anderson who spoke to the matter.*

**RECOMMENDATION**

*Downtown Redevelopment Advisory Board (DRAB) to the CRA: 1) DRAB supports the project type, scale and mass; 2) DRAB does not support the request for 90 % of the increment for 23 years; however, 3) DRAB would be willing to recommend the program be amended to include a slight increase in the percentage of increment, if high contamination costs were to merit it.*

*Executive Director to the CRA: 1) approve the Transformational Projects Incentive Program application for Jefferson on Second Avenue providing 80% of the increment generated by the project for up to 15 years under the current terms of the program, not the 90% for 23 years as requested; 2) condition the approval on the developer's having submitted a façade design satisfactory to the CRA; and 3) the CRA*

*authorize the Executive Director to negotiate the terms of and execute the development agreement and any other documents necessary.*

**A motion was made by Member Chestnut, seconded by Member Braddy, that this matter be Approved as shown above (See Motion). The motion carried by the following vote:**

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

## **CRA ATTORNEY**

## **REPORTS FROM ADVISORY BOARDS/COMMITTEES**

## **MEMBER COMMENT**

### **Member Pegeen Hanrahan**

*Hippodrome Lighting and Civic Lights*

## **CITIZEN COMMENT**

## **ADJOURNMENT - 5:57 PM**

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CRA Secretary