

# **City of Gainesville**

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



## **Meeting Minutes**

**Monday, July 17, 2006**

**3:00 PM**

**City Hall Auditorium**

## **Community Redevelopment Agency**

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

## ADOPTION OF THE CONSENT AGENDA

## SECRETARY CONSENT

### 060222

#### **Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION      *The CRA approve the minutes of June 19, 2006; as circulated.*

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

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### 060245

#### **Re-Appointment of Timothy Bey and Pamela Thomas; and Appointment of Eleanor Laughlin to the Fifth Avenue/Pleasant Street (FAPS) Redevelopment Advisory Board (NB)**

RECOMMENDATION      *The CRA re-appoint Timothy Bey and Pamela Thomas; and appoint Eleanor Laughlin to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board, for terms to expire June 17, 2009.*

*Member Braddy: Bey, Laughlin, Thomas*

*Member Bryant: Bey, Pearce, Thomas*

*Member Hanrahan: Bey, Laughlin, Thomas*

*Member Henry: Bey, Thomas, Wesley*

*Member Lowe: Bey, Laughlin, Wesley*

*Member Mastrodicasa: Bey, Laughlin, Thomas*

*Chair Donovan: Pearce*

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

## EXECUTIVE DIRECTOR CONSENT

### 060246

#### **Update on Redevelopment Projects and Development Agreements (NB)**

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

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

**051180**

**Northwest 5th Avenue Corridor Parcel (B)**

**RECOMMENDATION**      *Executive Director to the CRA: Recommend the City Commission contact the Gainesville Housing Authority to request that Parcel 13956 be returned to the City in order for the CRA to make improvements and provide maintenance of the parcel.*

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

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**050643.**

**Additional Funding for Model Block House on 408 Northwest 4th Avenue (NB)**

**RECOMMENDATION**      *Executive Director to the CRA: 1) authorize staff to amend the contract amount to include an additional \$1,500 for change orders from MY-613-790-W509-5520.*

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

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**ADVISORY BOARDS/COMMITTEES CONSENT**

**College Park/University Heights Advisory Board Consent**

**050177**

**Extension of Sidewalk Cleaning Along University Avenue (B)**

**RECOMMENDATION**      *College Park/University Heights Redevelopment Advisory Board to the CRA: 1) approve the contact with A&J Cleaning for a not to exceed amount of \$38,000 for annual services; and 2) move the additional \$1,000 from MY-618-790-W715 to fund this project.*

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

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**Passed The Consent Agenda**

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

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

**END OF THE CONSENT AGENDA**

## ADOPTION OF THE REGULAR AGENDA

*Member Bryant moved and Member Henry seconded to adopt the Regular Agenda with the following modification.*

*(VOTE: 6-0, Member Braddy - Absent, MOTION CARRIED)*

*MODIFICATION: Waive the Rules to hear #File #060251 - "Transformational Incentive Program Changes" Executive Director Item, last on the agenda.*

## SECRETARY

## EXECUTIVE DIRECTOR

### 060251

#### **Transformational Incentive Program Changes (B)**

*NOTE: This item was deferred to the August 21, 2006 CRA Regular Meeting without objection.*

#### **RECOMMENDATION**

*Executive Director to the CRA: Recommend the CRA direct staff to work with the Advisory Boards to make recommendations for the following changes to the Transformational Projects Incentive Program: 1) modification of the program by area; 2) clarify the items for which the developer receives points; 3) review possible changes to the points system; 4) clarify the role of the "but for" gap in formulating the incentive amount; 5) consider the introduction of design guidelines or a value statement regarding design; 6) establish a non-refundable application fee; 7) authorize staff to decline an application 8) allow applications previously approved to be modified under the terms of the original program.*

#### **Deferred**

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## CRA ATTORNEY

## REPORTS FROM ADVISORY BOARDS/COMMITTEES

### **Downtown Redevelopment Advisory Board**

### **College Park/University Heights Advisory Board**

**060248****Sorority Woods Feasibility Study (B)**

*Interim CRA Manager Kate Parmelee, Alan Foley, P.E., of Jones Edmunds and Associates and John Fleming of Tri- Mark Properties gave presentations.*

*Chair Donovan recognized Walter Willard who spoke to the matter.*

**RECOMMENDATION**

*College Park/University Heights Redevelopment Advisory Board to the CRA: 1) Recommend to the University of Florida Option B; 2) seek an easement with the University of Florida to allow construction of the improvements and 3) determine funding options following approval of the concept and easement from the University of Florida.*

**A motion was made by Member Hanrahan, seconded by Member Bryant, 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  
Absent: Edward Braddy

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**Fifth Avenue/Pleasant Street Redevelopment Advisory Board****060249****University House on 13th Street Transformational Request (B)**

*Interim CRA Manager Kate Parmelee, Community Development Director Tom Saunders, PMG Associates Consultant Jeff Oris, University Partner's Representatives Mark Riley and Kristine Osburn, Agent for the Developer Gerry Dedenbach and Traffic Engineer with Kimley-Horn Tom Grant gave presentations.*

*Chair Donovan recognized Mark Goldstein, Patricia Lee and Walter Willard who spoke to the matter.*

*AMENDMENT: Member Bryant moved Member Mastrodicasa seconded to: 1) Approve the recommendation; and 2) ask staff to work with the School Board and the Developer to work on an interlocal agreement to handle the park maintenance. (VOTE: 4-2, Members Hanrahan and Lowe - No, Member Braddy - Absent, MOTION CARRIED)*

*Chair Donovan recognized Bruce DeLaney, Jimmy Harnsberger, Mary Anderson and Walter Willard who spoke to the matter.*

**RECOMMENDATION**      *Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: Recommend approval of the Transformational Incentive Program Application for University House on 13th Street as described above and the 80% of the increment for 15 years, as requested.*

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

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

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## **Eastside Redevelopment Advisory Board**

### **MEMBER COMMENT**

### **CITIZEN COMMENT**

### **NEXT MEETING DATE**

### **ADJOURNMENT - 4:57 PM**

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CRA Secretary