

City of Gainesville

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



Meeting Minutes

Monday, June 21, 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: Pegeen Hanrahan, Warren Nielsen, Chuck Chestnut, Edward Braddy, Tony Domenech, Rick Bryant and Craig Lowe

ELECTION OF OFFICERS

040015 Election of Community Redevelopment Agency (CRA) Officers (NB)

FIRST MOTION: Member Domenech moved and Member Hanrahan seconded that Member Craig Lowe be nominated as Chair of the Community Redevelopment Agency (CRA).

(VOTE: 5-0, Members Braddy and Chestnut - Absent)

SECOND MOTION: Member Nielsen moved and Member Domenech seconded to nominate Member Rick Bryant as Vice-Chair of the CRA.

(VOTE: 5-0, Members Braddy and Chestnut - Absent)

THIRD MOTION: Member Domenech moved and Member Hanrahan seconded to close the nominations.

(VOTE: 5-0, Members Braddy and Chestnut - Absent)

RECOMMENDATION *The CRA elect a new Chair and Chair Pro Tem for the 2004-2005 term.*

Approved, as shown above

ADOPTION OF THE CONSENT AGENDA

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

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

SECRETARY CONSENT

040014 Community Redevelopment Agency (CRA) Minutes (B)

RECOMMENDATION *The CRA approve the minutes of May 17, 2004, as circulated.*

This Matter was Approved as Recommended on the Consent Agenda.

EXECUTIVE DIRECTOR CONSENT

040069 Amendment to the Commerce Project Development Agreement (B)

RECOMMENDATION *Executive Director to the CRA: 1) Recommend the CRA approve the amendment to the development agreement and authorize the Executive Director to execute the amendment; and 2) request the City Commission approve the amendment, authorize the Clerk to attest and the Mayor to execute the amendment.*

This Matter was Approved as Recommended on the Consent Agenda.

040070 Support for the Cotton Club Restoration Project (NB)

RECOMMENDATION *Eastside Redevelopment Advisory Board to the CRA: Recommend \$10,000 be allocated to the renovation of the Cotton Club, contingent upon allowable uses of the district's redevelopment plan.*

Executive Director to the CRA: Recommend reserving \$10,000 from the Facade Grant program for use by the Cotton Club Restoration Project.

This Matter was Approved as Recommended on the Consent Agenda.

REPORTS FROM ADVISORY BOARDS/COMMITTEES CONSENT**Downtown Redevelopment Advisory Board Consent****College Park/University Heights Consent****040072 CPUH Redevelopment Plan Update (NB)**

RECOMMENDATION *College Park University Heights to the CRA: 1) Approve a not to exceed budget of \$24,128.50 for the rewrite of the CPUH redevelopment plan, 2) approve including the rewrite of the plan as part of the City's contract with HHI of Orlando and 3) recommend that the remaining \$25,871.50 from the plan rewrite budget be transferred to the facade grant program.*

This Matter was Approved as Recommended on the Consent Agenda.

Fifth Avenue/Pleasant Street Consent

040073 Sunset of the Northwest 5th Avenue Facade Grant Program (NB)

RECOMMENDATION *Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: Recommend the Northwest 5th Avenue Facade Grant program be sunset on December 31, 2004.*

This Matter was Approved as Recommended on the Consent Agenda.

Eastside Redevelopment Advisory Board Consent**040074 Eastside Multi-Year Project Budget (NB)**

RECOMMENDATION *Eastside Redevelopment Advisory Board to the CRA: Approve \$20,000 for the demolition of dangerous buildings in the Eastside district; and 2) \$10,000 towards the Solid Waste inmate crew program to provide services in the Eastside district.*

This Matter was Approved as Recommended on the Consent Agenda.

Passed The Consent Agenda

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

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

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

(VOTE: 5-0, MOTION CARRIED)

SECRETARY

EXECUTIVE DIRECTOR

040075 Approval of the CRA 04-05 Operating/ Project Budget Resolution (B)

NOTE: Member Chestnut entered the meeting room at 3:07 PM.

CRA Manager Karen Slevin gave a presentation.

MOTION: Approve the Executive Director's Recommendation.

RECOMMENDATION *College Park University Heights Redevelopment Advisory Board to the CRA: Approve the FY 04-05 and 05-06 budgets as presented by staff.*

Downtown Redevelopment Advisory Board to the CRA: Approve the budget as presented by staff with the following changes: 1) do not budget for CRA Wide Marketing/visioning/website, 2) budget \$10,000 for marketing and 3) budget \$35,555 for Residential projects.

Eastside Redevelopment Advisory Board to the CRA: Approve the FY 04-05 and 05-06 budgets as presented by staff.

Fifth Avenue Pleasant Street Advisory Board to the CRA: Approve the budget as presented by staff with the following changes: 1) do not budget for rent and utilities, 2) do not budget for CRA Wide marketing/visioning /website, 3) place those funds instead in the Northwest 5th Avenue Streetscape account.

Executive Director: Recommend the CRA adopt Resolution 040075, thus approving a budget for FY04-05 as described above, fully funding the CRA wide marketing/visioning/web site and CRA rent and utilities.

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

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

031172 Request from the West University Avenue Lofts Developers (B)

CRA Manager Karen Slevin, Community Development Director Tom Saunders and L.B. Jax Representative Chris Brown gave presentations.

NOTE: Member Braddy entered the meeting room at 3:39 PM.

FIRST MOTION: Member Domenech moved and Member Chestnut seconded to approve the College Park/University Heights (CPUH) Redevelopment Advisory Board's recommendation and that staff create a new RFP.

*SUBSTITUTE MOTION: Member Hanrahan moved and Member Nielsen seconded to approve the Executive Director's recommendation, striking items 2 & 3.
(VOTE: 3-4, Members Braddy, Chestnut, Bryant and Domenech - No, MOTION FAILED)*

SECOND SUBSTITUTE MOTION: Member Bryant moved and Member Hanrahan seconded to approve Member Hanrahan's substitute motion extending the deadline to October 1, 2004.

(VOTE: 4-3, Members Braddy, Chestnut and Domenech - No, MOTION CARRIED)

RECOMMENDATION *College Park University Heights to the CRA: Encourage developer to go forward with signed development agreement with the current deadline of July 1, 2004 with no additional funding.*

Executive Director to the CRA: Recommend the CRA approve the following changes to the West University Avenue Lofts Project: 1) the City note be restructured to an interest rate similar to the one used for the Commerce Project; 2) request the City Commission increase the note between the City and the CRA by \$58,000 to a total not to exceed \$524,000; 3) the development agreement be amended to increase the facade enhancement from \$265,000 to \$354,000; 4) the default date in the Development Agreement be moved to January 1, 2005; 5) enter into a short term agreement to extend the default date one month to cover the time needed to amend the Development Agreement; 6) authorize the Executive Director to execute any required documents; and 7) the CRA request the City Commission approve the changes as appropriate and authorize the Mayor to execute and the Clerk of the Commission to attest any required documents.

Approved, as shown above

CRA LEGAL COUNSEL**REPORTS FROM ADVISORY BOARDS COMMITTEES****Downtown Redevelopment Advisory Board****College Park/University Heights Redevelopment Advisory Board****040076 Request for Meeting Regarding St. Augustine's Parking Lot (NB)**

RECOMMENDATION *College Park University Heights to the CRA: Request that the CRA Chair and appropriate designees meet with the Bishop of St. Augustine requesting that the Diocese proceed immediately with redevelopment of the Catholic church parking lot.*

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

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

Fifth Avenue/Pleasant Street Advisory Board**040077 Redevelopment of Seminary Lane (NB)**

NOTE: This item was moved to the next regular CRA meeting (July 19, 2004), with no objection.

RECOMMENDATION *Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: Explore the possibilities of demolishing and redeveloping the Seminary Lane housing project as a mixed use (retail/condo) building.*

Continued

Eastside Redevelopment Advisory Board**MEMBER COMMENT****CITIZEN COMMENT**

NEXT MEETING DATE

ADJOURNMENT - Approximately 5:10 PM

CRA Secretary