

# **Community Redevelopment Agency**

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

## **Meeting Minutes**

**Monday, March 20, 2006**

**6:00 PM**

**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 - 1:06 PM****ROLL CALL**

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

**ADOPTION OF THE CONSENT AGENDA**

*Member Nielsen moved and Member Lowe seconded to adopt the Consent Agenda. (VOTE: 4-0, Members Braddy, Chestnut and Donovan - Absent, MOTION CARRIED)*

**SECRETARY CONSENT****051043 Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION      *The CRA approve the minutes of February 20, 2006, as circulated.*

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

**EXECUTIVE DIRECTOR CONSENT****051047 Rehabilitation and Sale of Model Block House Located at 418 Northwest 4th Avenue (B)**

RECOMMENDATION      *Executive Director to the CRA: 1) authorize the Executive Director to execute a construction contract with Hoffman Construction in an amount not to exceed \$129,675, and also budget a 10% contingency in the amount of \$12,967 for change orders, if needed, and all necessary documents, certifications or assurances required to rehabilitate the property; and 2) authorize the Executive Director to draw down funds for the National Trust for Historic Preservation Inner City Venture Fund line of credit for construction financing.*

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

**051072 Update on Redevelopment Projects (NB)**

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

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

## **ADVISORY BOARDS/ COMMITTEES CONSENT**

### **College Park/University Heights Consent**

#### **051048 SW 7th Avenue Improvements (B)**

**RECOMMENDATION** *College Park University Heights Redevelopment Advisory Board to the CRA: 1) Recommend approval of the professional survey work and engineering design services for a not to exceed budget of \$21,500.*

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

#### **051049 Depot Rail Trail Conceptual Design and Cost Estimates (B)**

**RECOMMENDATION** *College Park University Heights Redevelopment Advisory Board to the CRA: 1) Recommend approval of the proposal submitted by Glatting Jackson; and 2) authorize a not to exceed budget of \$25,000 for the project.*

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

### **Downtown Redevelopment Advisory Board Consent**

#### **051044 Downtown Spring Out to Lunch Concert Series (B)**

**RECOMMENDATION** *Downtown Redevelopment Advisory Board to the CRA: Recommend that \$6,900 from the Public Information account be used to fund the upcoming Out to Lunch events.*

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

### **Passed The Consent Agenda**

**A motion was made by Member Nielsen, seconded by Member Lowe, 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, Pegeen Hanrahan, Rick Bryant and Craig Lowe  
Absent: Chuck Chestnut, Edward Braddy and Jack Donovan

## **END OF THE CONSENT AGENDA**

## ADOPTION OF THE REGULAR AGENDA

*MOTION: Member Lowe moved and Member Nielsen seconded to adopt the Regular Agenda with the following modification.*

*(VOTE: 4-0, Members Braddy, Chestnut and Donovan - Absent, MOTION CARRIED)*

*MODIFICATION: Waive the rules to hear #File #051046 "Selection of Windsor Aughtry Company to Development Lot 9" before the remainder of the items.*

*NOTE: Members Chestnut and Donovan entered the meeting room at 6:11 PM.*

## SECRETARY

## WAIVER OF RULES

*The rules were waived by adoption of the modified Regular Agenda to hear #File 051046 "Selection of Windsor Aughtry Company to Develop Lot 9" before the other items.*

## Downtown Redevelopment Advisory Board

### 051046 Selection of Windsor Aughtry Company to Develop Lot 9 (B)

*CRA Manager Karen Slevin and President of Windsor Aughtry Development Company Beau Aughtry gave presentations.*

*Chair Bryant recognized Joe Jackson, Ken McGurn, Harry Saxton, Linda McGurn and Mike Warren who spoke to the matter.*

**RECOMMENDATION** *Downtown Redevelopment Advisory Board to the CRA: 1) Accept the proposal from Windsor Aughtry for the development of a hotel on Lot 9; 2) 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 Lowe, that this matter be Approved as Recommended. The motion carried by the following vote:**

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

## EXECUTIVE DIRECTOR

**051045 Transformational Project Incentive Program Application for Jefferson on Second Avenue (B)**

*CRA Manager Karen Slevin, JPI Companies Representative Ben Montgomery, Attorney for the applicant David Coffey gave presentations.*

*RECESS: 7:59 PM*

*RECONVENE: 8:21 PM*

*MOTION: Continue this item to the next regular CRA meeting (April 17, 2006).*

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

**RECOMMENDATION** *Downtown Redevelopment Advisory Board 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) request the developer continue to refine the façade; 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 Hanrahan, seconded by Member Chestnut, that this matter be Continued for April 17, 2006. The motion carried by the following vote:**

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

**051055 Development of an Environmental Clean up Incentive Program (NB)**

*CRA Manager Karen Slevin gave a presentation.*

**RECOMMENDATION** *Executive Director to the CRA: Authorize staff to draft an incentive program that focuses on addressing environmental issues in all four CRA areas.*

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

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

**051073            Clean and Safe Services in the Downtown (B)**

*CRA Manager Karen Slevin gave a presentation.*

**RECOMMENDATION**        *Executive Director to the CRA: 1) Hear presentation by staff  
and 2) take action as necessary.*

**Discussed**

**CRA ATTORNEY**

**REPORTS FROM ADVISORY BOARDS/COMMITTEES**

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

**Fifth Avenue/Pleasant Street Redevelopment Advisory Board**

**Eastside Redevelopment Advisory Board**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**NEW BUSINESS**

**NEXT MEETING DATE**

**ADJOURNMENT - 8:52 PM**

---

CRA Secretary