

Community Redevelopment Agency

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

Meeting Minutes

Monday, September 18, 2006

3:00 PM

City Hall Auditorium

*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 - 3:02 PM**ROLL CALL**

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

ADOPTION OF THE CONSENT AGENDA

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

SECRETARY CONSENT**060492. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of August 21, 2006, as circulated.*

This Matter was Approved as Recommended on the Consent Agenda.

EXECUTIVE DIRECTOR CONSENT**060484. Second Amendment to Contract with Asset Property Disposition, Inc (B)**

RECOMMENDATION *Executive Director to the CRA: Recommend approval of the second amendment of contract with Asset Property Disposition, Inc. for a not to exceed amount of \$8,500 and recommend extension of the agreement for six months, to March 30, 2006.*

This Matter was Approved as Recommended on the Consent Agenda.

060485. Amendment of Contract with Jay Reeves and Associates (B)

RECOMMENDATION *Executive Director to the CRA: Recommend the amendment of the Model Block Contract, the Supplemental Agreement, and the second Supplemental Agreement with Jay Reeves and Associates, under the same terms and conditions as the original contract, to reflect the new fees and additional \$2,800 for construction observation services.*

This Matter was Approved as Recommended on the Consent Agenda.

060486. Extension of Contract with Zamia Designs for Eastside Gateway Feature (B)

RECOMMENDATION *Executive Director to the CRA: Recommend approval of extension of the contract with Zamia Designs for one year beginning June 1, 2006 to provide final refinement of the Eastside Gateway feature at a not to exceed amount of \$4,000.*

This Matter was Approved as Recommended on the Consent Agenda.

060488. Second Contract Extension for Janitorial Services in the Downtown Area (B)

RECOMMENDATION *Executive Director to the CRA: Recommend approval of the extension of the contract with EC's Cleaning Services for one year to provide downtown maintenance at a not to exceed price of \$34,917 and 2) fund the additional \$1,017 from the Downtown Maintenance account.*

This Matter was Approved as Recommended on the Consent Agenda.

060489. Update on Redevelopment Projects and Development Agreements (NB)

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

This Matter was Approved as Recommended on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Member Bryant, 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: Craig Lowe, Jeanna Mastrodicasa, Rick Bryant, Scherwin Henry and Jack Donovan
Absent: Pegeen Hanrahan and Edward Braddy

ADVISORY BOARDS/COMMITTEES CONSENT**END OF THE CONSENT AGENDA****ADOPTION OF THE REGULAR AGENDA**

Member Lowe moved and Member Henry seconded to adopt the Regular Agenda. (VOTE: 5-0, Members Braddy and Hanrahan - Absent, MOTION CARRIED)

SECRETARY**EXECUTIVE DIRECTOR****060358. Eastside Banner Proposal Update (NB)**

Interim CRA Manager Kate Parmelee and Community Development Director Tom Saunders gave a presentation.

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

Discussed

060490. Transformational Incentive Program Changes (B)

Interim CRA Manager Kate Parmelee and Community Development Director Tom Saunders gave presentations.

Chair Donovan recognized Mark Goldstein, Michael Conroy, Bruce DeLaney Linda McGurn, Walter Willard and Ken McGurn who spoke to the matter.

FIRST MOTION: Member Bryant moved and Member Lowe seconded that the CRA establish a non-refundable application fee of \$15,000 per project that would help the CRA cover the cost of outside consultant review, effective immediately.

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

NOTE: Member Braddy entered the meeting room at 4:10 PM.

SECOND MOTION: Member Lowe moved and Member Bryant seconded that staff bring back a revised proposal that would reduce the level of incentives with the maximum incentive being 80%, the second level being 60% and that the points allotted in the transformational incentive program be tailored to promote availability of sites for preferred types of development (large scale retail instead of residential).

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

THIRD MOTION: Member Lowe moved and Member Mastrodicasa seconded that staff provide recommendations for introduction of design guidelines to the advisory boards of the different CRA Districts.

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

FOURTH MOTION: Member Lowe moved and Member Bryant seconded authorize staff to decline an application with an appeal process.

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

FIFTH MOTION: Member Bryant moved and Member Lowe seconded to allow applications previously submitted and approved, may be modified under the terms of

the original program.

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

SIXTH MOTION: Member Bryant moved and Member Henry seconded that increment payments could be used to make repairs, should those items the CRA has provided incentives for fall into disrepair.

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

SEVENTH MOTION: Member Bryant moved and Member Lowe seconded to require review of the application by the appropriate Redevelopment Advisory Board prior to referral to the CRA.

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

EIGHTH MOTION: Member Bryant moved and Member Henry seconded that the CRA will prohibit contact between CRA members and applicants who have paid the processing fee outside of public meetings in discussions of potential quasi-judicial matters before the City Commission.

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

RECOMMENDATION

Executive Director to the CRA: Recommend the CRA establish a non-refundable application fee of \$15,000 and direct staff to work with the Advisory Boards to make recommendations for the following changes to the Transformational Projects Incentive Program: 1) authorize staff to decline an application; 2) modification of the program by area; 3) clarify the items for which the developer receives points; 4) review possible changes to the points system; 5) clarify the role of the "but for" gap in formulating the incentive amount; 6) consider the introduction of design guidelines or a value statement regarding design; 7) applications previously submitted and approved may be modified under the terms of the original program as it existed when the original application was submitted, provided further that the modification application is submitted within two years of the original application; 8) allow the use of increment payments to make repairs; and 9) require review of the application by the appropriate Redevelopment Advisory Board.

CRA Attorney to the CRA: Recommend the CRA limit or prohibit contact between applicants and the Community Redevelopment Agency and Advisory Board members outside of public meetings.

Approved, as shown above - See Motion(s)

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

College Park/University Heights Redevelopment Advisory Board

Downtown Redevelopment Advisory Board

060487. Downtown Redevelopment Advisory Board Recommendations regarding Homeless Services and the Downtown Plaza Sleep Out (NB)

Community Development Director Tom Saunders gave a presentation.

Chair Donovan recognized Linda McGurn, Ken McGurn, Jon DeCarmine and Travis Butcher who spoke to the matter.

NOTE: Member Braddy requested a list of permits that the City Manager has granted for use of the Downtown Plaza after 11:00 PM for the September 25, 2006, City Commission Meeting.

RECOMMENDATION *Downtown Redevelopment Advisory Board to the CRA: Recommend the City Commission 1) not approve the upcoming sleep out on the plaza and 2) spread out the homeless services currently provided in the downtown area throughout the city in accordance with the City's Comprehensive Plan.*

Executive Director to the CRA: Forward the recommendation of the Downtown Redevelopment Advisory Board to the City Commission.

A motion was made by Member Braddy, seconded by Member Lowe, that this matter be Forwarded to to the City Commission, due back on September 25, 2006. The motion carried by the following vote:

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

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

Eastside Redevelopment Advisory Board

MEMBER COMMENT

CITIZEN COMMENT

NEW BUSINESS

NEXT MEETING DATE

ADJOURNMENT - 5:53 PM

CRA Secretary