

# **City of Gainesville**

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



## **Meeting Minutes**

**Monday, November 20, 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 - 3:01 PM****ROLL CALL**

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

**ADOPTION OF THE CONSENT AGENDA**

*Member Bryant moved and Member Mastrodicasa seconded to adopt the Consent Agenda.*

*(VOTE: 4-0, Members Braddy, Hanrahan and Lowe - Absent, MOTION CARRIED)*

**SECRETARY CONSENT****060723. Community Redevelopment Agency (CRA) Minutes (B)**

**RECOMMENDATION**      *The CRA approve the minutes of October 16, 2006, as circulated.*

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

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**060724. Resignation of Diana Moss from the College Park/University Heights Redevelopment Advisory Board (NB)**

**RECOMMENDATION**      *The CRA accept the resignation of Diana Moss from the College Park/University Heights Redevelopment Advisory Board effective immediately.*

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

**EXECUTIVE DIRECTOR CONSENT****060603. 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.**

**060720.****Proposed Revisions to Streetscape Design and Technical Standards (NB)****RECOMMENDATION**

*The CRA: 1) Authorize the expenditure of \$1,000 for Bellomo-Herbert to assist with initial consultation in revising the streetscape design and technical standards as to brick pattern on the primary corridors and refer the proposed revision to the advisory boards; and 2) approve effective immediately the hockey puck and globe lighting choice for South Second Avenue from West 3rd Street to East 7th Street and the flexibility to allow full brick treatment on primary corridors at appropriate locations.*

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

**REPORTS FROM ADVISORY BOARDS/COMMITTEES CONSENT****College Park/University Heights Consent****060719.****New Lighting at Jackson Square (B)****RECOMMENDATION**

*College Park/University Heights Redevelopment Advisory Board to the CRA: Recommend approval of the funding request for pedestrian scale lighting at an amount not to exceed \$23,640 plus a ten percent contingency, totaling \$26,004.*

**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 Mastrodicasa, including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:**

**Votes:** Aye: Jeanna Mastrodicasa, Rick Bryant, Scherwin Henry and Jack Donovan

Absent: Pegeen Hanrahan, Edward Braddy and Craig Lowe

**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 modifications.*

*(VOTE: 4-0, Members Braddy, Hanrahan and Lowe - Absent, MOTION CARRIED)*

### *MODIFICATIONS:*

*1. File #060721 - The Palms Transformational Projects Program Incentive Request - (Revised slide 6 of the Power Point Presentation).*

*2. File #060727 - Florida Redevelopment Association Annual Awards to the Gainesville Community Redevelopment Agency - (Add to the agenda after "The Palms" presentation). Note: Was left off of some agendas, but appeared in the index.*

## SECRETARY

## EXECUTIVE DIRECTOR

### 060721.

#### **The Palms Transformational Projects Program Incentive Request (B)**

*NOTE: Member Lowe entered the meeting room at 3:05 PM.*

*PRESENTATION: Community Development Director Tom Saunders; CRA Consultant Phil Gonot of PMG and Associates; Southwest 2nd Avenue, LLC Partners Manager and Local Attorney Miles Kinsell; Vice President of Contemporary Management Concepts, Inc., John Marti; and Greg Trunnell owner of Trunnell Construction gave presentations.*

*CITIZEN COMMENT: Chair Donovan recognized Kali Blount, Denise Trunk and Walter Willard who spoke to the matter.*

#### **RECOMMENDATION**

*Downtown Redevelopment Advisory Board to the CRA: 1) Recommend approval of the Transformational Incentive Program Application for The Palms on Southwest 2nd Avenue as described above and the 60% of the increment for 15 years; 2) allow the developer an opportunity to demonstrate to the CRA that they are entitled to receive merit points and 3) receive clarification on the consultant's report.*

*Executive Director to the CRA:*

*Approve The Palms Transformational Incentives Program application with terms as follows: 1) the "but for" gap for the project be determined to be \$1,158,640 and the payments be capped at the net present value of that amount calculated from the developer's incentives application date; 2) that the project be provided 60% of the actual increment generated*

annually until the cap is met or over 15 years; 3) construction begin within two years from the date of the CRA approval; 4) no change be permitted to the building materials without approval of the CRA; 5) no change in form of ownership (other than sale of the residential units) is permitted without approval of the CRA; 6) the CRA reserves the right to bond the increment at a point in the future and pay the developer the net present value of the gap early; 7) that the development agreement allow that if those items the CRA has provided incentives for fall into disrepair the CRA can use annual increment payments to make repairs as needed; 8) authorize the Executive Director and the CRA attorney to prepare and execute any and all documents necessary and 9) approve the transfer of funds from the Downtown Residential Projects account to fund the analysis by PMG Associates.

**A motion was made by Member Bryant, seconded by Vice-Chair Henry, that this matter be Approved as Recommended by the Executive Director. The motion carried by the following vote:**

**Votes:** Aye: Jeanna Mastrodicasa, Rick Bryant, Scherwin Henry and Jack Donovan

Nay: Craig Lowe

Absent: Pegeen Hanrahan and Edward Braddy

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The Palms Powerpoint.ppt

**060727. Florida Redevelopment Association Annual Awards to the Gainesville Community Redevelopment Agency (NB)**

*Community Development Director Tom Saunders gave a presentation.*

*CRA Consultant Phil Gonot of PMG and Associates made comments.*

**RECOMMENDATION**      *Hear a brief presentation from staff regarding the two awards.*

**Discussed**

**CRA ATTORNEY**

**REPORTS FROM ADVISORY BOARDS/COMMITTEES**

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

**Downtown Redevelopment Advisory Board**

**Eastside Redevelopment Advisory Board**

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

**DISCUSSION OF PENDING REFERRALS**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**Robert Pearce**

- 1. Fifth Avenue/Pleasant Street Redevelopment Advisory Board attendance requirements.*
- 2. Solid Waste management issues regarding large appliances and furniture being left on the streets in the Fifth Avenue/Pleasant Street district.*

**NEW BUSINESS**

**NEXT MEETING DATE**

*December 18, 2006.*

**ADJOURNMENT - 4:35 PM**

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CRA Secretary