

City of Gainesville

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



Meeting Minutes

Monday, March 21, 2005

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

*Craig Lowe (Chair)
Rick Bryant (Vice Chair)
Ed Braddy (Member)
Chuck Chestnut (Member)
Tony Domenech (Member)
Pegeen Hanrahan (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

ADOPTION OF THE CONSENT AGENDA

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

(VOTE: 5-0, Members Nielsen and Hanrahan - Absent)

NOTE: Member Nielsen entered the meeting room between adoption of the Consent Agenda and adoption of the Regular Agenda.

SECRETARY CONSENT**041090 Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of February 21, 2005, as circulated.*

This Matter was Approved as Recommended on the Consent Agenda.

EXECUTIVE DIRECTOR CONSENT**040542 Fourth Amendment to the West University Avenue Lofts Development Agreement (B)**

RECOMMENDATION *Executive Director to the CRA: 1) direct staff to prepare an Amendment to the Development Agreement reflecting a completion date of April 2006; and 2) authorize the Interim Executive Director to execute the Amendment.*

This Matter was Approved as Recommended on the Consent Agenda.

041091 Removal of Eastside Advisory Board Member (NB)

RECOMMENDATION *Executive Director to the CRA: 1) recommend approval of staff's recommendation to remove Wayne Irwin from the Eastside Redevelopment Advisory Board; and 2) advertise the position.*

This Matter was Approved as Recommended on the Consent Agenda.

041089 Authorization to Prepare a Request for Proposals for Parking Lot 9 (B)

RECOMMENDATION *Executive Director to the CRA: 1) Recommend the CRA request the City Commission to authorize the CRA to prepare a Request for Proposal for City Parking Lot #9; 2) direct the Executive Director to negotiate an option agreement with the City to acquire an interest in Lot #9; and 3) authorize the Executive Director to execute any and all required documents.*

This Matter was Approved as Recommended on the Consent Agenda.

ADVISORY BOARDS/COMMITTEES CONSENT

Downtown Redevelopment Advisory Board Consent

041092 Lunchtime Event Series at the Downtown Community Plaza (NB)

RECOMMENDATION *Downtown Redevelopment Advisory Board to the CRA: Recommend the creation of the \$6,500 budget for the first three events in the lunchtime event series planned for the Downtown Community Plaza.*

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

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

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

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

MODIFICATION:

File #041093 - Award of the Bid for Construction of the Model Block Historic Rehabs (NB) - Remove from the agenda.

NOTE: Member Hanrahan entered the meeting room shortly after the Regular Agenda was adopted.

SECRETARY

EXECUTIVE DIRECTOR

041093 Award of the Bid for Construction of the Model Block Historic Rehabs (NB)

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

Withdrawn

CRA ATTORNEY

ADVISORY BOARDS AND COMMITTEES

Downtown Redevelopment Advisory Board

College Park/University Heights Redevelopment Advisory Board

041094 Improvements to Southwest 5th Avenue between Southwest 10th and 13th Streets (NB)

CRA Manager Karen Slevin and CRA Project Coordinator Kate Parmelee gave presentations.

Chair Lowe recognized Citizen Walter Willard who spoke to the matter.

RECOMMENDATION *College Park University Heights Redevelopment Advisory Board to the CRA: 1) Approve a not to exceed budget of \$202,500 allocated from the Streetscape Park Matching*

Funds account to fund the Southwest Fifth Avenue improvements including street lighting, completing sidewalk gaps and curb cut work.

A motion was made by Member Domenech, seconded by Member Nielsen, 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 Redevelopment Advisory Board

Eastside Redevelopment Advisory Board

MEMBER COMMENT

CITIZEN COMMENT

NOTE: The rules were waived without objection to take Citizen Comment on File # 041089 "Authorization to Prepare a Request for Proposals for Parking Lot 9" which was approved on the Consent Agenda.

Chair Lowe recognized the following citizens who spoke to this issue:

- 1. Billy Scheel - Downtown Business Owner*
- 2. Tom Blake - Lillian's Music Store*
- 3. Jay Reeves - Architect representing the project on Lot 9*
- 4. Joe Montalto - Magnolia Plantation Bed & Breakfast Inn*
- 5. Jay Anneaux - Mark's US Prime Restaurant*
- 6. Chef Elmo - Sovereign Restaurant*
- 7. Tom Fox - Downtown Resident*
- 8. Hiro Leung - Dragonfly Restaurant*
- 9. Shawn Shepherd - Harry's Restaurant*
- 10. Martha Machin - Gainesville Eye Works*
- 11. Song Kim - Dragonfly Restaurant*
- 12. Walter Willard - Citizen*
- 13. Rick Cain - Fat Tuesday's*

NOTE: The following items #041131 & 041132 were a result of the discussion regarding Lot 9, downtown.

NEW BUSINESS

041131 Downtown Parking around the County Administration Building (NB)

Chair Lowe recognized Citizen Tom Fox and Architect Jay Reeves who spoke to the

matter.

RECOMMENDATION *The CRA request that the City Commission direct the City Manager to establish a dialogue with the County Manager with a goal to free up (on street) parking around the County Administration Building.*

A motion was made by Member Domenech, seconded by Member Nielsen, 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

041132

On Street Parking Plan for Downtown After Disposal of Lot 9 (NB)

RECOMMENDATION *The CRA request that the Executive Director come back with a parking plan to allow at least a one for one replacement (spaces in lot 9), for parking on the street; or another easily accessible location in a time frame compatible with the construction process for this building (Building proposal on City Parking Lot 9).*

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, Warren Nielsen, Chuck Chestnut, Edward Braddy, Tony Domenech, Rick Bryant and Craig Lowe

NEXT MEETING DATE

April 18, 2005

ADJOURNMENT - 4:47 PM

CRA Secretary