

# **Community Redevelopment Agency**

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

## **Meeting Minutes**

**Monday, July 16, 2007**

**3:00 PM**

**City Hall Auditorium**

*Scherwin Henry (Chair)  
Jeanna Mastrodicasa (Vice Chair)  
Ed Braddy (Member)  
Rick Bryant (Member)  
Jack Donovan (Member)  
Pegeen Hanrahan (Member)  
Craig Lowe (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 - 3:05 PM****ROLL CALL**

Present: Pegeen Hanrahan, Rick Bryant, Craig Lowe, Jack Donovan and Scherwin Henry

Absent: Edward Braddy and Jeanna Mastrodicasa

**ADOPTION OF THE CONSENT AGENDA**

*Member Bryant moved and Member Hanrahan seconded to adopt the Consent Agenda with the following modification.*

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

*MODIFICATION:*

*File #070217 Update on Redevelopment projects and Development Agreements - Banner Issue (Pulled from the Consent Agenda and placed on the Regular Agenda for discussion).*

**SECRETARY CONSENT****070216. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION      *The CRA approve the minutes of June 18, 2007, as circulated.*

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

**EXECUTIVE DIRECTOR CONSENT****070218. Redevelopment Plan Amendment for the Inclusion of Green Building Concepts in the Downtown Expansion Redevelopment Area (B)**

RECOMMENDATION      *Executive Director to the CRA: Authorize the amendment of the Redevelopment Plan for the Downtown Expansion District to include the "green building" standards requirements as shown in the draft copy of the amended plan (included as backup.)*

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

**070219. Redevelopment Plan Amendment for the Inclusion of Green Building Concepts in the College Park/University Heights Area (B)**

RECOMMENDATION      *Executive Director to the CRA: 1) Authorize the amendment*

*of the Redevelopment Plan for the College Park/University Heights Expansion District to include the "green building" standards requirements as shown in the draft copy of the amended plan (attached as backup.)*

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

**070220. Scope for Parking Studies for Downtown and College Park/University Heights (NB)**

**RECOMMENDATION** *Executive Director to the CRA: 1) Authorize staff to issue a Request For Proposals for parking services.*

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

**070221. Zamia Design Proposal for Design of University Avenue Medians (B)**

**RECOMMENDATION** *Executive Director to the CRA: 1) Approve in concept the Zamia Design proposal for roadway median design not to exceed \$9,120 with costs to be divided between CPUH and ERAB in the amounts of \$5,355 and \$3,765 respectively; and 2) authorize the Executive Director or his designee to negotiate and execute a contract with Zamia Design.*

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

**070150. Zamia Design Proposal for Development of Gateway Construction and Bid Documents (B)**

**RECOMMENDATION** *Executive Director to the CRA: 1) Approve in concept Zamia Design's proposal for the development of construction and bid documents for the Eastside Gateway not to exceed \$17,200; and 2) Authorize the CRA Executive Director or designee to negotiate and execute all necessary contract documents.*

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

**Passed The Consent Agenda**

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

**REPORTS FROM ADVISORY BOARDS/COMMITTEES CONSENT**

**END OF THE CONSENT AGENDA**

## ADOPTION OF OF THE REGULAR AGENDA

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

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

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

*MODIFICATION: File #070223 - Revised Proposal for Lot 9/Hampton Inn Redevelopment - (Additional back-up submitted).*

## SECRETARY

## EXECUTIVE DIRECTOR

### 070222. FY 2008 Operating Budget Update (B)

*CRA Sr. Account Clerk Rebecca Burgess and CRA Manager Anthony Lyons gave presentations.*

**RECOMMENDATION** *Executive Director to the CRA: Recommend adoption of the FY2008 Operating Budget at the FY2007 Amended Budget values with the understanding that this is not final and staff will come back in February with an amendatory budget when the taxable values are established.*

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

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

### 070211. Design and Technical Standards for Depot Park (NB)

**RECOMMENDATION** *Executive Director to the CRA: 1) Recommend the CRA request that the City Commission allow the CRA to be the lead organization in the development of design and technical standards for Depot Park; 2) request that the City provide funding from the Depot Park Recreation Project account not to exceed \$50,000; and 3) authorize staff to develop a scope of work and submit a Request for Proposals for this project.*

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

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

**070223. Revised proposal for Lot 9/Hampton Inn Redevelopment (B)**

*Downtown Redevelopment Project Coordinator Kelly Huard and CRA Manager Anthony Lyons gave presentations.*

*Chair Henry recognized Supervisor of Elections Pam Carpenter, Windsor-Aughtry Representatives Charles Reyner and Beau Aughtry who spoke to the matter.*

**RECOMMENDATION**      *Executive Director to the CRA: (1) Approve the general project concept as described in the initial application as approved September 19, 2005; (2) That the “but for” gap of \$802,000 present value, \$3,015,200 gross payments cap and an 11% discount rate apply to this approval, construction must commence within 6 months of the date of the approval; (3) That the CRA and Developer will be the only parties to this Development Agreement; (4) That the increment reimbursed be clearly limited to that generated by the project and that the funding or bonding power of the CRA not be significantly negatively affected; and (5) Authorize Executive Director and CRA attorney to prepare and execute any and all documents necessary and consistent with the foregoing.*

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

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

**060249. University House Update and Development Agreement Amendment (B)**

*Fifth Avenue/Pleasant Street Redevelopment Project Coordinator Sharon Dixon, CRA Manager Anthony Lyons and Assistant CRA Attorney Nicolle Smith gave presentations.*

*Chair Henry recognized University Partners Representative Chris Osbourne who spoke to the matter.*

*AMENDMENT: 1) Amend the Agreement to include that the Developer offer the City the option of the conservation easement or the property itself; 2) that the \$120,000 (from the Developer) be placed in an escrow account to be released to either the City or the Developer (whoever has reached an agreement with the School Board) to construct the listed improvements (fence and basketball court cover) in the order of priority that has been discussed.*

**RECOMMENDATION**      *Executive Director to the CRA: 1) Approve amending the development agreement to; a) release the developer from*

*condition number 5, the interlocal agreement, for the purpose of park maintenance and in lieu thereof, require the developer to contribute a lump sum of \$120,000 to the City, prior to the developer receiving its first tax increment recapture payment, to be used for improvements to the A. Quinn Jones School Facility at such time as the City and School Board finalize an interlocal agreement for same; and b) release the developer from condition number 4, the conversation easement and in lieu thereof, require a use restriction that prohibits development or development activity in the regulated waterway and associated wetlands, and require the developer to preserve and maintain same in a natural and undisturbed state.*

**A motion was made by Member Lowe, seconded by Member Donovan, that this matter be Approved as Amended. The motion carried by the following vote:**

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

## **ITEM PULLED FROM THE CONSENT AGENDA**

### **070217. Update on Redevelopment Projects and Development Agreements (NB)**

*UNIVERSITY AVENUE BANNER ISSUE*

*CRA Manager Anthony Lyons gave a presentation.*

*Chair Henry recognized Arnall Downs who spoke to the matter.*

**RECOMMENDATION**      *Executive Director to the CRA: Accept this update from staff.*

**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**

**MEMBERS OF THE COMMUNITY REDEVELOPMENT AGENCY****070224. Waldo Road Corridor Preliminary Blight Findings Report (B)**

*Asset Property Disposition Inc. Representative Jessie Wiles gave a presentation.*

*MOTION: 1) Request that the City Commission ask the CRA staff to review the data provided by Mr. Wiles; 2) also ask staff to provide this information to Dr. Gold for his consideration in the Waldo Road Corridor Study (for information purposes only); and 3) that staff provide a report back to the City Commission.*

**RECOMMENDATION**      *The CRA hear a presentation.*

**A motion was made by Member Bryant, seconded by Member Hanrahan, that this matter be Approved as shown above (See Motion). The motion carried by the following vote:**

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

**MEMBER COMMENT****Member Pegeen Hanrahan**

*Water Play Feature - Downtown Plaza*

*See following referral item #070250.*

**070250. Water Play Feature Feasibility (NB)**

**RECOMMENDATION**      *The CRA refer the issue of water play features for children and families to staff for feasibility and a report back.*

**A motion was made by Member Hanrahan, seconded by Member Bryant, that this matter be Referred to the Staff, due back on January 16, 2008. The motion carried by the following vote:**

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

**CITIZEN COMMENT****NEW BUSINESS****NEXT MEETING DATE**



**ADJOURNMENT - Approximately 6:02 PM**

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CRA Secretary