

Community Redevelopment Agency

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



Meeting Minutes

Monday, June 16, 2008

3:00 PM

City Hall Auditorium

*Jeanna Mastrodicasa (Chair)
Thomas Hawkins (Vice-Chair)
Jack Donovan (Member)
Pegeen Hanrahan (Member)
Scherwin Henry (Member)
Craig Lowe (Member)
Lauren Poe (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 - 3:07 PM**ROLL CALL**

Present: Pegeen Hanrahan, Craig Lowe, Jack Donovan, Scherwin Henry, Lauren Poe and Thomas Hawkins
Absent: Jeanna Mastrodicasa

ADOPTION OF THE CONSENT AGENDA

*Member Donovan moved and Member Hawkins seconded to adopt the Consent Agenda, as presented.
(VOTE: 5-0, Members Lowe and Mastrodicasa - Absent, MOTION CARRIED)*

SECRETARY CONSENT**080061. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of May 19, 2008, as circulated.*

This Matter was Approved as Recommended on the Consent Agenda.

080062. Appointments of Florida Bridgewater-Alford and Clayton Kallman to the College Park/University Heights Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA appoint Florida Bridgewater-Alford and Clayton Kallman to the College Park/University Heights Redevelopment Advisory Board.*

*Member Donovan: Bridgewater-Alford & Kallman
Member Hanrahan: Bridgewater-Alford & Kallman
Member Hawkins: Kallman & Readvertise
Member Lowe: Bridgewater-Alford & Kallman
Member Mastrodicasa: Bridgewater-Alford & Kallman
Member Poe: Bridgewater-Alford & Kallman
Chair Henry: Bridgewater-Alford & Kallman*

This Matter was Approved as Recommended on the Consent Agenda.

080063. Appointment Byron Harper to the Eastside Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA appoint Byron Harper to the Eastside Redevelopment Advisory Board.*

Member Donovan: Harper & Readvertise
Member Hanrahan: Harper & Readvertise
Member Hawkins: Harper & Readvertise
Member Lowe: Harper & Readvertise
Member Mastrodicasa: Harper & Readvertise
Member Poe: Harper & Readvertise
Chair Henry: Harper & Readvertise

This Matter was Approved as Recommended on the Consent Agenda.

080064. Appointment of Dorothy Faibisy and Kali Blount to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA appoint Dorothy Faibisy and Kali Blount to the Fifth Avenue/Pleasant Street Redevelopment Advisory board.*

Member Donovan: Faibisy & Graddy
Member Hanrahan: Faibisy & Graddy
Member Hawkins: Faibisy & Blount
Member Lowe: Faibisy & Blount
Member Mastrodicasa: Faibisy & Graddy
Member Poe: Blount & Pearce
Chair Henry: Blount & Pearce

This Matter was Approved as Recommended on the Consent Agenda.

EXECUTIVE DIRECTOR CONSENT

080073. Architecture, Landscape Architecture, Historic Preservation Services (NB)

RECOMMENDATION *Executive Director to CRA: 1) Approve ranking of consultants; and 2) authorize the Executive Director to authorize any and all necessary documents for the purchase of professional services from the selected firms.*

This Matter was Approved as Recommended on the Consent Agenda.

Passed The Consent Agenda

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

Votes: Aye: Lauren Poe, Thomas Hawkins, Pegeen Hanrahan, Jack Donovan and Scherwin Henry
Absent: Jeanna Mastrodicasa and Craig Lowe

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

Member Hanrahan moved and Member Donovan seconded to adopt the Regular Agenda, as modified.

(VOTE: 5-0, Members Lowe and Mastrodicasa - Absent, MOTION CARRIED)

MODIFICATIONS:

File # 071219 - Gainesville Greens - New Power Point and revised recommendation.

NOTE: Member Lowe entered the meeting room at approximately 3:15 PM.

SECRETARY

EXECUTIVE DIRECTOR

071222. CRA Project Summary (B)

CRA Project Coordinator Matt Dube', CRA Manager Anthony Lyons and Assistant City Manager Fred Murry gave presentations.

RECOMMENDATION *Executive Director to CRA: 1) Hear presentation from staff.*

Heard

071219. Gainesville Greens (B)

CRA Manager Anthony Lyons, CRA Attorney Charles Hauck, CRA Senior Management Analyst Greg Bradley, CRA Project Coordinator and Neighborhood Planner Kelly Huard and Gainesville Greens LLC President Barney Danzansky gave presentations.

Chair Henry recognized and Mike Warren who spoke to the matter.

MOTION (AMENDED): 1) Approve Alternative Recommendation #4, retaining the six month time frame; 2) authorize staff to move forward with a new RFP process that would commence at the end of the six month time frame if this project has not moved forward which would include removing item #6 from the recommendation; and 3) include authorizing staff to work with Mr. Danzansky on some modification of the benchmarks if necessary for a realistic six month extension (dates in Alternative Recommendation 4).

Chair Henry recognized Pat Fitzpatrick who spoke to the matter.

RECOMMENDATION *Executive Director to the CRA: Recommend the City Commission consider the following alternatives:*

Alternative Recommendation #1:

1) Do not approve an extension to the option for City Parking Lot #10. Recommend the City or the CRA prepare and issue a new RFP for development at City Parking Lot #10.

Alternative Recommendation #2:

1) Approve a 6-month extension to the option for City Parking Lot #10, provided that all of the respondents to RFP CRAX-050185-FP have waived objections to the amended option (which by reference includes the necessary changes to the scope of the project and the terms of the development agreement), and the following additional conditions have been met:

2) As a condition precedent to the exercise of the option, require the developer agree to a reporting schedule to report its progress on a monthly basis on meeting deadlines for planning, financing, and permitting;

3) As a condition precedent to the exercise of the option, require the developer meet the requirements of the following project critical dates:

a. 6/11/08 – Developer submit 13 sets of site plans to Planning Office for final review

b. 7/31/08 – Developer submit 6 sets of finalized site plans for Planning Department to sign and stamp

c. 8/15/08 – Final Site Plan approval

d. 9/09/08 – Submit changes and PRC revisions to Building Department

e. 8/06/08 – Revised Development Agreement

f. 8/01/08 – Commitment letter of financing

g. 10/30/08 – Letter of unconditional commitment

4) As a condition precedent to the exercise of the option, require the developer obtain binding loan approval for any financial contingency;

5) As a condition precedent to the option, require the execution of any necessary changes to the License Agreement for Use of Parking Garage between the developer and the City dated May 15, 2007, as well as to City's License Agreement for Use of Parking Garage and subsequent amendments thereto between the City and Kenneth R. McGurn and Linda C. McGurn;

6) As a condition precedent to the exercise of the option, require the developer execute an amended development agreement with the CRA which includes the following: an agreement on unit mix and number of units, amended timelines for project commencement and completion, a prohibition on "bedroom" leases, a covenant and guarantee that the units will be marketed and sold as condominiums within 10 years of project completion, affordable housing language be included to accommodate affordable rental units, covenants requiring the developer to build the project to

condominium building standards, an agreement that the developer will provide total development costs to the CRA, an agreement that until the project is owner-occupied the developer will not assign any interests or obligations other than collateral assignment required by lenders, a release of liability to the CRA regarding TIF payments, a modification of performance benchmarks to reflect that the developer (operating as landlord) will be in control of the property while units are being rented, a requirement that the developer will submit a revised financial analysis (including revised pro forma and "but for" gap) with required rate of return consistent with an income-producing asset; and

7) Authorize the City Manager and City Attorney to execute any and all necessary documents

Alternative Recommendation #3:

- 1) Approve a 6-month extension to the option for City Parking Lot #10 with the understanding that the CRA would not provide TIF to a residential apartment project, and provided that all of the respondents to RFP CRAX-050185-FP have waived objections to the amended option (which by reference includes the necessary changes to the scope of the project and the terms of the development agreement), and provided that the following conditions be met:
 - 2) As a condition precedent to the exercise of the option, require the developer agree to a reporting schedule to report its progress on a monthly basis on meeting deadlines for planning, financing, and permitting;
 - 3) As a condition precedent to the exercise of the option, require the developer meet the requirements of the following project critical dates:
 - h. 6/11/08 – Developer submit 13 sets of site plans to Planning Office for final review
 - i. 7/31/08 – Developer submit 6 sets of finalized site plans for Planning Department to sign and stamp
 - j. 8/15/08 – Final Site Plan approval
 - k. 9/09/08 – Submit changes and PRC revisions to Building Department
 - l. 8/06/08 – Revised Development Agreement
 - m. 8/01/08 – Commitment letter of financing
 - n. 10/30/08 – Letter of unconditional commitment
 - 4) As a condition precedent to the exercise of the option, require the developer obtain binding loan approval for any financial contingency;
 - 5) As a condition precedent to the option, require the execution of any necessary changes to the License Agreement for Use of Parking Garage between the developer and the City dated May 15, 2007, as well as to City's License Agreement for Use of Parking Garage and subsequent amendments thereto between the City and Kenneth R. McGurn

and Linda C. McGurn;

6) As a condition precedent to the exercise of the option, require the developer execute an amended development agreement with the CRA which includes the following: an agreement on unit mix and number of units, amended timelines for project commencement and completion, a prohibition on "bedroom" leases, a covenant and guarantee that the units will be marketed and sold as condominiums within 10 years of project completion, affordable housing language be included to accommodate affordable rental units, covenants requiring the developer to build the project to condominium building standards, a modification of performance benchmarks to reflect that the developer (operating as landlord) will be in control of the property while units are being rented

Alternative Recommendation #4:

- 1) Approve a 6-month extension to the option for City Parking Lot #10, provided the project's use remain residential condominiums, as originally proposed, and require the following conditions be met:
- 2) As a condition precedent to the exercise of the option, require the developer agree to a reporting schedule to report its progress on a monthly basis on meeting deadlines for planning, financing, and permitting;
- 3) As a condition precedent to the exercise of the option, require the developer meet the requirements of the following project critical dates:
 - a. 6/11/08 – Developer submit 13 sets of site plans to Planning Office for final review
 - b. 7/31/08 – Developer submit 6 sets of finalized site plans for Planning Department to sign and stamp
 - c. 8/15/08 – Final Site Plan approval
 - d. 9/09/08 – Submit changes and PRC revisions to Building Department
 - e. 8/06/08 – Revised Development Agreement
 - f. 8/01/08 – Commitment letter of financing
 - g. 10/30/08 – Letter of unconditional commitment
- 4) As a condition precedent to the exercise of the option, require the developer obtain binding loan approval for any financial contingency;
- 5) As a condition precedent to the option, require the execution of any necessary changes to the License Agreement for Use of Parking Garage between the developer and the City dated May 15, 2007, as well as to City's License Agreement for Use of Parking Garage and subsequent amendments thereto between the City and Kenneth R. McGurn and Linda C. McGurn;
- 6) As a condition precedent to the exercise of the option, require the developer execute an amended development

agreement with the CRA, reflecting changes to the commencement and completion dates for the project.

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

Votes: Aye: Lauren Poe, Craig Lowe, Thomas Hawkins, Pegeen Hanrahan, Jack Donovan and Scherwin Henry
Absent: Jeanna Mastrodicasa

080074. Depot Park Team Update (B)

RECOMMENDATION *Executive Director to CRA: 1) Hear presentation from staff; and 2) provide input as necessary.*

Continued

080075. Exterior Paint Improvement Grant Program (B)

RECOMMENDATION *Executive Director to the CRA: 1) Hear presentation from staff; and 2) approve implementation of the Exterior Paint Improvement Grant Program.*

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

Votes: Aye: Lauren Poe, Craig Lowe, Thomas Hawkins, Pegeen Hanrahan, Jack Donovan and Scherwin Henry
Absent: Jeanna Mastrodicasa

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

ELECTION OF OFFICERS

080077. Election of Officers to the CRA for the 2008-2009 Term (NB)

FIRST MOTION: Member Donovan moved and Commissioner Lowe seconded to nominate Member Jeanna Mastrodicasa as Chair of the CRA. There were no other nominations.

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

SECOND MOTION: Member Hanrahan moved and Member Poe seconded to nominate Member Thomas Hawkins as Vice-Chair of the CRA. There were no other nominations.

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

RECOMMENDATION *The CRA elect a CRA Chair and a Vice-Chair for the 2008-2009 term.*

Approved, as shown above - See Motion(s)

MEMBER COMMENT**Member Pegeen Hanrahan**

Thanks to Chair Henry for his service to the CRA, as chair for the 2007-2008 term.

CITIZEN COMMENT**NEXT MEETING DATE**

July 21, 2008

ADJOURNMENT - Approximately 5:58 PM

CRA Secretary