

# Community Redevelopment Agency

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



## **Meeting Minutes**

**Monday, September 15, 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 - 3:04 PM****ROLL CALL**

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

**ADOPTION OF THE CONSENT AGENDA**

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

**SECRETARY CONSENT****080367. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION      *The CRA approve the minutes of August 18, 2008, as circulated.*

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

**EXECUTIVE DIRECTOR CONSENT****080381. CRA Project Summary (B)**

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

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

**080368. SW 13th Street Bridge Design Competition (B)**

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

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

**Passed The Consent Agenda**

**A motion was made by Member Donovan, seconded by Vice-Chair Hawkins, 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, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

Absent: Pegeen Hanrahan and Craig Lowe

**END OF THE CONSENT AGENDA**

## ADOPTION OF THE REGULAR AGENDA

*Member Hawkins moved and Member Henry seconded to adopt the Regular Agenda, as modified.*

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

*MODIFICATION: Move File #080371 - "University House One Year Development Agreement" and #071219 "Rescission of Gainesville Greens' Development and Disposition Agreement" to be heard immediately after File #080369 "GRU Site Development Update".*

*NOTE: Member Lowe entered the meeting room during the adoption of the Regular Agenda.*

## SECRETARY

### **080378. Possible Rescheduling of the October 20, 2008 Community Redevelopment Agency (CRA) Meeting (NB)**

*MOTION: Waive the rules to reschedule the October 20, 2008 CRA meeting to Thursday, October 9, 2008, @ 3:00 PM.*

**RECOMMENDATION**      *The CRA discuss possibly rescheduling the October 20, 2008 CRA meeting.*

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

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

## EXECUTIVE DIRECTOR

### **080369. GRU/Kelly Plant Site Redevelopment Update (B)**

*CRA Manager Anthony Lyons and David Green of Lord-Aeck-Sargent gave presentations.*

**RECOMMENDATION**      *CRA Executive Director to the CRA: Hear a presentation from staff.*

**Heard**

### **080371. University House One Year Development Agreement (B)**

*CRA Manager Anthony Lyons gave a presentation.*

*Chair Mastrodicasa recognized University House representative John Hudson who spoke to the matter.*

**RECOMMENDATION**      *CRA Executive Director to the CRA: Authorize the Executive Director to enter into an agreement with the Developer for one year, under which the CRA would be committed to consider entering into additional one year agreements.*

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

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

**071219.                    Rescission of Gainesville Greens' Development and Disposition Agreement (B)**

*CRA Manager Anthony Lyons gave a presentation.*

*Chair Mastrodicasa recognized architect Michael Pellet, Jane Burman-Holtom and Walter Willard who spoke to the matter.*

*AMENDMENT: 1) Rescind the Gainesville Greens Development Agreement; 2) authorize the CRA to enter into an option with the City of Gainesville for lot 10; and 3) approve the draft scope for issuance of a request for proposal (RFP).*

**RECOMMENDATION**      *CRA Executive Director to the CRA: (1) Enter into an agreement with the Developer to rescind the Development and Disposition Agreement, return the \$25,000.00 which was to be credited against the purchase price, less the cost of returning Lot 10 to useable condition, and absolve both parties of any and all liabilities related to this Project and the Agreement and authorizing the Executive Director to execute any and all documents related to such rescission; (2) recommend to the City Commission that the parking garage agreement between the City and the Developer and the Option to purchase between the City and the Developer be rescinded; and (3) Discuss the proposed scope for new Lot 10 redevelopment projects, and provide feedback to CRA staff.*

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

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

**TIME CERTAIN ITEMS 4:30 PM**

**080382. Mom's Kitchen Site Redevelopment (B)**

*CRA Manager Anthony Lyons gave an introduction.*

*County Commissioner Rodney Long (Agent and Broker of Rodney Long Realty, LLC) gave a presentation.*

*AMENDMENT: Approve the recommendation and request that staff work with the interested parties with regard to this site.*

*Chair Mastrodicasa recognized Jane Burman-Holtom who spoke to the matter.*

**RECOMMENDATION**      *CRA Executive Director to the CRA: Request this item be referred to the FAPS Advisory Board for further review.*

**A motion was made by Member Lowe, seconded by Member Henry, that this matter be Approved as Amended and Referred to to the Fifth Avenue/Pleasant Street Redev Adv Bd, due back on March 15, 2009. The motion carried by the following vote:**

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

**080383. East Gainesville Redevelopment (B)**

*CRA Manager Anthony Lyons gave an introduction.*

*County Commissioner Rodney Long (Agent and Broker of Rodney Long Realty, LLC) gave a presentation.*

*AMENDMENT: Approve the recommendation and request that staff work with the interested parties with regard to this site.*

*Chair Mastrodicasa recognized Jane Burman-Holtom who spoke to the matter.*

**RECOMMENDATION**      *CRA Executive Director to the CRA: Request this item be referred to the Eastside Redevelopment Area Advisory Board for further review.*

**A motion was made by Member Lowe, seconded by Member Henry, that this matter be Approved as Amended and Referred to to the Eastside Redevelopment Advisory Board, due back on March 15, 2009. The motion carried by the following vote:**

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

**UNFINISHED BUSINESS**

**080372. FY2009 Budget Resolution (B)**

*CRA Manager Anthony Lyons and CRA Senior Management Analyst Greg Bradley gave presentations.*

*Chair Mastrodicasa recognized Pat Fitzpatrick who spoke to the matter.*

*NOTE: Member Lowe left the meeting room at 5:21 PM and re-entered the meeting room at approximately 5:45 PM.*

**RECOMMENDATION**      *CRA Executive Director to the CRA: Recommend the CRA adopt Resolution #080372 thus approving the budget for FY2009 as described above, including the addition of two incremental full-time positions.*

**A motion was made by Member Poe, seconded by Member Donovan, that this matter be Approved as Recommended and Adopted (Resolution). The motion carried by the following vote:**

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

Absent: Pegeen Hanrahan

**080370. Lynch Park Revitalization (B)**

*CRA Project Coordinator and Neighborhood Planner Kelly Huard gave a presentation.*

*Chair Mastrodicasa recognized Pat Fitzpatrick who spoke to the matter.*

**RECOMMENDATION**      *CRA Executive Director to the CRA: Hear an update and provide feedback to CRA staff.*

**Heard**

**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**

**MEMBER COMMENT**

**MEMBER JACK DONOVAN**

*Introduction of new intern Juliana Majia.*

**CITIZEN COMMENT**

**NEXT MEETING DATE**

*Thursday, October 9, 2008 @ 3:00 PM.*

**ADJOURNMENT - 6:13 PM**

---

CRA Secretary