



# City of Gainesville Meeting Minutes

City Hall  
200 East University Avenue  
Gainesville, Florida 32601

## Community Redevelopment Agency

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

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Monday, November 15, 2004

3:00 PM

City Hall Auditorium

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### 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 Chestnut moved and Member Bryant seconded to adopt the Consent Agenda. (VOTE: 5-0, Members Hanrahan and Braddy - Absent, MOTION CARRIED)*

### SECRETARY CONSENT

#### 040676 Community Redevelopment Agency (CRA) Minutes (B)

**RECOMMENDATION** *The CRA approve the minutes of October 18, 2004, as circulated.*

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

### EXECUTIVE DIRECTOR CONSENT

#### 040678 Request to Amend EC's Cleaning Contract (NB)

**RECOMMENDATION** *Executive Director to the CRA: Authorize staff to amend the contract with EC's to include cleaning the Plaza restrooms once on Saturday and once on Sunday each weekend from December 2004 through September 2005 for an amount not to exceed \$2,600.*

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

**040679 Matching Funds for Grant Application for Historic Resources Survey (NB)**

**RECOMMENDATION** *Executive Director to the CRA: Authorize staff to commit In Kind services as deemed appropriate and provide a \$5,000 cash match for the Fifth Avenue Historical Resources Grant to be submitted December 15, 2004.*

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

**ADVISORY BOARDS/COMMITTEES CONSENT****College Park/University Heights Consent****040677 Creation of a Sub-committee to work on the Pattern Book for CPUH Incentive Program (NB)**

**RECOMMENDATION** *College Park University Heights Redevelopment Advisory Board to the CRA: Authorize the creation of a sub-committee, pursuant to CRA Rule 8 of the CRA Rules and Procedures, for the sole purpose of creating a pattern book for the Redevelopment Incentive Program and to make a recommendation to the College Park University Heights Redevelopment Advisory Board.*

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

**Passed The Consent Agenda**

**A motion was made by Member Chestnut, seconded by Vice-Chair Bryant, including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:**

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

**END OF THE CONSENT AGENDA**

## ADOPTION OF THE REGULAR AGENDA

*Member Domenech moved and Member Chestnut seconded to adopt the Regular Agenda.*

*(VOTE: 5-0, Members Hanrahan and Braddy - Absent, MOTION CARRIED)*

## SECRETARY

## EXECUTIVE DIRECTOR

### 040680 Approval of Ranking for Graphic Master Plan Consultant (B)

*City of Gainesville Community Development Director Tom Saunders gave a presentation.*

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

**RECOMMENDATION** *Executive Director to the CRA: 1) Approve the ranking of HHI, Inc.; 2) direct staff to negotiate a contract; and 3) authorize the Executive Director to execute any and all required documents.*

*Note: Copies of the top ranked proposals are available for review in the Clerk's Office.*

**A motion was made by Member Chestnut, 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, Tony Domenech, Rick Bryant and Craig Lowe  
Absent: Edward Braddy

### 040681 Postponement of the Sale of Parcel 15635-007-001 (1233 SW 6th Street) (NB)

*MOTION: Approve the Executive Director's recommendation.*

**RECOMMENDATION** *College Park University Heights Advisory Board to the CRA: Request the CRA recommend the City Commission postpone the sale of tax parcel 15635-007-001 (1233 SW 6th Street) until the CPUH expansion study is complete, since that area has been recommended for inclusion in the scope of work for the district expansion.*

*Executive Director to the CRA: Because this has been issued previously by the City Commission, pulled and issued again with bids due November 19, 2004, the surplus process of this property should proceed.*

**A motion was made by Member Domenech, seconded by Member Chestnut, that this matter be Approved, as shown above. The motion carried by the following vote:**

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

**040682 Updated Electrical Service to the Plaza (NB)**

*MOTION: Approve to the Executive Director's recommendation.*

**RECOMMENDATION** *Downtown Redevelopment Advisory Board to the CRA: Request the City Commission upgrade the power on the Plaza to Phase I in the amount of \$67,700 for the upcoming ice skating season, thereby eliminating the need for rental generators to chill the ice; and 2) fund the remaining phases as quickly as possible in fiscal year 2005.*

*Executive Director to the CRA: 1) Recommend this item not be referred to the City Commission at this time; and 2) refer the item back to the Downtown Redevelopment Advisory Board for funding consideration during the upcoming amendatory budget process.*

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

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

**040683 Request to Address the Board (B)**

*CRA Manager Karen Slevin and Trimark Properties/Heritage Investment Group Developer John Fleming gave presentations.*

*MOTION: Amend the language in our program (College Park University Heights Redevelopment Incentive Program) using the language: "The CRA may utilize a different application review process upon finding that the circumstances warranted change" and authorize the incentive.*

**RECOMMENDATION** *Executive Director to the CRA: Hear a presentation from the developer and take appropriate action.*

**A motion was made by Member Domenech, seconded by Vice-Chair Bryant, that this matter be Approved, as shown above. The motion carried by the following vote:**

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

**040686 Camp Property and Kennedy Homes Sites (B)**

*CRA Manager Karen Slevin and Community Development Director Tom Saunders gave presentations.*

*NOTE: Member Braddy entered the meeting room at 4:10 PM.*

**RECOMMENDATION** *Executive Director to the CRA: Hear a staff presentation on the Eastside Redevelopment Advisory Board discussions.*

**Heard**

**040684 Request to Alter the Boundaries of the Proposed Expansion Area (B)**

*CRA Manager Karen Slevin, Community Development Director Tom Saunders and Real Estate Consultant Tom Koehler gave presentations.*

**RECOMMENDATION** *College Park University Heights Redevelopment Advisory Board to the CRA: Request the CRA recommend the following to the City Commission: 1) approve the addition of Study Area B (bounded by Southwest 6th Street, Southwest Depot Avenue, Southwest 16th Avenue, and South Main Street) to the scope of work, and 2) remove the westerly section of Study Area A from the right-of-way on the west side of SW 13th Street to SW 16th Street.*

*Executive Director to the CRA: Hear a report from staff and take appropriate action.*

**A motion was made by Member Hanrahan, seconded by Member Chestnut, 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

**040687 Rehabilitation of the Glover and Gill Building (B)**

*CRA Manager and Community Development Director Tom Saunders gave presentations.*

*MOTION: Approve the Executive Director's recommendation and report back to the CRA in 2 months.*

**RECOMMENDATION** *Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: 1) request to move forward on a long-term lease with the Sharpes for the Glover & Gill building; 2) authorize staff to seek grants to rehabilitate the building; and 3) rehabilitate the building for public use.*

*Executive Director to the CRA: Request that staff provide a clearer plan regarding cost of renovation, possible grant funding, potential use, operation and maintenance costs, etc.*

**A motion was made by Member Braddy, seconded by Member Domenech, that this matter be Approved, as shown above. The motion carried by the following vote:**

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

**ADVISORY BOARDS/COMMITTEES**

**Downtown Redevelopment Advisory Board**

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

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

**Eastside Redevelopment Advisory Board**

**040685            Streetscape Funding Request from Keep Alachua County Beautiful and Front  
Porch Florida (NB)**

**RECOMMENDATION**    *Eastside Redevelopment Advisory Board to the CRA:  
Recommend approval of the request to even up the project on  
both sides of NE 8th Avenue, not to exceed \$23,012.50.*

**A motion was made by Member Braddy, seconded by Member Domenech, 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

**MEMBER COMMENT**

**CITIZEN COMMENT**

**NEW BUSINESS**

**NEXT MEETING DATE**

*December 20, 2004*

**ADJOURNMENT - 4:55 PM**