

Community Redevelopment Agency

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

Meeting Minutes

Monday, May 15, 2006

3:00 PM

City Hall Auditorium

*Jack Donovan (Chair)
Scherwin Henry (Vice-Chair)
Ed Braddy (Member)
Rick Bryant (Member)
Pegeen Hanrahan (Member)
Craig Lowe (Member)
Jeanna Mastrodicasa (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 - 3:04 PM**ROLL CALL**

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

ADOPTION OF THE CONSENT AGENDA

*Member Donovan moved and Member Lowe seconded to adopt the Consent Agenda.
(VOTE: 5-0, MOTION CARRIED)*

SECRETARY CONSENT**060026 Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of April 17, 2006 (Regular Meeting); and May 1, 2006 (Special Meeting); as circulated.*

This Matter was Approved as Recommended on the Consent Agenda.

EXECUTIVE DIRECTOR CONSENT**060029 Contract with Lanier Parking Management for Consulting Services (B)**

RECOMMENDATION *Executive Director to the CRA: Recommend the CRA contract with Lanier Parking for consulting service at the not to exceed amount of \$22,681, absent additional authorization.*

This Matter was Approved as Recommended on the Consent Agenda.

060030 JMJ Consulting Engineering Proposal for University Avenue Interim Improvements (B)

RECOMMENDATION *Executive Director to the CRA: 1) Budget \$5,325 from DRAB and \$5,325 from CPUH for obtaining engineering services for University Avenue Interim Improvements; and 2) authorize the Executive Director to execute a contract with JMJ Consulting Engineering with a cost of \$10,650.*

This Matter was Approved as Recommended on the Consent Agenda.

060031 Fifth Amendment to the West University Avenue Lofts Development Agreement (B)

RECOMMENDATION *Executive Director to the CRA: 1) approve the Amendment to the Development Agreement reflecting a completion date of June 1, 2006; 2) clarify that the Façade Easement is for \$265,000; and 3) authorize the Executive Director to execute the Amendment.*

This Matter was Approved as Recommended on the Consent Agenda.

060032 Update on Redevelopment Projects (NB)

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

This Matter was Approved as Recommended on the Consent Agenda.

060035 Approval of the Annual Maintenance Contract (B)

RECOMMENDATION *Executive Director to the CRA: Recommend the approval of the contract with Oasis Landscaping for ongoing maintenance services.*

This Matter was Approved as Recommended on the Consent Agenda.

060033 Selection of a Consultant for the Eastside Expansion (NB)

RECOMMENDATION *Executive Director to the CRA: 1) Select Asset Property Disposition, Inc. to write the redevelopment plan for the Eastside expansion, if the project is determined to be blighted; 2) increase the original budget by \$2,000; and 3) authorize the Executive Director to execute a contract with the selected consultant.*

This Matter was Approved as Recommended on the Consent Agenda.

060046 Rehabilitation and Sale of Model Block House Located at 418 Northwest 4th Avenue (B)

RECOMMENDATION *Executive Director to the CRA: 1) authorize the Executive Director to execute a construction contract with Carter Construction in an amount not to exceed \$146,851, and also budget a 10% contingency in the amount of \$14,681 for change orders, if needed, and all necessary documents, certifications, or assurances required to rehabilitate the property; and 2) authorize the Executive Director to draw*

*down funds for the National Trust for Historic Preservation
Inner City Venture Fund line of credit for construction
financing.*

This Matter was Approved as Recommended on the Consent Agenda.

Passed The Consent Agenda

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

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

ADVISORY BOARDS/COMMITTEES CONSENT

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

Member Lowe moved and Member Henry seconded to adopt the Regular Agenda with the following modifications.

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

MODIFICATIONS:

1. File #060048 - Project Update on Gainesville Greens - (Revised text language and additional back-up submitted).

2. File #051177 - College Park/University Heights Incentive Design Guidelines and Changes to the Redevelopment Incentive Program - (Additional Recommendation from the Executive Director).

NOTE: Member Hanrahan entered the meeting room at approximately 3:06 PM.

SECRETARY

EXECUTIVE DIRECTOR

060034 Approval of the Fiscal Year 06-07 and 07-08 Budgets (B)

CRA Manager Karen Slevin gave a presentation.

NOTE: Member Braddy entered the meeting room at 3:22 PM.

RECOMMENDATION

College Park University Heights Redevelopment Advisory Board to the CRA: Recommend approval of the budget, as presented.

Downtown Redevelopment Advisory Board to the CRA: Recommend approval of the budget, as presented.

Eastside Redevelopment Advisory Board to the CRA: Recommend approval of the budget, as presented

Fifth Avenue Pleasant Street to the CRA: Recommend approval of the budget, as presented

Executive Director to the CRA: Recommend the CRA adopt Resolution 060034.

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

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

051192 Capital Improvement Project Budget (B)

CRA Manager Karen Slevin gave a presentation.

RECOMMENDATION *Executive Director to the CRA: Approve the Capital Improvement Plan, as presented.*

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

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

060048 Project Update on Gainesville Greens (B)

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

Chair Bryant recognized Developer Phil Emmer who made comments.

PMG Associates President Barney Danzansky and Vice-President Phil Gonot; and Dr. Charles Kibert of the University of Florida gave presentations.

Chair Bryant recognized AMJ Developer Mike Warren who made comments.

MOTION: Member Henry moved and Member Lowe seconded to: 1) Allow Equity Ventures a grace period to work with staff to bring back a final recommendation as to what type of development that they can provide concerning Gainesville Greens; and 2) come back at the next scheduled CRA Meeting (June 19, 2006).

(VOTE: 6-0, Commissioner Braddy - Absent, MOTION CARRIED)

Chair Bryant recognized John Hudson and Jo Beatty who spoke to the matter.

RECOMMENDATION *Executive Director to the CRA: 1) Provide up to 80% of the increment generated by the project for 20 years and 2) require a "Certified" LEEDS green building level and three affordable units as part of the project.*

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

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

CRA ATTORNEY**REPORTS FROM ADVISORY BOARDS/COMMITTEES****College Park/University Heights Redevelopment Advisory Board****051177 College Park/University Heights Incentive Design Guidelines and Changes to the Redevelopment Incentive Program (B)**

CRA Project Coordinator Kate Parmelee gave a presentation.

MOTION: Member Hanrahan moved and Member Lowe seconded to approve the Executive Director's recommendation with the following amendment.

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

AMENDMENT: Last page of the document under "Selection Criteria" ; Bullet - "Support the redevelopment of SW 2nd Avenue or the Expansion Area as a mixed use technology Hub" add the words " and/or health care"; after the word technology.

RECOMMENDATION College Park University Heights Redevelopment Advisory Board to the CRA: 1) Approve the Incentive Design Guidelines; 2) amend the Redevelopment Incentive Program in substantially the same form as requested and make adherence to the Incentive Design Guidelines mandatory for all applicants, include new criteria reflective of the amended College Park/University Heights Redevelopment Plan; 3) amend the Redevelopment Incentive Program to allow consideration of incentive requests at a minimum of \$30,000; 4) charge a \$500 application fee, refundable if approved and 5) require that all applications be submitted at least three weeks prior to the College Park/University Heights Redevelopment Advisory Board monthly meeting in order to be evaluated appropriately.

A motion was made by Member Hanrahan, seconded by Member Lowe, that this matter be Approved the Executive Director's Recommendation, as Amended.

The motion carried by the following vote:

Votes: Aye: Pegeen Hanrahan, Rick Bryant, Craig Lowe, Jack Donovan and Jeanna Mastrodicasa

Absent: Edward Braddy and Scherwin Henry

060036 SW 5th Avenue Triangle Construction Documents (B)

CRA Project Coordinator Kate Parmelee gave a presentation.

RECOMMENDATION College Park University Heights Redevelopment Advisory Board to the CRA: 1) Approve the final construction documents and 2) provide electricity, water and sewer at the

site in preparation of a future vendor.

Executive Director to the CRA: 1) Approve the final construction documents and 2) provide electricity and water at the site but do not provide a sewer, in preparation of a future vendor.

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

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

ELECTION OF OFFICERS

060027 Election of Community Redevelopment Agency (CRA) Officers (NB)

FIRST MOTION: Member Hanrahan moved and Member Lowe seconded to appoint Member Jack Donovan as Chair of the Community Redevelopment Agency for the 2006-2007 term.

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

SECOND MOTION: Member Lowe moved and Member Mastrodicasa seconded to appoint Member Scherwin Henry as Vice-Chair of the Community Redevelopment Agency for the 2006-2007 term.

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

RECOMMENDATION *The CRA elect a new Chair and Vice-Chair for the 2006-2007 term.*

Approved, as shown above - See Motion(s)

MEMBER COMMENT

Member Pegeen Hanrahan

- 1. University Lofts Facade*
- 2. Recognition and appreciation of CRA Manager Karen Slevin.*

Chair Jack Donovan

Recognition and appreciation of CRA Manager Karen Slevin.

Member Rick Bryant

Recognition and appreciation of CRA Manager Karen Slevin.

CITIZEN COMMENT

NEW BUSINESS

NEXT MEETING DATE

June 19, 2006

ADJOURNMENT - 5:56 PM

CRA Secretary