

# **City of Gainesville**

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



## **Meeting Minutes**

**Monday, April 16, 2007**

**3:00 PM**

**City Hall Auditorium**

## **Community Redevelopment Agency**

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

**ADOPTION OF THE CONSENT AGENDA**

*Member Bryant moved and Member Mastrodicasa seconded to adopt the Consent Agenda as presented.*

*(VOTE: 4-0, Members Braddy, Hanrahan and Henry - Absent, MOTION CARRIED)*

**SECRETARY CONSENT****061153. Community Redevelopment Agency (CRA) Minutes (B)**

**RECOMMENDATION** *The City Commission approve the minutes of March 19, 2007, as circulated.*

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

061153CRA\_20070416Minutes.pdf

**EXECUTIVE DIRECTOR CONSENT****060758. Waldo Road Sign Standards (B)**

**RECOMMENDATION** *The CRA refer the matter of Waldo Road signage to the Eastside Redevelopment Advisory Board.*

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

060758A\_260012111300.pdf

060758B\_260012111300.pdf

060758CRA\_20070416\_Waldo Road.pdf

**061154. Bicycle Racks for Downtown (B)**

**RECOMMENDATION** *Downtown Redevelopment Advisory Board to the CRA: 1) Recommend the CRA accept the bicycle racks and arrange for their installation.*

*Executive Director to the CRA: Work with City of Gainesville for appropriate placement of the bike racks.*

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

061154CRA\_20070416\_Bike Racks Photos.pdf

## **REPORTS FROM ADVISORY BOARDS/COMMITTEES CONSENT**

### **Eastside Redevelopment Advisory Board Consent**

**061155. Renaissance Lighting on East University Avenue from Waldo Road to East 15th Street (B)**

**RECOMMENDATION**      *Eastside Redevelopment Advisory Board to the CRA: 1) Fund the Renaissance lights on East University from Waldo Road to East 15th St; and 2) create a not to exceed budget of \$245,800 for the project.*

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

061155CRA\_20070416\_E University Ave Lighting.pdf

### **Passed The Consent Agenda**

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

## **END OF THE CONSENT AGENDA**

## ADOPTION OF THE REGULAR AGENDA

*Member Bryant moved and Member Mastrodicasa seconded to adopt the Regular Agenda with one modification.*

*(VOTE: 4-0, Members Braddy, Hanrahan and Henry - Absent, MOTION CARRIED)*

### *MODIFICATION:*

*File #050943 - Master Plan Services for Area Surrounding Depot Park Oral Summary Evaluation - (Revised back-up submitted).*

## SECRETARY

## EXECUTIVE DIRECTOR

### **061156. Gainesville Greens Update (B)**

*CRA Manager Anthony Lyons gave a presentation.*

**RECOMMENDATION**      *Hear a presentation from a representative of Gainesville Greens.*

#### **Discussed**

061156CRA\_20070416\_ Gainesville Greens Update.pdf

### **050943. Selection of Master Plan Consultant for the Area Surrounding Depot Park (B)**

*CRA Manager Anthony Lyons gave a presentation.*

*NOTE: Member Scherwin Henry entered the meeting room at 3:14 PM.*

**RECOMMENDATION**      *Executive Director to the CRA: 1) Recommend selection of Wood & Partners, Inc. as the consultant for the Depot Area Master Plan; 2) authorize the Executive Director to sign and execute all necessary documents; and 3) the CRA recommend the City Commission budget \$25,000 from City Contingency Funds and \$25,000 from GRU.*

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

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

050943REVCRA20070416 - Depot Park.pdf

**050620.****University Corners Transformational Incentive Program Application  
Addendum (B)**

*CRA Manager Anthony Lyons, Phil Gonot of PMG and Associates, Frank Darabi of University Development of Gainesville, LLC and Administrative Services Director Becky Rountree gave presentations.*

*NOTE: Member Braddy entered the meeting room at 3:26 PM; and Member Hanrahan entered the meeting room at 4:04 PM.*

*AMENDMENT: 2) the Transformational Program guidelines in effect at the time of initial approval apply to this approval, including limitations percentage of TIF available and limits on amount and duration of payments (which last payment would be no later than fiscal year 2036-2037; 3) that the same limits and conditions approved on November 15, 2005, including, but not limited to the \$37M present value, \$98,160,438 gross payments cap and a 7.75 percent discount rate apply to this approval, except that construction must commence within one year after the last of all non-City permits and approvals and the final Planned Development ordinance approval, but no longer than two years from the date of this CRA approval; (replaces 2 & 3 of the recommendation).*

*Chair Donovan recognized Sam Mutch, Rev. David Dean and Walter Willard who spoke to the matter.*

**RECOMMENDATION**

*Executive Director to the CRA: The CRA (1) confirm approval of incentives for the Project as described in the Addendum Application dated March 27, 2007, including the façade and specific physical improvements discussed and described in the initial application as approved November 15, 2005 and subsequently amended; (2) The Transformational Program guidelines in effect at the time of initial approval apply to this approval, including limitations on percentage of TIF available and limits on amount and duration of payments (being limited to the current life of the district, now November 28, 2035); (3) That the same limits and conditions approved on November 15, 2005, including but not limited to the \$37,000,000 present value, \$98,160,438 gross payments cap and a 7.75% discount rate apply to this approval, except that construction must commence within one year from the date of the approval; (4) That the CRA and Developer are the only parties to this Development Agreement; (5) 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 (6) Authorize the Executive Director and CRA Attorney to prepare and execute any and all documents necessary, consistent with the foregoing.*

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

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

Nay: Edward Braddy

050620\_20051115.pdf

050620CRA\_20070416\_University Corners.pdf

Part 3\_050620\_20070416.Univ Corners Section 1 - A.1 Project Description - 4Apr07.pdf

Part 2\_050620\_20070416\_Univ Corners - Adjusted UC GMP Cost Est-4Apr07.pdf

050620\_20070416\_CRARevised University Corners 0411.pdf

## 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

#### 061157. Tot Lot (B)

*CRA Manager Anthony Lyons gave a presentation.*

**RECOMMENDATION** *Fifth Avenue/ Pleasant Street Redevelopment Advisory Board to the CRA: 1) Approve the design concept for the tot lot; and 2) approve the expenditure of \$30,300.*

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

Votes: Aye: Craig Lowe, Jeanna Mastrodicasa, Scherwin Henry and Jack Donovan

Absent: Pegeen Hanrahan, Rick Bryant and Edward Braddy

061157CRA\_20070416\_NW 5th Avenue Tot Lot.pdf

## MEMBER COMMENT

### Member Scherwin Henry

*Request that the Ironwood/Hatchett Creek Development be included in the CRA*

*Eastside Redevelopment Area.*

**Member Jack Donovan**

*Motel Sign on West University Avenue next to the Baptist Church.*

*Community Development Director Tom Saunders made comments.*

**CITIZEN COMMENT**

**NEW BUSINESS**

**NEXT MEETING DATE - May 21, 2007**

**ADJOURNMENT - 5:29 PM**

---

CRA Secretary