

# **City of Gainesville**

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



## **Meeting Minutes**

**Monday, May 16, 2005**

**3:00 PM**

**City Hall Auditorium**

## **Community Redevelopment Agency**

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

**CALL TO ORDER - 3:04 PM**

**ROLL CALL**

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

**ADOPTION OF THE CONSENT AGENDA**

**SECRETARY CONSENT**

**041277           Community Redevelopment Agency (CRA) Minutes (B)**

**RECOMMENDATION**    *The CRA approve the minutes of April 18, 2005, as circulated.*

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

**041278           Resignation of Fifth Avenue/Pleasant Street Redevelopment Advisory Board Member Jason Straw (NB)**

**RECOMMENDATION**    *The CRA accept the resignation of Fifth Avenue/Pleasant Street Redevelopment Advisory Board Member Jason Straw effective immediately.*

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

**041281           Appointment - Fifth Avenue/Pleasant Street Redevelopment Advisory Board - Dorothy Faibisy (NB)**

**RECOMMENDATION**    *The CRA appoint Dorothy J. Faibisy to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board.*

*Member Braddy: Re-advertise  
Member Bryant: Dorothy J. Faibisy  
Member Chestnut: Dorothy J. Faibisy  
Member Domenech:  
Member Nielsen: Dorothy J. Faibisy  
Member Hanrahan: Dorothy J. Faibisy  
Chair Lowe: Dorothy J. Faibisy*

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

**EXECUTIVE DIRECTOR CONSENT**

**041283 Rehab Bids for the Model Block Project (NB)**

**RECOMMENDATION** *Interim Executive Director to the CRA: Authorize staff to work closely with the CRA Attorney and the Purchasing Department to negotiate with appropriate potential contractors to get the four historic Model Block houses rehabbed.*

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

**ADVISORY BOARDS/COMMITTEES CONSENT****College Park/University Heights Consent****041284 Southwest 2nd Avenue Improvements (NB)**

**RECOMMENDATION** *College Park University Heights Redevelopment Advisory Board to the CRA: Support the use of palm trees as the defining element for landscaping along SW 2nd Avenue and the construction of medians having minimal width in order to allow flexibility for future development along the corridor.*

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

**041285 New Lighting and Sidewalks near St. Charles Condominiums (NB)**

**RECOMMENDATION** *College Parks University Heights Redevelopment Advisory Board to the CRA: 1) Direct staff to move forward with installing the lighting and obtaining cost estimates for installing a new sidewalk on Northwest 3rd Avenue; and 2) create a not to exceed budget of \$11,184 for lighting along Northwest 3rd Avenue and Northwest 14th Street.*

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

**Eastside Redevelopment Advisory Board Consent****041286 Extensive Graffiti Abatement Program (NB)**

**RECOMMENDATION** *Downtown Redevelopment Advisory Board to the CRA: 1) Recommend the CRA establish an Extensive Graffiti Abatement Program for the entire Downtown district; 2)*

*create an initial \$2,000 budget for the project; and 3) staff to report the progress of the program six months after approval, or when all of the allocated funds have been used.*

*Eastside Redevelopment Advisory Board to the CRA: 1) Recommend the CRA establish an Extensive Graffiti Abatement Program for the entire Eastside district; 2) create an initial \$2,000 budget for the project; and 3) staff to report the progress of the program six months after approval, or when all of the allocated funds have been used.*

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

### **Passed The Consent Agenda**

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

**END OF THE CONSENT AGENDA**

## ADOPTION OF THE REGULAR AGENDA

*Member Bryant moved and Member Chestnut seconded to adopt the Regular Agenda with the following modifications.*

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

### *MODIFICATIONS:*

*1. File #041288 - Transformation Incentive Program Changes - (Additional back-up submitted and waive the rules to take this item up at the end of the Regular Agenda).*

*2. File #050016 - (New Item) - Approval of an Interlocal Agreement with the City of Gainesville - (with back-up submitted).*

## SECRETARY

## EXECUTIVE DIRECTOR

### **041287 Approval of the Purchase and Sale Agreement for the Tackle Box Property (NB)**

*CRA Manager Karen Slevin gave a presentation.*

*NOTE: Member Hanrahan entered the meeting room at 3:09 PM.*

*Chair Lowe recognized Listing Broker for the Tackle Box Property Patti Glenn who spoke to the matter.*

**RECOMMENDATION** *Interim Executive Director to the CRA: 1) Approve the Purchase and Sale agreement for the Tackle Box property with a cost of \$170,000; and 2) authorize the Interim Executive Director to execute any and all required documents.*

**A motion was made by Member Domenech, 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

### **050016 Approval of an Interlocal Agreement with the City of Gainesville (B)**

**RECOMMENDATION** *The Interim Executive Director to the CRA: 1) Approve borrowing \$300,000 from the City of Gainesville for the Tackle Box project and 2) authorize the Interim Executive Director to sign any and all necessary documents.*

**A motion was made by Member Nielsen, 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

## CRA ATTORNEY

## ADVISORY BOARDS/COMMITTEES

### Downtown Redevelopment Advisory Board

#### 041289 "Get Downtown" Banner Series (B)

*CRA Downtown Redevelopment Advisory Board (DRAB) Projects Coordinator Sham Sundar gave a presentation.*

**RECOMMENDATION** *Downtown Redevelopment Advisory Board to the CRA: Recommend approval of the "Get Downtown" banner designs (including banner arms) at a cost of \$ 7,300.*

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

### College Park/University Heights Redevelopment Advisory Board

### Fifth Avenue/Pleasant Street Redevelopment Advisory Board

#### 041282 Projects within the Fifth Avenue Pleasant Street District (NB)

*CRA Manager Karen Slevin gave a presentation.*

**RECOMMENDATION** *Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: 1) Recommend the CRA move forward with the Tot Lot project and create a \$4,000 budget for the project; 2) recommend the CRA authorize staff to move forward with the RFP for a Mixed use Development on Northwest 5th Avenue and create a \$3,500 budget; and 3) change the part time regular projects coordinator in the FAPS district to full time regular employment to allow for construction oversight of the Model Block project and increase the personnel budget by \$5,700 to cover the cost between July 1, 2005 and September*

30, 2005.

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

## Eastside Redevelopment Advisory Board

### EXECUTIVE DIRECTOR (continued)

#### 041288 Transformational Incentive Program Changes (B)

*CRA Manager Karen Slevin and City of Gainesville Finance Director Mark Benton gave presentations.*

*MOTION: Member Braddy moved and Member Bryant seconded that the CRA: 1) Maintain the Transformational Projects Incentive Program as is, adding elements 4b & 4c (in the "Proposed Changes to Transformational Projects Program") to the program; and 2) also require a fiscal impact analysis indicating both costs and benefits of the project to City government for those projects receiving incentive packages in excess of 50%.*

*Chair Lowe recognized University Corners Principal Frank Durabi, President of PPI Construction Management John Carlson, Burrito Brothers Owner Randy Akerson, and John Fleming of Tri-Mark Properties who spoke to the matter.*

**RECOMMENDATION** *Interim Executive Director to the CRA: 1) Recommend that the first complete eligible application submitted by noon on December 29, 2005 in each district be given grants under the current 80% program; 2) recommend the changes to the Transformational Projects Incentive program as laid out in the back up.*

**A motion was made by Member Braddy, seconded by Member Bryant, 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 and Rick Bryant  
Nay: Craig Lowe

### MEMBER COMMENT

#### Member Chuck Chestnut

*Call from Edward Earl Young regarding Santa Fe Community College Downtown Project.*

*City of Gainesville Community Development Director Tom Saunders made comments.*

## **CITIZEN COMMENT**

### **William Scheel**

*Proposal for a Hotel Downtown on the City owned lot across from Lillians and Harry's.*

*Community Development Director Tom Saunders made comments.*

## **NEW BUSINESS**

## **NEXT MEETING DATE**

*June 20, 2005*

## **ADJOURNMENT 5:47 PM**

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CRA Secretary