

City of Gainesville

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



Minutes - Final

February 17, 2014

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

*Susan Bottcher (Chair)
Todd Chase (Member)
Thomas Hawkins (Member)
Yvonne Hinson-Rawls (Vice-Chair)
Ed Braddy (Member)
Lauren Poe (Member)
Randy Wells (Member)*

CALL TO ORDER

- Present** 5 - Member Poe, Chair Bottcher, Member Hawkins, Member Chase, and Vice-Chair Hinson-Rawls
- Absent** 2 - Member Braddy, and Member Wells

ROLL CALL

Member Wells arrived at 3:14 pm. Member Braddy arrived at 4:05 pm.

ADOPTION OF THE CONSENT AGENDA

A motion was made by Member Poe, seconded by Vice-Chair Hinson-Rawls, that this matter be Adopted . The motion carried by an unanimous vote.

Aye: 5 - Member Poe, Chair Bottcher, Member Hawkins, Member Chase, and Vice-Chair Hinson-Rawls

Absent: 2 - Member Braddy, and Member Wells

SECRETARY CONSENT

[130709.](#)

Community Redevelopment Agency Minutes (B)

RECOMMENDATION

The Community Redevelopment Agency approve the minutes of December 16, 2013.

EXECUTIVE DIRECTOR CONSENT

[130708.](#)

CRA Project Summary (NB)

RECOMMENDATION

CRA Executive Director to CRA: Receive project update from Staff

END OF THE CONSENT AGENDA

ADOPTION OF REGULAR AGENDA

A motion was made by Member Poe, seconded by Vice-Chair Hinson-Rawls, that this matter be Adopted . The motion carried by an unanimous vote.

Aye: 5 - Member Poe, Chair Bottcher, Member Hawkins, Member Chase, and Vice-Chair Hinson-Rawls

Absent: 2 - Member Braddy, and Member Wells

SECRETARY[130723.](#)

CRA Advisory Board Appointments (NB) - 5 minutes

Staff stated that the advisory board appointments are moving forward and would be on the next month's agenda for approval.

Member Bottcher suggested that we advertise more. Mr. Blackburn concurred that we should post an ad in the Gainesville Sun and Guardian.

RECOMMENDATION CRA Secretary to CRA Board: Hear Update

EXECUTIVE DIRECTOR[130704.](#)

CRA Work Plan - 2nd Quarter Update (B) - 15 minutes

Staff gave an update on the progress of the CRA's Work Plan at the end of the 2nd Quarter.

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

130705.

FY2014 Amendatory Budget (B) - 10 minutes

Staff gave an overview of the 2014 Amendatory Budget. Explained that the CRA will be aligning their budget schedules with the General Government's.

RECOMMENDATION CRA Executive Director to the CRA Board: Adopt Resolution #130705, thus approving the amendatory budget for FY2014 as presented.

A motion was made by Vice-Chair Hinson-Rawls, seconded by Member Chase, that this matter be Adopted (Resolution) . The motion carried by an unanimous vote.

Aye: 5 - Member Poe, Chair Bottcher, Member Hawkins, Member Chase, and Vice-Chair Hinson-Rawls

Absent: 2 - Member Braddy, and Member Wells

[130706.](#)

GTEC Area Update (B) - 20 minutes

Member Hawkins liked the conceptual plans as presented. He asked staff about the Eastside Board's budget as it relates to this project. Staff stated that currently \$1.5 million is set aside to begin the project. As the scope is fleshed out staff will more accurately be able to determine financing.

Member Chase wants to make sure that Staff will be vetting everything out before we put a lot of time and money into something that may end up sitting vacant. He would prefer if Staff started with Building G because it seems that much doesn't have to be changed. He would like us to remain flexible in our planning.

Mr. Lyons stated that we are looking at all financing possibilities but that we would like to give the project a chance as we did in the Porter's neighborhood and Innovation Square.

Member Hinson-Rawls thought the project is well deserved and that she is very proud to be a part of it. She stated that the community that attended the meetings was diverse and welcomed the project.

Member Poe asked how is the undergrounding of the utilities and infrastructure being handled. Jay Brown, the engineer on the project, stated that some upgrades are needed and that they met with GRU to discuss them. There are no new costs associated with the upgrades at this time. He stated that we will have to do some stormwater improvements and look into the wetland situation.

Member Wells asked if the sites were flexible. Staff stated that they were.

Member Hawkins would like to see us complement the Bike/Pedestrian program by looking at the trails at 24th street.

Ms. Sela stated that at the community meetings those in attendance stressed they would like to see more services going in the Eastern and Northern directions from the site and not just Westward. All were in support of the project. We are hoping to acquire one or two of the buildings surrounding the site within a year which would be a feather in the CRA's cap.

Citizen Jones stated that as SFC takes over the management of the GTEC Center, they are looking forward to the project going forth.

RECOMMENDATION

CRA Executive Director to CRA Board: 1) Approve 30% Conceptual Master Plan as presented; 2) Authorize Phase 1 Development limits and negotiation of construction documents contract; 3) Authorize staff to issue RFP seeking qualified developers interested in constructing buildings to house office, commercial, wet-lab, retail and other complimentary uses on the GTEC Area parcels 11340-0-0 and 11341-0-0; and, 4) Recommend that City Commission authorizes the CRA to act as an Agent to the City to lease the property or portions of it to other entities.

This Matter was Approved as Recommended

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

Member Poe announced the Hoggetown Hack would take place on February 22, 2014 at the Hippodrome Basement. He thanked Mr. Dug Jones for SFC's supporting the event.

CITIZEN COMMENT

Citizen Sheppard stated that he would like to see an old fashioned water tower which would ultimately help our aquifer. He also stated that he would like to see a new chapter in our developments and he is 100% behind the work that the CRA does.

ADJOURNMENT

Meeting adjourned at 5:05 pm