

# **City of Gainesville**

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



## **Meeting Minutes**

**Monday, April 17, 2006**

**3:00 PM**

**City Hall Auditorium**

## **Community Redevelopment Agency**

*Rick Bryant (Chair)  
Jack Donovan (Vice Chair)  
Ed Braddy (Member)  
Chuck Chestnut (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.*

**CALL TO ORDER - 3:05 PM****ROLL CALL**

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

**ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****051105 Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION      *The CRA approve the minutes of March 20, 2006, as circulated.*

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

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**051172 Appointment of Mary C. Rhodes to the Eastside Redevelopment Advisory Board (NB)**

RECOMMENDATION      *The CRA appoint Mary C. Rhodes to the Eastside Redevelopment Advisory Board for a term to expire June 17, 2009.*

*Member Braddy: Rhodes*

*Member Chestnut: Rhodes*

*Member Donovan: Rhodes*

*Member Hanrahan: Rhodes*

*Member Lowe: Rhodes*

*Member Nielsen: Rhodes*

*Chair Bryant: Rhodes*

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

**EXECUTIVE DIRECTOR CONSENT****051055 Environmental Issues Incentive Program (NB)**

RECOMMENDATION      *Executive Director to the CRA: Refer program to the*

*Advisory Boards and outside consultants for comments.*

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

**051181 Update on Redevelopment Projects (NB)**

RECOMMENDATION *Executive Director to the CRA: Receive an update from staff.*

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

**ADVISORY BOARDS/COMMITTEES CONSENT**

**College Park/University Heights Consent**

**Downtown Redevelopment Advisory Board Consent**

**051178 Exterior Lighting for the Hippodrome Theater (B)**

RECOMMENDATION *Downtown Redevelopment Advisory Board to the CRA: 1) Recommend the CRA fund \$37,000 for architectural lighting for the Hippodrome Theater; and 2) request the seek City Commission approval for the project.*

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

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**Passed The Consent Agenda**

**A motion was made by Member Lowe, seconded by Vice Chair Donovan, 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, Pegeen Hanrahan, Rick Bryant, Craig Lowe and Jack Donovan

**Absent:** Chuck Chestnut and Edward Braddy

**END OF THE CONSENT AGENDA**

## ADOPTION OF THE REGULAR AGENDA

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

## SECRETARY

## EXECUTIVE DIRECTOR

### 051180 Northwest 5th Avenue Corridor Plans (NB)

*CRA Manager Karen Slevin and Jesse Wiles of Asset Property Disposition, Inc., gave presentations.*

*NOTE: Member Chestnut entered the meeting room at 3:10 PM.*

*MOTION: 1) Forward this item to the City Commission and request that the City Commission authorize staff to acquire the property at 5th Avenue and 3rd Street for parking; and 2) also direct staff to provide an analysis of parcels that the City might own and acquire for projects within the 5th Avenue Corridor and 3) come back to the CRA with a report.*

**RECOMMENDATION**      *Executive Director to the CRA: 1) Hear presentation from APD. Inc and 2) recommend and fund the City's acquisition and building of a parking lot on the property.*

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

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

### 051045 Update on Jefferson on Second (B)

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

*Chair Bryant recognized Ben Montgomery and Derek Armstrong of JPI Development Services, L.P., Jaron Frieden of Vertex Environmental Services, Inc., and Attorney for the Developer David Coffey who gave presentations.*

*NOTE: Member Chestnut left the meeting room during this discussion.*

*MOTION: Member Donovan moved and Member Nielsen seconded to approve the Executive Director's recommendation.*

*(VOTE: 2-3, Members Donovan and Nielsen - Yes; and Members Braddy, Bryant and Lowe - No, MOTION FAILED)*

*Chair Bryant recognized Pat Fitzpatrick and Walter Willard who spoke to the matter.*

*NOTE: Member Hanrahan left the meeting room at approximately 5:40 PM and Member Braddy entered the meeting room at approximately 5:45 PM.*

**RECOMMENDATION**

*Downtown Redevelopment Advisory Board (DRAB) to the CRA: 1) DRAB supports the project type, scale and mass; 2) DRAB does not support the request for 90 % of the increment for 23 years; however, 3) DRAB would be willing to recommend the program be amended to include a slight increase in the percentage of increment, if high contamination costs were to merit it.*

*Executive Director to the CRA: 1) Approve the Transformational Projects Incentive Program application for Jefferson on Second Avenue providing 80% of the increment generated by the project for up to 15 years under the current terms of the program, not the 90% for 23 years as requested; 2) condition the approval on the developer's having submitted a façade design satisfactory to the CRA; and 3) the CRA authorize the Executive Director to negotiate the terms of and execute the development agreement and any other documents necessary.*

**A motion was made by Vice Chair Donovan, seconded by Member Nielsen, that this matter be Approved as Recommended by the Executive Director (MOTION FAILED). The motion failed by the following vote:**

**Votes:** Aye: Warren Nielsen and Jack Donovan  
Nay: Edward Braddy, Rick Bryant and Craig Lowe  
Absent: Chuck Chestnut and Pegeen Hanrahan

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**050445**

**Review of the Transformational Project Incentive Program (B)**

*NOTE: This item was continued to the next regular CRA Meeting, May 15, 2006 without objection.*

**RECOMMENDATION**

*Executive Director to the CRA: Recommend the CRA direct staff to work with the Advisory Boards to make recommendation for the following changes to the Transformational Projects Incentive Program: 1) clarify the items for which developers receive points; 2) review possible changes to the point system; 3) clarify the role of the "but*

for” gap in formulating the incentive amount; 4) consider the introduction of design guidelines; 5) establish a non refundable application fee; 6) authorize staff to decline an application; 7) review the amount of incentive offered; 8) limit or prohibit contact between applicants and Community Redevelopment Agency and Advisory Board members outside of public meetings.

**Continued**

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**051192 Capital Improvement Project Budget (B)**

*NOTE: This item was continued to the next regular CRA Meeting, May 15, 2006 without objection.*

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

**Continued**

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**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)**

*NOTE: This item was continued to the next regular CRA Meeting, May 15, 2006 without objection.*

**RECOMMENDATION**      *College Park University Heights Redevelopment Advisory Board to the CRA: 1) Approve the Incentive Design Guidelines; and 2) amend the Redevelopment Incentive Program as requested.*

**Continued**

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**Downtown Redevelopment Advisory Board**

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

**Eastside Redevelopment Advisory Board**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**NEXT MEETING DATE**

**ADJOURNMENT - 6:03 PM**

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CRA Secretary