

City of Gainesville

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



Meeting Minutes

Tuesday, November 15, 2005

6:00 PM

SPECIAL MEETING

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 - 6:07 PM

NOTE: Member Hanrahan entered the meeting room at 6:12 PM.

ROLL CALL

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

ADOPTION OF THE AGENDA

The agenda was adopted without objection.

EXECUTIVE DIRECTOR

050620

University Corners Transformational Incentive Program Application (B)

CRA Manager Karen Slevin gave a presentation.

Chair Bryant recognized Attorney representing University Development of Gainesville, LLC Jeff Braswell, Phil Emmer of Emmer Development, Principal of University Development of Gainesville, LLC Frank Durabi and PMG Consultants Representative Phil Gonot who spoke to the matter.

MOTION: Member Chestnut moved and Member Nielsen seconded to adopt staff's recommendations as presented in the power point presentation:

- 1. The "but for" gap for the project be established at \$37 million as requested in the August 12, 2005 application and the incentive be capped at that amount.*
- 2. The \$37 million is the net present value of the projected incentive payment stream under the stated assumptions, utilizing the developer's cost of capital of 7.75% as the discount rate. The gross incentive payments under these assumptions is \$98,160,438.*
- 3. The payments of 90% of the actual increment generated by the project be paid annually.*
- 4. The applicant shall comply with the time limits in the May 23, 2005 PD.*
- 5. No change be permitted to building materials without CRA approval. If there are any changes, the CRA could reopen the incentive agreement.*
- 6. The CRA reserve the right to bond the increment at a point in the future and pay the developer the net present value of the gap early.*
- 7. The developer provide proof of ownership of the property required to build the project prior to the execution of the development agreement.*

8. *The development agreement allow that if those items the CRA provides incentives for fall into disrepair the CRA can use the annual increment payments to make repairs as needed.*

9. *The Executive Director and CRA Attorney be authorized to prepare and execute any and all required documents necessary conditioned on the negotiation of an agreement, which in the Executive Director's opinion, provides suitable guarantees that the project will be built and maintained as described in the project plans.*

CITIZEN COMMENT:

Chair Bryant recognized University of Florida Professor Grant Thrall and Chairman of the Trustees for University United Methodist Church and Student Center Jim Alexander who spoke to the matter.

NOTE: Member Braddy entered the meeting room at 7:09 PM.

RECOMMENDATION

College Park University Heights Redevelopment Advisory Board to the CRA: Approve the University Corners Transformational Incentives Program application with terms as follows: 1) the "but for" gap for the project be determined to be \$34,177,569 and the payments be capped at the net present value of that amount; 2) that the project be provided 90% of the actual increment generated annually until the cap is met or until the end of the CPUH Community Redevelopment Area, at the time the development agreement is executed; 3) that construction begin within two years from the date of the agreement; 4) no change be permitted to the building materials without approval of the CRA, and at that point the CRA could reopen the incentive agreement; 5) no change of ownership (other than sale of the residential units) is permitted without approval of the CRA; 6) the CRA reserves the right to bond the increment at a point in the future and pay the developer the net present value of the gap early; 7) that the development agreement allow that if those items the CRA has provided incentives for fall into disrepair the CRA can use annual increment payments to make repairs as needed; and 8) authorize the Executive Director and the CRA attorney to prepare and execute any and all documents necessary.

Executive Director to the CRA: Approve the College Park University Heights recommendation but change the recommended "but for" gap to \$37 million as reflected in the original application.

A motion was made by Member Chestnut, seconded by Member Nielsen, that this matter be Approved, as shown above. The motion carried by the following vote:

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

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ADJOURNMENT - 7:57 PM

CRA Secretary