

Community Redevelopment Agency

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

Meeting Minutes

Monday, August 21, 2006

3:00 PM

City Hall Auditorium

*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 - 3:08 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 Hanrahan moved and Member Lowe seconded to adopt the Consent Agenda.
(VOTE: 6-0, Member Braddy - Absent, MOTION CARRIED)*

SECRETARY CONSENT**060305. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of July 17, 2006, as circulated.*

This Matter was Approved as Recommended on the Consent Agenda.

EXECUTIVE DIRECTOR CONSENT**060354. Update on Redevelopment Projects and Development Agreements (NB)**

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

This Matter was Approved as Recommended on the Consent Agenda.

050643. Recognition of the Sale of Model Block Site A and Associated Revenues (NB)

RECOMMENDATION *Executive Director to the CRA: Appropriate the \$37,836.76 in proceeds from the sale of Model Block Site A to the Model Block Account 613-790-W509-5520-4120.*

This Matter was Approved as Recommended on the Consent Agenda.

060046. Additional Funding for Model Block House on 418 Northwest 4th Avenue (B)

RECOMMENDATION *Executive Director to the CRA: 1) authorize the Executive Director to execute a construction contract with Carter Construction in an amount not to exceed \$197,452, and also budget a 10% contingency in the amount of \$19,745.20 for*

change orders, if needed, and all necessary documents, certifications, or assurances required to rehabilitate the property; and 2) authorize the Executive Director to draw down funds for the National Trust for Historic Preservation Inner City Venture Fund line of credit for construction financing.

This Matter was Approved as Recommended on the Consent Agenda.

060355. District Fund Balances (NB)

RECOMMENDATION

Executive Director to the CRA: Appropriate the fund balance in each trust fund as follows: College Park University Heights to the Streetscape/Park Matching Funds account, Downtown to the Streetscape account, Fifth Avenue Pleasant Street to the Model Block Account and Eastside to the Streetscape Account.

This Matter was Approved as Recommended on the Consent Agenda.

060356. Beautification Grant Program (NB)

RECOMMENDATION

Executive Director to the CRA: Recommend that the CRA refer this discussion regarding a potential beautification grant program to the Redevelopment Advisory Boards for their discussion and recommendation.

This Matter was Approved as Recommended on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Member Hanrahan, seconded by Member Lowe, including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:

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

ADVISORY BOARDS/COMMITTEES CONSENT

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

Member Hanrahan moved and Member Lowe seconded to adopt the Regular Agenda with the following modification.

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

File #060360 Executive Director Item - Transformational Incentive Program Changes - (Waive the rules to hear this item last on the agenda).

SECRETARY

EXECUTIVE DIRECTOR

060358. University of Florida Banners (B)

Interim CRA Manager Kate Parmelee, UF Community Relations Coordinator Florida Bridgewater-Alford, and Community Development Director Tom Saunders gave presentations.

MOTION: Member Lowe moved and Member Hanrahan seconded to: 1) Approve the Executive Director's recommendation; and 2) authorize staff to explore placing some of these banners on the Eastside, but consulting the Eastside Redevelopment Advisory Board for their input.

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

Chair Donovan recognized Eastside Redevelopment Advisory Board Member Vivian Filer who spoke to the matter.

RECOMMENDATION *College Park/University Heights Redevelopment Advisory Board to the CRA: Recommend funding 30 banners requested at an amount not to exceed \$2,835.*

Executive Director to the CRA: Recommend option two and recommend funding 39 banners as requested at an amount not to exceed \$3,685.50.

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

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

060359. Adoption of the Eastside Community Redevelopment Plan (B)

CRA Manager Kate Parmelee, Asset Property Disposition, Inc. Representative Jesse

Wiles and Community Development Director Tom Saunders gave presentations.

*AMENDMENT: Commissioner Henry moved and Commissioner Bryant seconded to recommend that the City Commission adopt the Eastside Community Redevelopment Plan with the following amendments: 1) Amending Page 20, H2 to read "This site bounded by SE 15th Street and SE 15th Avenue could continue as agricultural or could provide higher end market single family housing with natural amenities; and 2) also amending page 20, H3 by taking out the words "Blueberry Farm".
(MOTION: 6-0, Commissioner Braddy - Absent, MOTION CARRIED)*

Chair Donovan recognized Mark Stowe, Vivian Filer, David Schwartz, Donna Isaacs and Bruce DeLaney who spoke to the matter.

RECOMMENDATION *Eastside Redevelopment Advisory Board to the CRA: Adopt the Eastside Community Redevelopment Plan in its general form, allowing further refinements by staff and the CRA Attorney.*

Executive Director to the CRA: 1) The CRA recommend the City Commission adopt the amended Plan.

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

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

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

College Park/University Heights Redevelopment Advisory Board

060361. Incentive Request for the Camden Court Apartments Development (B)

CRA Manager Kate Parmelee and Trimark Properties Representative John Fleming gave presentations.

RECOMMENDATION *College Park University Heights Redevelopment Advisory Board to the CRA: Recommend approval of the incentive request for the Camden Court Apartments project based on the application provided by the developer.*

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

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

060362. Incentive Request for the Estates at Sorority Row Development (B)

CRA Manager Kate Parmelee and Trimark Properties Representative John Fleming gave presentations.

NOTE: Member Braddy entered the meeting room at 4:55 PM.

RECOMMENDATION *College Park University Heights Redevelopment Advisory Board to the CRA: Recommend approval of the incentive request for the Estates at Sorority Row development based on the application provided by the developer.*

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

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

Downtown Redevelopment Advisory Board

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

Eastside Redevelopment Advisory Board

WAIVER OF RULES

060360. Transformational Incentive Program Changes (B)

This item was continued to the September 18, 2006 CRA Meeting.

RECOMMENDATION *Executive Director to the CRA: Recommend the CRA direct staff to work with the Advisory Boards to make recommendations for the following changes to the Transformational Projects Incentive Program: 1) modification of the program by area; 2) clarify the items for which the developer receives points; 3) review possible changes to the points system; 4) clarify the role of the "but for" gap in formulating the incentive amount; 5) consider the introduction of design guidelines or a value statement regarding design; 6) establish a non-refundable application fee; 7) authorize staff to decline an application; 8) allow the use of increment payments to make repairs and 9) allow*

applications previously approved to be modified under the terms of the original program.

CRA Attorney to the CRA: Recommend the CRA limit or prohibit contact between applicants and the Community Redevelopment Agency and Advisory Board members outside of public meetings.

Continued

MEMBER COMMENT

MEMBER PEGEEN HANRAHAN

1. *Correction to File #051180 in the July 17, 2006 CRA minutes - Change Alachua County Housing Authority to Gainesville Housing Authority.*
2. *Request for Proposal for alternatives for Seminary Lane.*
3. *St. Augustine Catholic Church Parking Lot Request for Proposal.*

See following referral item #060425.

060425. Request for Proposals for the Redevelopment of Seminary Lane and St. Augustine Catholic Church Parking Lot (NB)

RECOMMENDATION *The Community Redevelopment Agency: 1) Refer the issues of Seminary Lane and the St. Augustine Catholic Church Parking Lot to staff; and 2) to ask staff to initiate contact with the appropriate individuals on both Seminary Lane and St. Augustine Catholic Church parking lot and pursue the possibility of doing Request for Proposals for redevelopment.*

A motion was made by Vice-Chair Henry, seconded by Member Hanrahan, that this matter be Referred to the City Manager, due back on February 21, 2007. The motion carried by the following vote:

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

CITIZEN COMMENT

NEW BUSINESS

NEXT MEETING DATE

September 18, 2006

ADJOURNMENT - 5:01 PM

CRA Secretary