

Community Redevelopment Agency

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

Meeting Minutes

Monday, November 19, 2007

3:00 PM

City Hall Auditorium

*Scherwin Henry (Chair)
Jeanna Mastrodicasa (Vice Chair)
Ed Braddy (Member)
Rick Bryant (Member)
Jack Donovan (Member)
Pegeen Hanrahan (Member)
Craig Lowe (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 - 3:05 PM**ROLL CALL**

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

ADOPTION OF THE CONSENT AGENDA

Commissioner Donovan moved and Commissioner Lowe seconded to adopt the Consent Agenda with one modification.

(VOTE: 5-0, Members Braddy and Hanrahan - Absent, MOTION CARRIED)

MODIFICATION:

1. File #070555 - Porter's Oaks Fence - (added language to the recommendation).

SECRETARY CONSENT**070638. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of October 15, 2007, as circulated.*

This Matter was Approved as Recommended on the Consent Agenda.

EXECUTIVE DIRECTOR CONSENT**070665. Update on Redevelopment Projects and Development Agreements (NB)**

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

This Matter was Approved as Recommended on the Consent Agenda.

070555. Porters Oaks Fence (NB)

RECOMMENDATION *CRA to the City Commission: Request that the City obtain an easement along the north side of Depot Avenue, between SW 3rd Street and SW 2nd Terrace; and along the western side of SW 2nd Street running north approximately 404 feet from the intersection with Depot Avenue.*

This Matter was Approved as Recommended on the Consent Agenda.

070669. Lot for Sale at 802 NW 5th Avenue (NB)**RECOMMENDATION**

Executive Director to CRA: 1) Approve the purchase of the property located at 802 NW 5th Avenue for a purchase price of \$30,000; 2) approve the transfer of a not to exceed amount of \$14,100 from account #613-79-W508-5520 to cover the balance of the purchase price and associated recording fees; and 3) authorize the Executive Director to execute all necessary documents.

This Matter was Approved as Recommended on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Member Donovan, 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: Jeanna Mastrodicasa, Craig Lowe, Rick Bryant, Scherwin Henry and Jack Donovan
Absent: Pegeen Hanrahan and Edward Braddy

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR****070668. Downtown Hampton Inn/Lot 9 Redevelopment (B)**

CRA Manager Anthony Lyons and CRA Attorney Charles Hauck gave presentations.

NOTE: Member Hanrahan and Member Braddy entered the meeting room at 3:20 PM.

Chair Henry recognized Hampton Inn developer Beau Aughtry, President of Windsor Aughtry who spoke to the matter.

RECOMMENDATION

Executive Director to the CRA: 1) Hear presentation from staff; 2) authorize the transfer of \$127,000 from the Streetscape Account (E. University Avenue Lighting, #610-790-W202-5520) to a new account created for Lot 9 redevelopment; 2) Request the City Commission to allow the CRA to defer two annual debt service payments to the City related to the Downtown parking garage, and request the City Commission authorize the amendment of the interlocal agreement governing this debt service to accommodate the postponement by extending the payment period an additional two years; 4) request the City Commission allow the CRA to defer one annual debt service payment to the City related to the Commerce project, and request the City Commission authorize the amendment of the interlocal agreement governing this debt service to accommodate the postponement by extending the payment period an additional one year; 5) request that the City Commission transfer without consideration the proceeds from the sale of Lot 9 to the CRA for the purpose of redevelopment; 6) authorize the Executive Director to enter into a 13-year agreement with Windsor Aughtry governing the hotel land use and façade maintenance at Lot 9; 7) establish as a condition of the incentive package described above that construction on the Hampton Inn redevelopment commence by February 29, 2008; and 8) authorize the Executive Director to execute any and all necessary documents.

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

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

070151. Depot Avenue Rail Trail Improvements (B)

CRA Project Coordinator Matt Dube', CRA Manager Anthony Lyons and Consultants Elisabeth Manley and Payaal Patel of Glatting Jackson gave presentations.

AMENDMENT: Request that the consultants bring back a mock up of the rail trail signs to the CRA at their next meeting (December 17, 2007).

RECOMMENDATION *Executive Director to the CRA: 1) Hear a brief presentation concerning the 60% construction plans for the Depot Avenue rail trail improvements; and 2) approve the 60% construction plans in accordance with the project schedule.*

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

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

070670. Sale of Model Block Site D - 418 NW 4th Avenue (B)

CRA Project Coordinator Sharon Dixon gave a presentation.

RECOMMENDATION *Executive Director to the CRA: 1) Hear presentation from staff on the final project.*

Heard

070666. GRU Master Plan (NB)

CRA Project Coordinator Kelly Huard and CRA Manager Anthony Lyons gave presentations.

RECOMMENDATION *Executive Director to the CRA: 1) Hear an update from staff; and 2) approve altering the scope for the study to include the GRU site only.*

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

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

061157. Tot Lot (B)

CRA Project Coordinator Sharon Dixon gave a presentation.

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

Heard

CRA ATTORNEY**REPORTS FROM ADVISORY BOARDS/COMMITTEES****College Park/University Heights Redevelopment Advisory Board****070671. SW 2nd Avenue Master Plan (B)**

NOTE: This item was continued to the next CRA meeting (December 17, 2007).

RECOMMENDATION *College Park University Heights Redevelopment Advisory Board to the CRA: 1) Hear presentation from staff; 2) recommend approval of the work order with Basile, Baumann, Prost, Cole & Associates for the SW 2nd Avenue Master Plan at a cost not to exceed \$100,000; and 3) authorize the Executive Director to execute any and all necessary contract documents for this project.*

Continued

Downtown Redevelopment Advisory Board**070321. Bethel Garage (B)**

CRA Project Coordinator Kelly Huard and CRA Manager Anthony Lyons gave presentations.

RECOMMENDATION *Downtown Redevelopment Advisory Board to CRA: 1) Hear a presentation from staff; and 2) approve the general concept for Bethel and Plaza redevelopment, request that the City Commission reserve the use of funding from account 332-790-M660-5190 for redevelopment at the Bethel Station and at the Plaza and request the City Commission authorize CRA staff to commence improvements to remove the bus shelter and stabilize the Bethel building.*

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

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

Absent: Pegeen Hanrahan

Eastside Redevelopment Advisory Board

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

MEMBER COMMENT

CITIZEN COMMENT

NEW BUSINESS

NEXT MEETING DATE

ADJOURNMENT - Approximately 5:30 PM

CRA Secretary