

# **City of Gainesville**

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



## **Meeting Minutes**

**Monday, December 20, 2004**

**3:00 PM**

**City Hall Auditorium**

## **Community Redevelopment Agency**

*Craig Lowe (Chair)  
Rick Bryant (Vice Chair)  
Chuck Chestnut (Member)  
Tony Domenech (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: Pegeen Hanrahan, Warren Nielsen, Edward Braddy, Tony Domenech, Rick Bryant and Craig Lowe  
Absent: Chuck Chestnut

**ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****040744 Community Redevelopment Agency (CRA) Minutes (B)**

**RECOMMENDATION** *The CRA approve the minutes of November 15, 2004, as circulated.*

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

**040745 January Community Redevelopment Agency (CRA) Meeting Cancellation (NB)**

**RECOMMENDATION** *The CRA cancel the January 17, 2004, Regular CRA Meeting.*

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

**EXECUTIVE DIRECTOR CONSENT****040800 Board Member Travel Policies (NB)**

**RECOMMENDATION** *Executive Director to the CRA: Adopt the Board Member Travel Policy as presented.*

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

**040801 Additional Funding for Façade Grant Program (NB)**

**RECOMMENDATION** *Executive Director to the CRA: Authorize the transfer of \$13,370 from the Streetscaping account to the Façade Grant Program.*

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

**040803            Amendment to the Commerce Project Development Agreement (B)**

**RECOMMENDATION**    *Executive Director to the CRA: 1) Recommend the CRA approve the amendment to the development agreement and authorize the Executive Director to execute the amendment; and 2) request the City Commission approve the amendment, authorize the Clerk to attest and the Mayor to execute the amendment.*

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

**ADVISORY BOARDS/COMMITTEES CONSENT**

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

**040805            Model Block Policies (NB)**

**RECOMMENDATION**    *Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA : Adopt the Model Block Policies as presented.*

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

**Passed The Consent Agenda**

**A motion was made by Member Hanrahan, seconded by Vice-Chair Bryant, 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, Warren Nielsen, Edward Braddy, Tony Domenech, Rick Bryant and Craig Lowe  
Absent: Chuck Chestnut

**END OF THE CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA**

**SECRETARY**

**CRA ATTORNEY**

**EXECUTIVE DIRECTOR**

**ADVISORY BOARDS/COMMITTEES**

**Downtown Redevelopment Advisory Board**

**College Park/University Heights Redevelopment Advisory Board**

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

**040806 Northwest 5th Avenue Streetscape Project (NB)**

*CRA Manager Karen Slevin gave a presentation.*

*Chair Lowe recognized Tri-Mark Properties Representative John Fleming who spoke to the matter.*

**RECOMMENDATION** *Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: 1) Authorize the use of \$200,000 from the bond funds currently targeted for the Model Block Project; and 2) request the City Commission approve use of \$300,000 from the UDAG funds for the next phase of the project.*

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

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

**Eastside Redevelopment Advisory Board**

**040807 Capital Projects for the Eastside CRA District (NB)**

*CRA Manager Karen Slevin and Community Development Director Tom Saunders*

*gave presentations.*

**RECOMMENDATION** *Eastside Redevelopment Advisory Board to the CRA: 1) Recommend that the CRA fund the University Avenue medians from Waldo Road to Northeast 21st Street with a not to exceed budget of \$100,000; and 2) direct the Executive Director to negotiate a price for the purchase of the Tackle Box property using a conventional mortgage to be paid off with TIF from the Eastside CRA district.*

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

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

## **MEMBER COMMENT**

### **Member Ed Braddy**

*Economic Development/University Community Committee discussion regarding the Design Center - Update on the Design Center and it's funding sources.*

*Community Development Director Tom Saunders made comments.*

### **Mayor Pegeen Hanrahan**

*Southwest Quadrant Parking Garage - Publicly thanked the CRA, staff and the McGurns for their roles in developing the new parking garage.*

## **CITIZEN COMMENT**

## **NEW BUSINESS**

## **NEXT MEETING DATE**

## **ADJOURNMENT - 4:06 PM**

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CRA Secretary