

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Minutes - Draft

July 16, 2018

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

Adrian Hayes-Santos (Chair)
Harvey Ward (Chair Pro Tempore)
Helen Warren (Member)
Gigi Simmons (Member)
Lauren Poe (Member)
Gail Johnson (Member)
David Arreola (Member)

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CALL TO ORDER - 3:00 PM

ROLL CALL

Present 7 - Warren, Poe, Hayes-Santos, Arreola, Ward, Johnson, and Simmons

ADOPTION OF THE CONSENT AGENDA

**A motion was made by Poe, seconded by Ward, that this Matter be Adopted.
The motion carried by the following vote:**

Aye: 6 - Warren, Poe, Hayes-Santos, Ward, Johnson, and Simmons

Absent: 1 - Arreola

SECRETARY CONSENT

[180163.](#) **Community Redevelopment Agency Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of June 18, 2018.*

This Matter was Approved as Recommended

EXECUTIVE DIRECTOR CONSENT

[180154.](#)

CRA Project Summary July 2018 (NB)

RECOMMENDATION *CRA Executive Director to the CRA Board: Receive project update from Staff*

Approved as Recommended

ADOPTION OF THE REGULAR AGENDA

**A motion was made by Ward, seconded by Poe, that this Matter be Adopted.
The motion carried by the following vote:**

Aye: 6 - Warren, Poe, Hayes-Santos, Ward, Johnson, and Simmons

Absent: 1 - Arreola

SECRETARY

EXECUTIVE DIRECTOR

[180147.](#)**CRA Advisory Board Appointments to the Downtown Redevelopment Advisory Board (B)**

Commissioner Hayes-Santos arrived 3:06 PM.

Jacob Ihde, Mike Palmer and Matthew Luedecke spoke to the matter regarding their applications to the Downtown Redevelopment Advisory Board.

Motion: Appoint Jacob Ihde and Mike Palmer to the Downtown Redevelopment Advisory Board.

RECOMMENDATION

CRA Secretary to the CRA Board: Appoint two (2) citizens to serve on the Downtown Redevelopment Advisory Board to occupy a seat for the following term: two (2) full terms ending July 16, 2020.

A motion was made by Simmons, seconded by Poe, that this Matter be Approved, as shown above. The motion carried by the following vote:

Aye: 7 - Warren, Poe, Hayes-Santos, Arreola, Ward, Johnson, and Simmons

[180148.](#)**CRA Advisory Board Appointments to the Eastside Redevelopment Advisory Board (B)**

Stephanie Seawright spoke to the matter regarding her application to the Eastside Redevelopment Advisory Board.

Motion: Appoint Stephanie Seawright to the ERAB.

RECOMMENDATION

CRA Secretary to the CRA Board: Appoint one citizen to serve on the Eastside Redevelopment Advisory Board to occupy a seat for the following term: one (1) full term ending July 16, 2020.

A motion was made by Warren, seconded by Ward, that this Matter be Approved, as shown above. The motion carried by the following vote:

Aye: 6 - Warren, Poe, Hayes-Santos, Ward, Johnson, and Simmons

Absent: 1 - Arreola

[180149.](#)**CRA Advisory Board Appointments to the Fifth Avenue Pleasant Street Redevelopment Advisory Board (B)**

Motion: Appoint Rebecca Nagy to the FAPS Advisory Board.

RECOMMENDATION

CRA Secretary to the CRA Board: Appoint one citizen to serve on the Fifth Avenue Pleasant Street Redevelopment Advisory Board to occupy a seat for the following term: one (1) full term ending July 16, 2020.

A motion was made by Poe, seconded by Warren, that this Matter be Approved, as shown above. The motion carried by the following vote:

Aye: 6 - Warren, Poe, Hayes-Santos, Ward, Johnson, and Simmons

Absent: 1 - Arreola

[180150.](#)

CRA Advisory Board Appointments to the College Park University Heights Redevelopment Advisory Board (B)

Motion: Appoint Matthew Ryals to the CPUH Advisory Board.

Robert Mounts spoke to the matter.

RECOMMENDATION

CRA Secretary to the CRA Board: Appoint one citizen to serve on the College Park University Heights Redevelopment Advisory Board to occupy a seat for the following term: one (1) full terms ending July 16, 2020.

A motion was made by Ward, seconded by Warren, that this Matter be Approved, as shown above. The motion carried by the following vote:

Aye: 6 - Warren, Poe, Hayes-Santos, Ward, Johnson, and Simmons

Absent: 1 - Arreola

[180156.](#)

Heartwood Neighborhood and Builder Solicitation (B)

Sarah Vidal-Finn made a presentation.

Doug Drymon spoke to the matter.

Motion: 1) Move forward with recommendations on 1 and 3, and 2) Bring back specific detail framework for number 2, before opening it up to 1/3 of the home sites for builders to purchase.

Scherwin Henry, Armando Grundy and Diyonne McGraw spoke to the matter.

RECOMMENDATION

ERAB to CRA Board: 1) Current RFP be null and void and procurement process be started over for rebid, 2) When the procurement document is complete, there will be a new three-person evaluation team, and 3) When Heartwood is presented to the CRA Board, ERAB Members are part of the discussion and are to be given extended time during the agenda item, separate from citizen comment

CRA Executive Director to CRA Board: 1) Approve selected contractor from RFP to build up to 1/3 of the home sites, 2) Open up to 1/3 of the home sites for builders to purchase, and 3) Work with the General Government Housing Division to partner on affordable housing for up to 1/3 of the home sites.

A motion was made by Ward, seconded by Poe, that this Matter be Approved, as shown above. The motion carried by the following vote:

Aye: 7 - Warren, Poe, Hayes-Santos, Arreola, Ward, Johnson, and Simmons

[180158.](#)

Update on the Development Agreement for The Standard (B)

Andrew Meeker made a presentation.

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear update from CRA Staff

Heard

[180157.](#)

Power District (B)

Sarah Vidal-Finn and Andrew Meeker made presentations.

Theresa Stegman, Jason Mitchell and Mike Palmer spoke to the matter.

RECOMMENDATION

CRA Executive Director to CRA Board: Approve the Power District Phase 1 Framework and authorize the CRA Executive Director to finalize the Development Agreement and associated Purchase and Sale Agreement(s) for consideration, once approved as to form and legality by the CRA Attorney

A motion was made by Poe, seconded by Ward, that this Matter be Approved as Recommended. The motion carried by the following vote:

Aye: 7 - Warren, Poe, Hayes-Santos, Arreola, Ward, Johnson, and Simmons

[180155.](#)

Community Redevelopment Agency FY19-20 Proposed 2-Year Budget (B)

Sarah Vidal-Finn and Andrew Meeker made presentations.

Motion: 1) Approve the recommendation; and 2) Send a copy of the presentation to the Board of the County Commissioners.

RECOMMENDATION

CRA Executive Director to CRA Board: Approve the FY19-20 Proposed Budget as presented and modified, if applicable.

A motion was made by Poe, seconded by Ward, that this Matter be Approved, as shown above. The motion carried by the following vote:

Aye: 6 - Warren, Poe, Hayes-Santos, Arreola, Ward, and Simmons

Absent: 1 - Johnson

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

Chair Hayes-Santos - Scheduling of meetings.

Member Simmons - Lack of Communication to CRA Advisory Boards. Nicolle Shalley spoke to the matter.

Chair Pro Tempore Ward - Notice of meetings for the CRA Boards.

CITIZEN COMMENT

ADJOURNMENT - 6:06 PM