

# Community Redevelopment Agency

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



## **Meeting Minutes**

**Monday, December 18, 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 - 3:03 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 Bryant moved and Member Henry seconded to adopt the Consent Agenda as modified.*

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

*MODIFICATION: File # 060814 Sorority Woods Feasibility Study - Move from the Consent Agenda and place on the Regular Agenda for discussion.*

**SECRETARY CONSENT****060790. Community Redevelopment Agency Minutes (B)**

**RECOMMENDATION**      *The CRA approve the minutes of November 20, 2006, as circulated.*

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

**060791. Appointment of Elizabeth A. Fetty to the Downtown Redevelopment Advisory Board (NB)**

**RECOMMENDATION**      *The Community Redevelopment Agency appoint Elizabeth A. Fetty to the Downtown Redevelopment Advisory Board for a term to expire June 16, 2009.*

*Member Braddy: Fetty*

*Member Bryant: Fetty*

*Member Donovan: Fetty*

*Member Hanrahan: Fetty*

*Member Henry: Fetty*

*Member Lowe: Fetty*

*Member Mastrodicasa: Fetty*

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

**060792. Appointment of Reid Fogler to the College Park/University Heights Redevelopment Advisory Board (NB)**

**RECOMMENDATION**

*The Community Redevelopment Agency appoint Reid Fogler to the College Park/University Heights Redevelopment Advisory Board for a term to expire June 16, 2007.*

*Member Braddy: Fogler*

*Member Bryant: Wagner*

*Member Donovan: Fogler*

*Member Hanrahan: Fogler*

*Member Henry: Fogler*

*Member Lowe: Readvertise*

*Member Mastrodicasa: Readvertise*

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

**060809. Reschedule the Community Redevelopment Agency (CRA) Regular Meeting for January, 2007 (NB)**

**RECOMMENDATION**

*The CRA reschedule the January 15, 2007 CRA Regular Meeting for Tuesday, January 16, 2007, due to the Dr. Martin Luther King, Jr., Holiday.*

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

**EXECUTIVE DIRECTOR CONSENT**

**060812. Gainesville Greens Environmental Contamination Update (B)**

**RECOMMENDATION**

*Executive Director to the CRA: Receive the written update report from staff.*

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

**060813. Enterprise Zone and Green Building Program Discounts (B)**

**RECOMMENDATION**

*Executive Director to the CRA: The CRA refer to the Eastside Redevelopment Advisory Board and Downtown Redevelopment Advisory Board to consider whether to develop new incentives targeted to smaller scale developments that might be negatively impacted as the City removes the Enterprise Zone discounts.*

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

**060815. Transformational Program Energy Conservation Points (NB)**

**RECOMMENDATION**

*City Commission to the CRA: Recommend discussion of the issue of whether points should be given in the transformational project program in a manner that would more greatly encourage energy conservation in CRA projects.*

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

**Passed The Consent Agenda**

**A motion was made by Member Bryant, seconded by Vice-Chair Henry, including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:**

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

**REPORTS FROM ADVISORY BOARDS/COMMITTEES CONSENT**

**END OF THE CONSENT AGENDA**

## ADOPTION OF THE REGULAR AGENDA

*Member Braddy moved and Member Mastrodicasa seconded to adopt the Regular Agenda as modified.*

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

*MODIFICATION: File # 060814 Sorority Woods Feasibility Study - Move from the Consent Agenda and place on the Regular Agenda for discussion.*

## SECRETARY

## EXECUTIVE DIRECTOR

### 060814. Sorority Woods Feasibility Study (B)

*City of Gainesville Community Development Director Tom Saunders gave a presentation.*

*NOTE: Member Hanrahan entered the meeting room at 3:06 PM.*

#### **RECOMMENDATION**

*College Park/University Heights Redevelopment Advisory Board to the CRA: Have staff negotiate the seven conditions that were set forth by the University.*

*Executive Director to the CRA: The CRA: 1) Refer the matter to the City Commission since all the conditions and issues are within the purview of the City Commission and not the CRA; and 2) request the City Commission direct staff to review the request of the University and provide recommendations to the City Commission.*

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

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

Absent: Edward Braddy

### 060659. Downtown Area Wastewater Collection System Master Plan (B)

*GRU Assistant General Manager for Water/Wastewater Administration David Richardson, GRU Strategic Planning Engineer Tony Cunningham and Community Development Director Tom Saunders gave presentations.*

*NOTE: Member Braddy entered the meeting room at 3:15 PM.*

*MOTION: Member Lowe moved and Member Braddy seconded that the CRA request the City Commission hold a workshop on the issues of discussing a range of funding alternatives to update the wastewater system in the downtown area.  
(NO VOTE)*

*AMENDMENT BY SUBSTITUTION (MAIN MOTION): Member Lowe moved and Member Braddy seconded that the CRA request that the City Commission refer the issue of funding options for updating the wastewater system in the downtown area to the Regional Utilities Committee (RUC) and to the GRU and General Government staff for recommendations back to the City Commission.*

*NOTE: It was requested that this referral to RUC and staff appear on the January 8, 2006 City Commission Consent Agenda.*

*(VOTE: 7-0, MOTION CARRIED)*

**RECOMMENDATION**      *Executive Director to the CRA: Hear presentation from staff, and take action as appropriate.*

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

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

## **CRA ATTORNEY**

## **REPORTS FROM ADVISORY BOARDS/COMMITTEES**

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

### **Downtown Redevelopment Advisory Board**

### **Eastside Redevelopment Advisory Board**

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

## **MEMBER COMMENT**

### **Member Rick Bryant**

- 1. Transformational Program Changes - Affordable Housing Issues.*
- 2. Buck Bay and Candlelight Estates.*

### **Member Craig Lowe**

- 1. Affordable Housing - City Wide Issue.*

2. *Inclusionary Housing Policies.*

**Member Pegeen Hanrahan**

1. *Plan East Gainesville Implementation Meeting - Alachua County Health Department.*
2. *St. Augustine Parking Lot RFP.*

*Community Development Director Tom Saunders made comments.*

**Member Ed Braddy**

*Regulatory Barriers Relating to Affordable Housing.*

**Member Scherwin Henry**

*Seminary Lane - Future Development - Possible Senior Living Area.*

*Community Development Director Tom Saunders made comments.*

**CITIZEN COMMENT**

*There were no citizens who wished to speak during Citizen Comment.*

**NEW BUSINESS**

**NEXT MEETING DATE**

*Tuesday, January 16, 2007 at 3:00 PM.*

**ADJOURNMENT - 5:01 PM**

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CRA Secretary