

# **City of Gainesville**

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



## **Meeting Minutes**

**Monday, May 17, 2010**

**5:00 PM**

**City Commission Special Meeting**

**City Hall Auditorium**

## **City Commission**

*Mayor Pegeen Hanrahan (At Large)  
Mayor-Commissioner Pro Tem Scherwin Henry (District 1)  
Commissioner Lauren Poe (District 2)  
Commissioner Jack Donovan (District 3)  
Commissioner Craig Lowe (District 4)  
Commissioner Thomas Hawkins (At Large)  
Commissioner Jeanna Mastrodicasa (At Large)*

*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 two business days in advance.*

## CALL TO ORDER - 5:04 PM

## ADOPTION OF THE AGENDA

[Play Video](#)

*Commissioner Donovan moved and Mayor-Commissioner Pro Tem Henry seconded to adopt the agenda.*

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

*During the adoption of the agenda, the Commission approved re-opening the Public Hearing for Resolution File #090985.*

*Mayor Hanrahan recognized Pat Fitzpatrick who spoke to the matter.*

## ROLL CALL

Present: Pegeen Hanrahan, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa, Scherwin Henry, Lauren Poe and Thomas Hawkins

## CLERK OF THE COMMISSION

[Play Video](#)

### 090994. 2011 City Election (B)

[Play Video](#)

#### RECOMMENDATION

*The City Commission schedule the 2011 election for March 15, 2011 with run-off scheduled for April 12, 2011 (if needed) and authorize the City Attorney to draft and the Clerk of the Commission to advertise an ordinance setting election dates.*

*Alternative Recommendation*

*-March 22/April 19*

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

**Votes:** Aye: Jeanna Mastrodicasa, Thomas Hawkins, Jack Donovan, Lauren Poe, Pegeen Hanrahan, Craig Lowe and Scherwin Henry

090994\_electiondates\_20100506.pdf

## RESOLUTION

[Play Video](#)

090985.**T.E.F.R.A. Public Hearing and Resolution Relating to I.D.B. Bonds for Provident Group – UF Continuum Properties L.L.C.**

**A RESOLUTION EXPRESSING THE INTENT OF THE CITY OF GAINESVILLE, FLORIDA TO LOAN FUNDS FOR THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A GRADUATE STUDENT HOUSING FACILITY IN THE CITY OF GAINESVILLE, FLORIDA; PROVIDING FOR THE LENDING OF FUNDS FOR SUCH PURPOSE TO PROVIDENT GROUP – UF CONTINUUM PROPERTIES L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OR A RELATED ENTITY OR SUCCESSORS OR ASSIGNS; PROVIDING FOR THE ISSUANCE OF INDUSTRIAL DEVELOPMENT REVENUE BONDS (THE CONTINUUM PROJECT) BY THE CITY IN ONE OR MORE SERIES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$82,000,000 FOR THE PURPOSE OF MAKING SUCH LOAN OF FUNDS TO FINANCE ALL OR A PORTION OF THE COST OF SUCH PROJECT; AUTHORIZING THE EXECUTION OF A MEMORANDUM OF AGREEMENT PERTAINING TO THE ISSUANCE OF SUCH BONDS; AND PROVIDING CERTAIN OTHER DETAILS WITH RESPECT THERETO.**

*PUBLIC HEARING WAS RE-OPENED*

*Mayor Hanrahan recognized the following citizens who spoke to the matter.*

- 1. Bill Gorman*
- 2. Val Lightner*
- 3. Stephanie Wiggins*
- 4. Saul Silber*
- 5. Richard Fletcher*
- 6. Dwight Hewitt*
- 7. Bobby Bennett*
- 8. Mike Warren*
- 9. Jeff Jones*

*THE PUBLIC HEARING WAS CLOSED*

*City Finance Director Mark Benton made comments.*

*Mayor Hanrahan recognized Steve Hicks and Ed Vogel who spoke to the matter.*

*MODIFICATIONS:*

- 1) Revised Page 4, as submitted by the City Attorney.*
- 2) Revisions in the Memorandum of Agreement, as submitted by the City Attorney.*
- 3) Upon final consideration of this resolution that any questions raised by Mr. Mike Warren that are appropriate to the City be answered.*
- 4) Issuance of these bonds will be contingent upon successful negotiation of an agreement of "payment in lieu of taxes" that will be effective if this property is determined to be tax exempt.*

- 5) That the Agreement be attached to the land and property.
- 6) Agreement to pay fees properly levied on property by the City. (for example, potential fire assessment fee or stormwater fee).
- 7) This Agreement would be binding on the successors or future owners of the property.
- 8) The City waive the policy of credit enhancement for the third tier of bond issuance.
- 9) The applicant will make a \$250,000 one time payment to the City at bond closing.
- 10) The applicant has committed that the payment in lieu of taxes would be indexed to the CPI or a mutually agreeable equivalent.
- 11) The applicant will use GRUCom Fiber.
- 12) Make every reasonable effort to maintain retail or other non-residential use on the first floor of the development.

**RECOMMENDATION**      *The City Commission adopt the proposed Resolution.*

**A motion was made by Commissioner Poe, seconded by Mayor-Commissioner Pro Tem Henry, that this matter be Adopted (Resolution) as modified. The motion carried by the following vote:**

**Votes:** Aye: Jeanna Mastrodicasa, Thomas Hawkins, Jack Donovan, Lauren Poe, Pegeen Hanrahan, Craig Lowe and Scherwin Henry

090985\_draft resolution\_20100506.pdf

090985\_Letter from Provident Group\_20100506.pdf

090985\_MOD\_Continuum PRG CDC Presentation to G'ville City Commission 5.6.10.PDF

090985\_resolution\_20100517.pdf

**RECESS - 7:45 PM**

**RECONVENE - 8:06 PM**

**CITY MANAGER**

[Play Video](#)

**091024.      FY11 - FY15 Capital Improvement Plan (B)**

[Play Video](#)

*City finance Director Mark Benton, Public Works Director Teresa Scott and Public Works Design Engineer John Veilleux gave presentations.*

*Mayor Hanrahan recognized Kim Popejoy and Armando Grundy who spoke to the matter.*

*MAIN MOTION (AMENDED MAIN MOTION): Commissioner Poe moved and Commissioner Henry seconded to: 1) Approve the City Manager's recommended FY 11 - FY15 Capital Improvement Plan with the amendment to reallocate the Downtown Plaza/City Hall Mall funding to pavement resurfacing; 2) approve a 25 cent per Equivalent Residential Unit per month increase in the stormwater fee rate*

*for FY11 to fund water quality improvement capital projects; and 3) include a letter to the County listing unfunded capital needs.*

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

*ADDITIONAL MOTION: Commissioner Henry moved and Commissioner Hawkins seconded to begin establishing a framework for developing other possible funding sources.*

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

**RECOMMENDATION**

*The City Commission approve: 1) the City Manager's recommended FY11 - FY15 Capital Improvement Plan; and 2) a 25 cent per Equivalent Residential Unit per month increase in the stormwater fee rate for FY11 to fund water quality improvement capital projects.*

**A motion was made by Commissioner Poe, seconded by Mayor-Commissioner Pro Tem Henry, that this matter be Approved, as shown above (Amended Main Motion). The motion carried by the following vote:**

**Votes:** Aye: Jeanna Mastrodicasa, Thomas Hawkins, Jack Donovan, Lauren Poe, Pegeen Hanrahan, Craig Lowe and Scherwin Henry

091024\_PPT\_20100517.pdf

**ADJOURNMENT - 9:46 PM**

[Play Video](#)

---

Kurt M. Lannon, Clerk of the Commission