

# **City of Gainesville**

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



## **Meeting Minutes**

**Monday, June 20, 2005**

**3:00 PM**

**City Hall Auditorium**

## **Community Redevelopment Agency**

*Rick Bryant (Chair)  
Jack Donovan (Vice Chair)  
Ed Braddy (Member)  
Chuck Chestnut (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 - Approximately 3:06 PM

### ROLL CALL

Present: Warren Nielsen, Chuck Chestnut, Edward Braddy, Pegeen Hanrahan, Rick Bryant, Craig Lowe and Jack Donovan

### ELECTION OF OFFICERS

#### 050098

#### **Election of Community Redevelopment Agency (CRA) Officers (NB)**

*FIRST MOTION: Member Nielsen moved and Member Hanrahan seconded to nominate Member Rick Bryant as Chair of the Community Redevelopment Agency for the 2005-2006 term.*

*(VOTE: 6-0, Member Braddy Absent, MOTION CARRIED)*

*SECOND MOTION: Member Nielsen moved and Member Chestnut seconded to close the nominations.*

*(VOTE: 6-0, Member Braddy - Absent, MOTION CARRIED)*

*THIRD MOTION: Member Chestnut moved and Member Lowe seconded to nominate Member Donovan as Vice Chair of the Community Redevelopment Agency for the 2005-2006 term.*

*(VOTE: 6-0, Member Braddy - Absent, MOTION CARRIED)*

**RECOMMENDATION**      *The CRA elect a new Chair and Chair Pro Tem for the 2005-2006 term.*

**Approved, as shown above**

### ADOPTION OF THE CONSENT AGENDA

*MOTION: Member Chestnut moved and Member Nielsen seconded to adopt the Consent Agenda with the following modification.*

*(VOTE: 6-0, Member Braddy - Absent, MOTION CARRIED)*

*MODIFICATION:*

*File #050077 - Resignation of Cleve Sharpe from the Fifth Avenue/Pleasant Street Redevelopment Advisory Board - (Add to the Consent Agenda).*

### SECRETARY CONSENT

#### 050078

#### **Community Redevelopment Agency (CRA) Minutes (B)**

**RECOMMENDATION**      *The CRA approve the minutes of May 16, 2005, as circulated.*

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

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**050077**

**Resignation of Cleve Sharpe from the Fifth Avenue/Pleasant Street  
Redevelopment Advisory Board (NB)**

**RECOMMENDATION**     *The CRA accept the resignation of Fifth Avenue/Pleasant  
Street Redevelopment Advisory Board member Cleve Sharpe  
effective immediately.*

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

**EXECUTIVE DIRECTOR CONSENT**

**050099**

**Removal of Board Member from the Fifth Avenue Pleasant Street Advisory  
Board (NB)**

**RECOMMENDATION**     *Executive Director to the CRA: 1) recommend approval of  
staff's recommendation to remove George Tedford from the  
Fifth Avenue Pleasant Street Redevelopment Advisory Board;  
and 2) advertise the position.*

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

**050101**

**Depot Avenue Rail Trail Design in the College Park University Heights District  
(NB)**

**RECOMMENDATION**     *Executive Director to the CRA: 1) Authorize staff to work with  
Public Works Department to include the section of the Depot  
rail trail in the CPUH district that is not covered by Federal  
funds in the RFQ that Public Works Department staff is  
preparing; and 2) request that in the RFQ response that the  
cost of work of that portion of the plan be itemized so the CRA  
can fund it, if they choose to do so in the future.*

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

**050104**

**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.**

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### **050111**

**Replacement lights on University Avenue from NW 6th Street to NW 3rd Street (NB)**

**RECOMMENDATION**      *Executive Director to the CRA: Authorize an additional \$25,000 for work completed to replace the aluminum light fixtures on University Avenue between Northwest 6th Street and Northwest 3rd Street with Renaissance fixtures.*

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

## **ADVISORY BOARDS/COMMITTEES CONSENT**

### **College Park/University Heights Consent**

#### **050105**

**College Park University Heights District Expansion (B)**

**RECOMMENDATION**      *College Park University Heights Redevelopment Advisory Board to the CRA: Recommend that the City Commission approve the expansion of the College Park University Heights district to include the study area.*

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

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#### **050106**

**Urban Mixed Use District and Increased Units per Acre (B)**

**RECOMMENDATION**      *College Park University Heights Redevelopment Advisory Board to the CRA: Recommend authorizing Chair of College Park University Heights Redevelopment Advisory Board to send a letter to the City Commission as follows: "The College Park University Heights Redevelopment Advisory Board enthusiastically supports the creation of the new urban mixed use land use and zoning category. There is one flaw that needs to be fixed prior to adoption and that flaw. That flaw is potentially fatal, as the scale of construction we envision will be dramatically smaller with this density limitation. While 75*

*d.u./rc sounds big, it is not. Many older multi-family buildings in our district already greatly exceed 75 d.u.l.a.c. Our fear is that the density limitation will result in only 3-4 story buildings with surface parking lots. Please increase the density substantially, perhaps up to the same density as the adjacent CCD district. "*

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

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**050108 Bricks on the Avenue Phase 2 (NB)**

**RECOMMENDATION** *College Park University Heights Redevelopment Advisory Board to the CRA: Recommend approval of a not to exceed \$106,000 plus 10% contingency for a total of \$116,600 for the Bricks on the Avenue Phase 2, contingent upon receiving an FDOT permit.*

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

**Fifth Avenue/Pleasant Street Consent**

**050109 Contract with Asset Property Disposition, Inc. (B)**

**RECOMMENDATION** *Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: Recommend approval of the scope of work presented by APD Inc., with a not to exceed budget of \$35,000.*

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

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**Passed The Consent Agenda**

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

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

**END OF THE CONSENT AGENDA**

## ADOPTION OF THE REGULAR AGENDA

*Member Lowe moved and Member Nielsen seconded to adopt the Regular Agenda.  
(VOTE: 6-0, Member Braddy - Absent, MOTION CARRIED)*

## SECRETARY

## EXECUTIVE DIRECTOR

### 050112

#### **Change to the Sidewalk Pattern on Primary Corridors (B)**

*NOTE: Member Braddy entered the meeting room during this item.*

*CRA Manager Karen Slevin gave a presentation.*

#### RECOMMENDATION

*Executive Director to the CRA: Amend the Design and Technical Standards to change the Primary Corridor sidewalk pattern to primarily concrete sidewalks with brick accents.*

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

**Votes:** Aye: Warren Nielsen, Chuck Chestnut, Edward Braddy, Pegeen Hanrahan, Rick Bryant, Craig Lowe and Jack Donovan

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## CRA ATTORNEY

## REPORTS FROM ADVISORY BOARDS/COMMITTEES

### **Downtown Redevelopment Advisory Board**

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

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

### **Eastside Redevelopment Advisory Board**

## MEMBER COMMENT

## CITIZEN COMMENT

**NEXT MEETING DATE**

*July 18, 2005*

**ADJOURNMENT - 3:20 PM**

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CRA Secretary