

City of Gainesville

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



Minutes - Draft

August 19, 2019

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

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

CALL TO ORDER - 3:03 PM

AGENDA STATEMENT

ROLL CALL

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

ADOPTION OF THE CONSENT AGENDA

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

Aye: 6 - Warren, Poe, Hayes-Santos, Johnson, Chair Ward, and Vice-Chair Arreola

Absent: 1 - Simmons

[180989.](#)

Community Redevelopment Agency Minutes (B)

RECOMMENDATION *The Community Redevelopment Agency approve the minutes of April 15, and July 15, 2019.*

Approved as Recommended

[190256.](#)

CRA Project Summary August 2019 (NB)

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

Approved as Recommended

[190258.](#)

Heartwood Realtor Solicitation Update (B)

RECOMMENDATION *CRA Executive Director to the CRA Board: 1) Acknowledge report of bid protest and 2) Approve award to Team Dynamo of Keller Williams Realty.*

Approved as Recommended

ADOPTION OF THE REGULAR AGENDA

A motion was made by Hayes-Santos, seconded by Warren, that this Matter be Adopted. The motion carried by the following vote:

Aye: 6 - Warren, Poe, Hayes-Santos, Johnson, Chair Ward, and Vice-Chair Arreola

Absent: 1 - Simmons

[190280.](#)

South Main Streetscape Construction Update (NB)

Andrew Meeker, CRA Staff, presented an update on the status and timeline of the project.

Commissioner Simmons arrived at 3:05 PM.

Commissioner Simmons asked a question about repairs to the roundabout, whether the curb can be painted to distinguish from the street. Mr. Meeker responded.

Chair Ward thanked staff for the update.

Commissioner Warren asked a question about the project timeline. Mr. Meeker responded. Commissioner Warren thanked Mr. Meeker for work on the project. Mr. Meeker thanked the contractor for the project.

Chair Pro Tempore, Commissioner Arreola thanked staff on the work, and commented.

Chair Ward commented.

RECOMMENDATION CRA Executive Director to CRA Board: 1) Hear update

Discussed

[190257.](#)

Transfer of CRA Assets and Liabilities upon Dissolution of the CRA (B)

Sara Vidal-Finn, CRA Executive Director, presented the item. Gave an update on changes during the CRA transition to becoming part of the City. Commented on the next steps for the plan consolidation.

Commissioner Johnson asked about the planned community meetings. Sara Vidal-Finn responded; planning on four community meetings and one kick-off meeting. City staff and consultants will be coordinating the meetings. Additional community engagement will be planned.

Commissioner Simmons commented in support of CRA staff attending area neighborhood watch meetings to engage the communities.

Commissioner Warren asked a question about the warranty deeds listed in the item. Sara Vidal-Finn responded. Commissioner Warren asked follow-up question. Ms. Vidal-Finn responded that deeds transfer to CRA department.

RECOMMENDATION Authorize the Interim CRA Executive Director to execute the Assignment of Agreements/Obligations and Personal Property, the Special Warranty Deed and any other documents necessary to effectuate the transfer of assets and liabilities from the former CRA to the City effective as of October 1, 2019, subject to review by the CRA Attorney as to form and legality.

A motion was made by Hayes-Santos, seconded by Johnson, that this Matter be Approved as Recommended. The motion carried by the following vote:

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

[190208.](#)

Heartwood August Update (B)

Dan Gil, CRA Project Manager gave a presentation.

Commissioner Simmons asked question about pre-construction costs. Asked a question about home rates. Sara Vidal-Finn responded. Commissioner Simmons asked a follow-up question. Ms. Vidal-Finn responded.

Kali Blount spoke to the matter.

Chair Ward asked Mr. Blount to clarify question regarding liabilities. Attorney will address after this item closed.

Sean McDermott responded to Mr. Blount’s question. Provided definition of personal property, referenced spreadsheet provided by CRA containing information on liabilities that City will assume with dissolution of the CRA.

Commissioner Hayes-Santos referenced Exhibit C in the agenda back-up.

RECOMMENDATION

CRA Executive Director to the CRA Board: 1) Approve Guaranteed Maximum Price Proposal in the amount of \$285,220 for Construction Management Services to Scherer Construction and 2) Authorize CRA Executive Director to execute all related documents, once approved as to form and legality by the CRA Attorney.

A motion was made by Hayes-Santos, seconded by Warren, that this Matter be Approved as Recommended. The motion carried by the following vote:

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

PUBLIC COMMENT

MEMBER COMMENT

ADJOURNMENT - 3:37 PM