

# City of Gainesville

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



## **Meeting Agenda - Final**

**April 15, 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

## AGENDA STATEMENT

*"Citizens are encouraged to participate in City of Gainesville meetings. In general, speakers will be limited to 3 (three) minutes per agenda item. Additional time may be granted by the Mayor or by the City Commission as directed. The City of Gainesville encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Chair. Signs or Props are not permitted in the meeting room. Citizens are encouraged to provide comments in writing to the Clerk of the Commission before meetings and/or during meetings for inclusion into the public record. Citizens may also provide input to individual commissioners via office visits, phone calls, letters and e-Mail, that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited.*

## ROLL CALL

## ADOPTION OF THE CONSENT AGENDA

[180815.](#)

### Community Redevelopment Agency Minutes (B)

#### RECOMMENDATION

*The Community Redevelopment Agency approve the minutes of February 18 and March 18, 2019.*

[180815\\_CRA Minutes 2-18-19\\_20190318.pdf](#)

[180815\(A\) March 18 Minutes 20190415.pdf](#)

## ADOPTION OF THE REGULAR AGENDA

## BUSINESS DISCUSSION ITEMS

[180884.](#)

### CRA Workplan Update (B)

*Explanation: In 2017, the CRA engaged in a robust community outreach and strategic planning process. From these efforts, a 5-Year Roadmap was developed for CRA community initiatives, partnerships, and economic development opportunities in FY19-23 that align with the redevelopment objectives for each district. The CRA Board adopted the 5-Year Roadmap in March 2018. Subsequently, in July 2018 the CRA Board adopted the FY19-20 Workplan and Budget which designated appropriate resources to support the initiatives identified through the strategic planning process. This budget also included the projected impact of the reduction in the tax increment funding contributions from Alachua County for redevelopment efforts in the College Park/ University Heights CRA.*

*With the anticipated changes associated with the 10-year plan currently being considered between the CRA Board and the Alachua County Commission, Staff felt a CRA Workplan update would be opportune. In an effort to balance between continued management of active projects and programs as well as organizational changes, Staff will present the Board with a status update on our current Workplan activities. Forthcoming tasks such as transforming the organization from four districts to one, facilitating a new redevelopment plan, crafting a 10-year Workplan and Budget, relocating CRA offices, and re-evaluating existing programs such as Economic Development Incentives, Façade Grants, and Residential Paint programs have caused Staff to consider which existing programs may need to be paused while we dedicate our focus to facilitating this community conversation.*

*Fiscal Note: None*

**RECOMMENDATION**

*CRA Executive Director to the CRA Board: Hear presentation and provide feedback.*

[180884 CRA Workplan Update Presentation 20190415.pdf](#)

[180968.](#)

**Southern Charm Kitchen Update (B)**

*Explanation: On June 9, 2008 the CRA closed on the properties located at 1712 SE Hawthorne Road and 1714 SE Hawthorne Road. The CRA approved the concept of a small restaurant or diner for this site and general scope of a Request for Proposal (RFP) to attract a business as a tenant. The RFP was issued in June 2010 and one proposal was received for the site proposing a café/restaurant use.*

*The proposer was Southern Charm Kitchen, by Omar and Arpita Oselimo the founders and owners of Reggae Shack Café located on University Avenue. Southern Charm is a restaurant café that is rooted in traditional southern cooking that take classic dishes and traditional recipes and transform them in a contemporary fashion to suit current tastes, local preferences, and available seasonal ingredients.*

*In September 2010, the Oselimos received the CRA's first Grow Gainesville Fund, a SBA 7(a) loan to help towards the interior build-out, furniture and equipment, and operating expenses for the café space. The CRA then entered into a lease agreement with an option to purchase. On June 28, 2017 Southern Charm Kitchen exercised their option and provided notice of their intent to purchase. The Oselimos agreed to the price but haven't been in a position to follow through on the purchase of the building.*

*Since its opening in August of 2011, Southern Charm Kitchen has served as a catalyst for continued redevelopment along the Hawthorne Road corridor. The establishment is one of the only sit-down family restaurants to exist on the east side and has been well-received by the community.*

*Due to challenges faced by the restaurant owners, Southern Charm has been closed for business and the CRA has received inquiries about future plans for the facility. At today's meeting CRA Staff will update the Board on the details surrounding the closing, what the lease requires and options for moving forward.*

*Fiscal Note: Not applicable at this time*

**RECOMMENDATION**

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

[180968\(A\) Fully Executed Lease for Hawthorne Road Cafe 06.29.11 20190415.pdf](#)

[180968\(B\) First Amendment to lease Southern Charm - Beer&Wine20190415.pdf](#)

[180968\(C\) Second Amendment to lease Executed20190415.pdf](#)

[180930.](#)

**Release of the CRA's FY18 Annual Report (B)**

*Explanation: Each year, the CRA is required to send a report of their activities and finances for the previous fiscal year (October 1, 2017- September 30, 2018) to the taxing authorities by March 31st. The report was mailed out on March 27th and copies are available at the CRA office and at City Hall during regular business hours. The report can also be downloaded from the CRA website at [www.gainesvillecra.com](http://www.gainesvillecra.com).*

*Fiscal Note: None at this time*

**RECOMMENDATION**

*CRA Executive Director to the CRA Board: Hear presentation from staff*

*...Backup*

*2018 Annual Report*

*Estimated Presentation time: 2 Minutes*

[180930\\_CRA Annual Report\\_20190415.pdf](#)

**MEMBER COMMENT**

**PUBLIC COMMENT**

**ADJOURNMENT**