

# City of Gainesville

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



## **Minutes - Draft**

**Monday, February 16, 2015**

**3:00 PM**

**City Hall Auditorium**

## **Community Redevelopment Agency**

*Craig Carter (Member)  
Todd Chase (Member)  
Helen Warren (Chair Pro Tempore)  
Yvonne Hinson-Rawls (Chair)  
Ed Braddy (Member)  
Lauren Poe (Member)  
Randy Wells (Member)*

**CALL TO ORDER**

The meeting was called to order at 3:05 pm

**Present** 7 - Carter, Braddy, Warren, Poe, Wells, Chase, and Hinson-Rawls

**ROLL CALL**

**Present** 7 - Braddy, Carter, Chase, Poe, Hinson-Rawls, Warren, and Wells

**ADOPTION OF THE CONSENT AGENDA**

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

**Aye:** 7 - Braddy, Carter, Chase, Poe, Hinson-Rawls, Warren, and Wells

**SECRETARY CONSENT**

CRA December 2014 Meeting Minutes (B)

RECOMMENDATION

*CRA Secretary to the CRA Board: Approve the minutes from the December 15, 2014 CRA Meeting.*

CRA January 15, 2015 Special Meeting Minutes (B)

RECOMMENDATION

*CRA Secretary to the CRA Board: Approve the minutes of the January 15, 2015 Special CRA meeting.*

**EXECUTIVE DIRECTOR CONSENT**

CRA Project Summary (NB)

RECOMMENDATION

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

Depot Park Construction Administration Contract (B)

This item is for a Construction Administration contract for Depot Park construction by the CRA, acting as agent for the City of Gainesville. This item was previously approved by the CRA Board on February 16, 2015 and due to City Funding sources being utilized, requires City Commission approval.

RECOMMENDATION

*CRA Board to the City Commission: Approve the JBrown Professional Group proposal for Depot Park Construction Administration for the amount of \$179,654.00, and authorize the CRA Executive Director to execute all pertinent*

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*documents subject to form and legality by the CRA Attorney.*

## **ADOPTION OF THE REGULAR AGENDA**

**A motion was made by Braddy, seconded by Carter, that this Matter be Adopted. The motion carried by the following vote:**

**Aye:** 7 - Braddy, Carter, Chase, Poe, Hinson-Rawls, Warren, and Wells

## **SECRETARY**

## **EXECUTIVE DIRECTOR**

### **Seminary Lane (B)**

**RECOMMENDATION**

*CRA Executive Director to the CRA: Authorize the CRA Executive Director to execute an Option Agreement with the Gainesville Florida Housing Corporation subject to approval by the CRA Attorney as to form and legality.*

**A motion was made by Poe, seconded by Wells, that this Matter be Approved as Recommended. The motion carried by the following vote:**

**Aye:** 7 - Braddy, Carter, Chase, Poe, Hinson-Rawls, Warren, and Wells

### **Power District (B)**

**RECOMMENDATION**

*CRA Executive Director to CRA Board: 1) Receive update and presentation; and 2) Provide feedback to Staff*

**Staff gave a presentation.**

### **NW 3rd Ave. Sidewalks (B)**

**RECOMMENDATION**

*CRA Executive Director to the CRA Board: 1). Approve the 100% Construction Documents; and 2). Approve the Construction Contract Proposal and Contingencies in the amount of \$225,281.15.*

**A motion was made by Wells, seconded by Carter, that this Matter be Approved as Recommended. The motion carried by the following vote:**

**Aye:** 7 - Braddy, Carter, Chase, Poe, Hinson-Rawls, Warren, and Wells

### **Downtown “Bo Diddley” Plaza: North Side Project Update and Guaranteed Maximum Price Proposal (B)**

**RECOMMENDATION**

*Downtown Redevelopment Advisory Board to the CRA Board: 1) Approve 90% construction documents as presented; and 2) Approve the Guaranteed Maximum Price proposal in an amount not to exceed \$1,900,000.*

*CRA Executive Director to the CRA Board: 1) Approve the Guaranteed Maximum Price proposal from Oelrich*

*Construction in the amount of \$1,863,323.00, 2) Authorize the CRA Director to execute "Exhibit E", the official Notice to Proceed accepting the GMP for the Construction Management Contract; and 3) Authorize the CRA Executive Director to execute all necessary documents, as subject to review and approval by the CRA Attorney as to form and content.*

**A motion was made by Braddy, seconded by Carter, that this Matter be Approved as Recommended. The motion carried by the following vote:**

**Aye:** 6 - Braddy, Carter, Chase, Poe, Warren, and Wells

**Absent:** 1 - Hinson-Rawls

## **TIME CERTAIN ITEM - 6:00 PM**

**The Board took a recess at 5:37 pm and reconvened at 6:00 pm.**

### **University Corners Transformational Projects Incentive Program Application (B)**

#### **RECOMMENDATION**

*CPUH Board to CRA Board: 1) Allow the retail component of the Standard's application be reduced to 60,000 square feet; and 2) Request the CRA Board review the financial justification of the \$3.5 million investment as if it were to meet what would typically be a "but for" gap.*

*CRA Executive Director to CRA Board: 1) Consider change to the approved project as requested by the developer; and 2) Provide clarification on previous CRA Board requests.*

**A motion was made by Wells, seconded by Carter, that this Matter be Approved as Amended.**

**AMENDED MOTION: Allow the retail component of the Standard's application be reduced to 60,000 square feet and approve up to \$3.1 million in infrastructure improvements including the 10 projects previously identified excluding the stormwater vault. The motion carried by the following vote:**

**Aye:** 4 - Carter, Poe, Warren, and Wells

**Nay:** 2 - Braddy, and Chase

**Absent:** 1 - Hinson-Rawls

## **CRA ATTORNEY**

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

## **MEMBER COMMENT**

## **CITIZEN COMMENT**

## **ADJOURNMENT**