

# City of Gainesville

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



## **Minutes - Draft**

**February 18, 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 - 3:00pm****ROLL CALL**

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

**ADOPTION OF THE CONSENT AGENDA**

*Interim CRA Executive Director Sarah Vidal-Finn gave an update on File #180731.*

*Member Warren spoke to the matter.*

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

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

**SECRETARY CONSENT****180742. Community Redevelopment Agency Minutes (B)****RECOMMENDATION**

*The Community Redevelopment Agency approve the minutes of December 17, 2018.*

**EXECUTIVE DIRECTOR CONSENT****180731. CRA Project Summary February 2019 (NB)****RECOMMENDATION**

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

**180734. Additional Engineering Construction Administration Professional Services For South Main Street Improvement Project (NB)****RECOMMENDATION**

*CRA Executive Director to CRA Board: (1) Approve additional \$25,000.00 in funding for Construction Administration Engineering services with CHW for a total contract amount of \$124,995.00.*

**ADOPTION OF THE REGULAR AGENDA**

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

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

**SECRETARY****EXECUTIVE DIRECTOR****180732. CRA Advisory Board Appointment to the Fifth Avenue Pleasant Street Redevelopment Advisory Board (B)**

*Jason Atkins-Tuffs (Applicant) spoke to matter.*

*Chair Pro Tempore Arreola thanked the applicant and made an appeal to the public to apply for Boards.*

**RECOMMENDATION**      *CRA Secretary to the CRA Board: Appoint one citizen to serve on the Fifth Avenue Pleasant Street Redevelopment Advisory Board to occupy a seat for the following term: one (1) partial term ending June 2019.*

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

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

**180733. Modify the Eastside Redevelopment Advisory Board Guidelines & Procedures to Hold Meetings on the Second Tuesday of every month (B)**

*Trisha Lopez (CRA staff) spoke to matter.*

*Chair Pro Tempore Arreola asked for staff to differentiate between new and current language.*

**RECOMMENDATION**      *Amend Article V, Section 1 of the Guidelines & Procedures for the Eastside Redevelopment Advisory Board to hold redevelopment advisory board meetings on the second Tuesday of every month.*

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

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

**180735. NW 1st Ave Special Façade Improvements Program (B)**

*Interim CRA Executive Director Sarah Vidal-Finn spoke to matter.*

*Member Simmons inquired about the application process, procedures, deadlines, timelines and current information.*

*Member Poe exited meeting at 3:19pm; re-entered at 3:20pm.*

*Member Warren inquired about the reimbursement process.*

*Mr. Rob Sheldon (Applicant) spoke to matter.*

*Member Hayes-Santos - concerns with extending process for a specific applicant.*

*Chair Pro-Tempore Arreola in favor of re-authorizing the program for all the applicants.*

*Assistant City Attorney Sean McDermott spoke to matter.*

*Member Simmons - in fairness, open process up to all applicants and an updated application.*

*Member Johnson asked for examples of missed deadlines with facade grants and what the decisions were around those and information on a time-limited facade program.*

*Interim CRA Executive Director Sarah Vidal-Finn spoke to matter.*

*Member Warren ask was the intent of the grant project achieved.*

*Interim CRA Executive Director Sarah Vidal-Finn spoke to matter.*

*Member Poe spoke to matter - content to allow the sort of decisions that are made in accordance with the process that was laid out originally or to be updated; extended the program to be maintained and move on through the next challenges.*

*Rob Sheldon spoke to matter.*

*Chair Ward - would not support extending the deadline.*

*Chair Pro Tempore - spoke to matter*

*Public Comment:*

*Brian O'Brien spoke to matter.*

**RECOMMENDATION**

*CRA Staff to the CRA Board: Hear Presentation*

**Discussed**

[180736.](#)

**Heartwood February Update (B)**

*Dan Gill (CRA staff) gave presentation.*

*Interim CRA Director Sarah Vidal-Finn spoke to matter.*

*Member Johnson asked for information regarding the general fund and where the money came from.*

*Assistant City Manager Fred Murry spoke to matter.*

*Interim City Manager Deborah Bowie spoke to matter.*

*Member Hayes-Santos - what is making the housing affordable and timeline?*

*Helen Harris (Housing) spoke to matter.*

*Member Simmons - thank you to staff, total funding from federal government, cost of homeowner association fees and plea to colleagues to spend a day working on Heartwood.*

*Interim CRA Director Sarah Vidal-Finn spoke to matter.*

*Chair Pro Tempore Arreola - Discussion of RFP*

*Motion: the CRA Board approve the affordable housing plan as presented and authorize the interim CRA executive director to return with a plan to fulfill the final two-thirds of the housing sites.*

*Member Hayes-Santos added to motion to schedule an afternoon to go out to Heartwood.*

*Chair Ward spoke to matter.*

*Interim City Manager Deborah Bowie spoke to matter.*

*Member Johnson asked about model plans.*

*Interim CRA Director Sarah Vidal-Finn spoke*

*Assistant City Attorney Sean McDermott spoke.*

*Public Comment:*

*Stephanie Seawright - open up list of contractors and assistance with HOA fees*

*Brian O'Brien spoke to matter*

*Member Poe left the meeting room at 4:36pm.*

**RECOMMENDATION**

*Interim CRA Executive Director to CRA Board: CRA Board recommend approval of the affordable housing plan to the City Commission as presented.*

**A motion was made by Vice-Chair Arreola, seconded by Hayes-Santos, that this Matter be Approved as Recommended with Amendment(s). The motion carried by the following vote:**

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

[180740.](#)

**Follow Up Discussion Regarding the February 11, 2018 Joint City County Commission Meeting (NB)**

*Interim CRA Executive Director Sarah Vidal-Finn gave presentation.*

*Chair Pro Tempore Arreola ask for details on the millage agreement with the County.*

*Chair Ward spoke.*

*Member Hayes-Santos exited the meeting room at 4:40pm*

*Member Simmons asked "where are we in the 5-year plan"?*

*Interim CRA Executive Director Sarah Vidal-Finn spoke.*

*Member Johnson spoke to matter asked to give an overview of projects that are underway and have to move forward with the five-year plan.*

*Interim CRA Executive Director Sarah Vidal-Finn spoke.*

*Chair Pro Tempore Arreola - require project lists and road maps on how money will be spent over the next ten years.*

*Assistant City Attorney Sean McDermott spoke.*

*Members Warren, Chair Pro Tempore Arreola, Chair Ward and Member Simmons spoke to matter.*

*Public Comment:*

*Stephanie Seawright spoke to matter - want to be a part of the process.*

**RECOMMENDATION**

*CRA Staff to the CRA Board: Discuss the Gainesville Community Redevelopment Agency.*

**Discussed**

## **CRA ATTORNEY**

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

## **MEMBER COMMENT**

*Member Simmons - Porter's Community model block homes update.*

*Chair Pro Tempore Arreola - invite County Commissioners to join in the Heartwood workday project.*

## **PUBLIC COMMENT**

## **ADJOURNMENT - 5:19pm**