

# City of Gainesville

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



## **Minutes - 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 - 3:06 PM****AGENDA STATEMENT****ROLL CALL**

**Present** 6 - Warren, Poe, Hayes-Santos, Johnson, Simmons, and Chair Ward

**Absent** 1 - Vice-Chair Arreola

**ADOPTION OF THE CONSENT AGENDA**

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

**Aye:** 5 - Warren, Poe, Hayes-Santos, Simmons, and Chair Ward

**Absent:** 2 - Johnson, and Vice-Chair Arreola

**180815.****Community Redevelopment Agency Minutes (B)****RECOMMENDATION**

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

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

**Aye:** 5 - Warren, Poe, Hayes-Santos, Simmons, and Chair Ward

**Absent:** 2 - Johnson, and Vice-Chair Arreola

**ADOPTION OF THE REGULAR AGENDA**

*Modification: Add update from CRA staff on vacant properties owned by the City in the Porter's neighborhood immediately following the CRA Workplan Update.*

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

**Aye:** 5 - Warren, Poe, Hayes-Santos, Simmons, and Chair Ward

**Absent:** 2 - Johnson, and Vice-Chair Arreola

**BUSINESS DISCUSSION ITEMS****180884.****CRA Workplan Update (B)**

*CRA Director Sara Vida-Finn gave opening remarks. Reviewed a draft work plan including deliverables and timeline of the process for the new County/City CRA agreement. Staff will review current initiatives, give recommendations on projects to*

*continue or pause through the end of the calendar year. Noted that redevelopment plans for all four districts are available on the City's website.*

*Chair Ward requested holding all questions until the end of the review of each district.*

*CRA Manager Andrew Meeker presented an overview of the status of existing community initiatives by district:*

*Eastside District:*

*Member Simmons asked if potential homeowners have inquired about Heartwood district homes. Andrew Meeker responded about current solicitations. Member Simmons asked about availability of affordable housing and interest. Sarah Vidal-Finn responded about marketing the properties for both market-rate and affordable housing. Member Simmons asked about management of properties. Sara Vidal-Finn responded regarding management by the CRA and Gainesville Housing Authority.*

*Fifth Avenue/Pleasant Street:*

*Member Simmons asked about the possibility of partnering with Santa Fe College 5th Avenue Redevelopment. Sara Vidal-Finn responded. Member Simmons asked for an update on Seminary Lane. Sara Vidal-Finn responded.*

*Member Hayes-Santos commented about having commercial and housing development in the area. Asked about the possibility of breaking up and selling property in the area. Sara Vidal-Finn responded.*

*Member Warren asked about the criteria for workforce housing in the area. Sara Vidal-Finn and Andrew Meeker responded. Member Poe spoke to the matter.*

*Downtown:*

*Member Poe commented about discussions with a party interested in repurposing Lynch Park; he will ask them to schedule meetings with CRA staff. Supports reinvigorating the park.*

*Member Hayes-Santos asked about restrictions on developing Lynch Park. Andrew Meeker responded.*

*Member Simmons commented about potential redevelopment of Lynch Park. Andrew Meeker responded; discussion with Wild Spaces Public Places to activate the park.*

*College Park/University Heights/Innovation District:*

*Member Hayes-Santos asked about structured parking feasibility. Sara Vidal-Finn responded.*

*Member Poe spoke to the matter of a parking deck in the district, possibility of City partnering with private developers to finance and build a parking deck to meet community goals.*

*Member Simmons spoke to the matter of parking, supports an approach that benefits everyone (residents and employees in the area).*

*Multi-District:*

*Member Warren spoke in support of the residential paint program.*

*Member Simmons commented about collaboration between CRA and other partners on paint and home rehabilitation programs. Asked if program is still active. Andrew Meeker responded.*

*Sara Vidal-Finn gave closing remarks. Staff is drafting an ordinance and timeline for the new joint City/County CRA reorganization and Redevelopment Plan. Staff continues to engage four advisory boards. Will pause some projects, but will continue some initiatives in process. CRA is not fully staffed, in the process of hiring open positions.*

*Member Hayes-Santos asked about the projects that are moving forward. Sarah Vidal-Finn responded. Projects under review or in construction will continue; many in the initial planning phase will pause, but decisions will be made on a case-by-case basis depending on timelines and new priorities. Member Hayes-Santos spoke in support of continuing the Power District initiative.*

*Member Simmons spoke in support of continuing Eastside programs, should continue during the transition (particularly the paint and façade programs). Requested a list of projects that will continue or be paused. Sarah Vidal-Finn clarified that current programs will pause accepting applications until December due to management restrictions while the programs are revised. Member Simmons commented that residents should be able to participate ongoing rather than pausing.*

*Member Hayes-Santos left the meeting at 1:24 PM.*

*Member Warren spoke to the timing of pausing programs. Supports staff developing relationships with community partner organizations (e.g., Rebuilding and CWC). Asked about funding for current programs. Sarah Vidal-Finn responded, will be addressed in the new ordinance before the Commission. Member Warren commented in favor of continuing community education and conversation to continue excitement for projects. Sarah Vidal-Finn responded.*

*Member Simmons commented in support of continuing the painting program. Sarah Vidal-Finn responded.*

*Chair Ward thanked staff for their work.*

*Update from CRA staff on vacant properties owned by the City in the Porter's neighborhood.*

*Member Simmons asked for staff in March to bring back a list of vacant lots available in the Porter's neighborhood and to discuss potential actions with those properties. Asked CRA Attorney Sean McDermott if there is a contract between City/CRA and vacant properties.*

*Sara Vidal-Finn spoke to the way that CRA handles redevelopment of existing City properties. Asked for time so that staff can review and send a list of properties discussed to the Commission.*

*Member Johnson arrived at 4:30 PM.*

*Member Simmons commented about the maintenance of vacant lots, supports the Board looking at opportunities to partner with non-profits to address surplus properties (model block program). Concerned that this will not be a priority after City and County enter new redevelopment plan.*

*Member Warren asked about other examples of residential redevelopment programs supported by the City. Sarah Vidal-Finn responded. The City could include the housing program in the new restructured plan.*

*Chair Ward asked Assistant City Manager Fred Murry to give an update on the City's housing and community development work in the area. Fred Murry asked for Commission to wait for City staff to bring an update on existing efforts in the neighborhood. City staff will work with the CRA on the lots to ensure community engagement and prioritizing affordable housing.*

*Member Simmons requested that the Board consider putting properties in surplus and giving non-profits an opportunity to be involved.*

*Chair Ward and Member Poe responded that item should be added to Commission agenda. Fred Murry clarified that the Board does not need to take action, properties will remain in surplus as City's property. Sarah Vidal-Finn and Andrew Meeker spoke to the matter.*

*Fred Murry stated that City staff will bring updates on projects with properties to the City Commission in May.*

*Member Simmons asked if Commission can review vacant land in Porter's neighborhood to discuss partnering with non-profits on properties that CRA might redevelop. Member Poe suggested that the Board can bring the matter up in May when City staff is present. Fred Murry will add the vacant lots to the agenda item.*

**RECOMMENDATION**

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

**Discussed**

**180968.**

**Southern Charm Kitchen Update (B)**

*Sarah Vidal-Finn provided an introduction on the history and current lease on the property. Status is that the rent payments are up-to-date, including payments toward the back balance.*

*Omar Oselimo, lease holder on the property, presented an update to the Board on the voluntary closing and current efforts to rebrand the restaurant.*

*Member Simmons commented about concerns of the Eastside Redevelopment Advisory Board regarding the boarding up and lack of use of the property. Asked about the timeline for use of the building. Mr. Oselimo responded that he is in the process of planning to re-launch, beginning food sales on-line in three weeks. Anticipates re-opening in middle of 2020 due to financial constraints.*

*Member Simmons recommended that Mr. Oselimo presented to the Eastside Redevelopment Advisory Board to address concerns.*

*Sara Vidal-Finn confirmed that Mr. Oselimo is current on payments and is paying back*

*amount owed. Leasing with option to purchase; agreement through 2021.*

*Member Simmons reiterated concerns about the appearance and use of the location, addressing concerns with the community. Mr. Oselimo responded about his decision to close temporarily to make technological changes to the restaurant, incorporating the community. Member Simmons suggested improving the appearance of the building until opening.*

*Member Johnson asked how close the new business is to being a retail restaurant. Mr. Oselimo responded. Member Johnson asked to schedule a phone call.*

*Chair Ward asked Sara Vidal-Finn to coordinate a meeting between Mr. Oselimo and the Eastside Redevelopment Advisory Board.*

**RECOMMENDATION**

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

**Discussed**

**180930.**

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

*Sara Vidal-Finn introduced the CRA's Annual Report for FY18.*

*CRA Project Manager Tricia Lopez presented a review of the Annual Report.*

*Chair Ward thanked staff for the report and presentation.*

*Brian O'Brien and Nathan Skop spoke to the matter.*

**RECOMMENDATION**

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

*...Backup*

*2018 Annual Report*

*Estimated Presentation time: 2 Minutes*

**MEMBER COMMENT**

**PUBLIC COMMENT**

**ADJOURNMENT - 5:27 PM**