

# City of Gainesville

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



## **Minutes - Final**

**July 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 - 3:03 PM****AGENDA STATEMENT****ROLL CALL**

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

**Absent** 1 - Poe

**ADOPTION OF THE CONSENT 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, Hayes-Santos, Johnson, Simmons, Chair Ward, and Vice-Chair Arreola

**Absent:** 1 - Poe

**190095.****Approval of Minutes (B)****RECOMMENDATION**

*The Community Redevelopment Agency approve the minutes of June 17, 2019.*

**Approved as Recommended**

**190135.****CRA Project Summary July 2019 (NB)****RECOMMENDATION**

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

**Approved as Recommended**

**190144.****Land Rights Resolution - FDOT to Upgrade and Renovate the Intersection of SE 15th Street and SR 20 (B)**

This item is a request to adopt a Resolution to grant land rights to the Florida Department of Transportation (FDOT).

**RECOMMENDATION**

*The CRA Executive Director to the CRA Board: 1) adopt a Resolution granting land rights to the Florida Department of Transportation; and 2) authorize the Interim City Manager to execute the Perpetual Easement to the Florida Department of Transportation, subject to the approval of the City Attorney as to form and legality.*

**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, Hayes-Santos, Johnson, Simmons, Chair Ward, and Vice-Chair Arreola

**Absent:** 1 - Poe

[190133.](#)

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

*Motion: 1) Bring item to the first Commission meeting in October; 2) Bring pros and cons of expanded boundaries, list of properties available for redevelopment and cost to GRU of moving operations, and to include RTS bus station in the developed boundary.*

*CRA Director Sarah Vidal-Finn gave a presentation.*

*Dr. Owen Beitsch from GAI Consultants gave a presentation.*

*Listed below are comments/suggestions from the Commissioners.*

*Member Hayes-Santos: 1) New RFP; 2) Properties included in RFP Solicitation; 3) Zoning height and affordable housing; and 4) Support of expanded boundaries of district.*

*Member Simmons: 1) Housing partnership; and 2) Zoning height.*

*Pro Tempore Arreola: Thanked staff and supports maintaining boundaries of the plan.*

*Member Warren: 1) Original solicitation and agreement with developer (Cross-Street Partners); 2) Need to clarify the availability of land offered in the proposal; 3) Supports zoning up to 6-stories, but not 12-stories; 4) More conversation about downtown growth; 5) Administration Building; and 6) Map identifying buildings in consideration for redevelopment;*

*Member Johnson: 1) Plan/cross-street proposal; 2) Administration building; 3) Drive or walk the area to better understand the area; and 4) Put this on the Commission agenda.*

*Chair Ward: 1) When can the Commission hear item, (CRA transition to City). Ms. Vidal-Finn responded - waiting to bring to Commission after CRA becomes a City Department. The CRA will work with the City Attorney and GRU on the pros and cons - potentially the 1st Commission meeting in October.*

*Ms. Vidal-Finn will send a copy of the Building Needs Assessment Study.*

*Bill Shepherd spoke to the matter.*

*Kali Blount and Kim Tanzer spoke to the matter.*

*Member Simmons left the meeting at 4:36 PM.*

**RECOMMENDATION**

*CRA Executive Director to CRA Board: (1) Provide feedback and direction on project boundary and next steps*

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

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

**Absent:** 1 - Poe

**190156.****Chair Harvey Ward - Reconsidering Downtown (NB)**

*Motion: 1) Design a charette (identify how it will be carried out) to identify uses of downtown; and 2) Update in August, or as soon as possible.*

*Chair Ward gave an introduction.*

*Listed below are comments/suggestions from the Commissioners.*

*Member Hayes-Santos: In support of community engagement in the downtown.*

*Pro Tempore Arreola: Commented about hearing from CRA regarding how this process would work and outcomes sought.*

*Member Warren: 1) Asked for guidance from CRA on recommendations to move forward with CRA and Commission. Ms. Vidal-Finn responded - CRA lacks time/resources to facilitate charette process before plan consolidation and transition in October. Member Warren asked follow-up about charette - should CRA /City Manager facilitate? Ms. Vidal-Finn responded, will return at the next meeting.*

*Member Johnson: Spoke in support of downtown development. Has a concern about the motion - holding charette on downtown when CRA will be holding broader community engagement on general redevelopment plans. Will not support the motion.*

*Interim City Manager Deborah Bowie spoke to the matter. Involvement of City Manager's office in downtown development planning.*

*Robert Mounts, Kim Tanzer, Davin Woody*

*Chair Ward left the meeting at 5:09 PM.*

**RECOMMENDATION**

*Direct CRA staff to: 1) Design a charrette process that will include downtown owners, residents, workers, managers, users and potential users to answer the above questions and begin a tangible plan for creating the downtown they want to have. 2) Return the design to the CRA board by the August CRA meeting and implement a final process before the end of calendar 2019 so that the results can influence the CRA work plan going forward.*

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

**Aye:** 4 - Warren, Hayes-Santos, Chair Ward, and Vice-Chair Arreola

**Nay:** 1 - Johnson

**Absent:** 2 - Poe, and Simmons

## **RESOLUTIONS**

## **PUBLIC COMMENT**

*Robert Mounts  
Jason Mitchell  
Devonda Brown*

*Chair Pro Tempore Arreola asked real estate representative not to speak during Heartwood blackout period.*

*Assistant City Attorney Sean McDermott provided definition of "blackout period".*

*Member Hayes-Santos spoke to the matter of Public Comment and issue of CRA transition to City government department.*

*Chair Pro Tempore Arreola thanked staff for their work.*

## **MEMBER COMMENT**

## **ADJOURNMENT - 5:18 PM**