
MINUTES
Eastside Redevelopment Advisory Board
Thursday, February 19, 2009
6:00 pm
GTEC
2153 Hawthorne Road
Conference Room

A. ROLL CALL

Chairman Filer called the meeting to order at 6:06 pm.

Members Present

Cindy Campbell
Vivian Filer
Juanita Miles-Hamilton
Mary Rhodes
Mark Stowe

Members Absent

Byron Harper
Noah Shitama

Staff Present

Stephanie Seawright
Greg Bradley
Matt Dube
Anthony Lyons
Kelly Fisher

Guests

Mark Glaesaer
Dave Mays

B. ADOPTION OF THE AGENDA

The Board unanimously approved the motion made by Member Campbell, seconded by Member Stowe.

Recommendation: Adopt the Agenda with modifications.

C. APPROVAL OF THE MINUTES – December 18, 2008

The Board unanimously approved the motion made by Member Miles-Hamilton, seconded by Member Stowe.

Recommendation: Approve the Minutes for December 18, 2008 as presented.

D. REQUEST TO ADDRESS THE BOARD

None

E. COMMUNICATIONS

1. **Chairs Report** - None
2. **Staff Report** –

Southeast Gainesville Redevelopment Initiative – The City accepted the Special Area Plan from consultants at the May 12, 2008 City Commission meeting. CRA Staff has met multiple times with the City's Community Development Dept. and the City's Attorney's office to finalize the document in order to begin the process of incorporation into the Land Development Code. The City of Gainesville Planning Department has informed CRA Staff that the issue will likely go to the City Plan Board in March or April 2009.

Kennedy Homes – The CRA and the City have authorized CRA Staff to act as the agent for the City in the RFP process and redevelopment efforts at this site. The RFP is in the final stages of legal review and will be finalized shortly. CRA staff hopes to have the RFP issued by the end of the month. Along with the release of the RFP, the CRA is planning a targeted marketing strategy aimed at attracting top caliber respondents.

Cotton Club – The modification for permitted uses of the PS (Public services and operations district) was approved December 18, 2008 City Commission Meeting. *The Cotton Club is currently in fundraising mode. With funding they have currently acquired they are able to move ahead with stabilization of the*

building. On April 4th, the Cotton Club will be hosting RibFest where 50% of the proceeds will go towards the Cotton Club.

Eastside Redevelopment Project – Staff presented synopsis of the redevelopment potential of the proposed project at ERAB’s December 18, 2008 meeting, and the advisory board discussed the subject at great length. ERAB has requested Staff return with additional information at the February 19, 2009 meeting.

Exterior Paint Program- Staff will conduct an outreach program for potential applicants for the Exterior Paint Program.

Eastside Gateway – Construction of the Gateway is underway. Concrete ring and terrace wall planters are nearing completion. Electrical conduit and irrigation installation, and sidewalk construction to occur over the next few weeks. Concrete staining to begin in March. Anticipated completion is April 2009. ***The Board stressed to Staff they want to make sure there is a huge unveiling for this project.***

F. OLD BUSINESS

1. Project Update - Redevelopment of 1712 and 1714 Hawthorne Road – Preliminary Site Concept

The CRA purchased this property with the intent to renovate and redevelopment it in a manner consistent with the goals and objectives of the Eastside Redevelopment area. The goal is to create a commercial space and partner with a business to provide an amenity that can benefit the residents of East Gainesville as well as the residents of Greater Gainesville. One of the needed amenities cited in the SEGRI study that this property could potentially accommodate is a small restaurant or diner.

The Board unanimously approved the motion made by Member Campbell, seconded by Member Rhodes.

Recommendation: Hold a special meeting on March 10, 2009 @ 6:00 pm to review the design plans for the Hawthorne Road property.

2. East Gainesville Redevelopment

At the December 2008 meeting, the board received a presentation from Staff outlining information related to the redevelopment potential of 25 properties located in the Five Points area. The owners of these 25 properties are represented by Rodney Long, of Rodney Long Real Estate of Gainesville, Florida. Mr. Long has attended previous ERAB meeting and has presented to the board that the property owners are interested in selling the land to the CRA or the City as a redevelopment site

At the December meeting, the advisory board discussed the issue at length and requested that Staff return with additional information and ideas as to how to move forward. Staff presented an updated synopsis. The advisory board discussed the issue and determined how the group would like to provide input to the CRA board. (This item had been referred to the ERAB from the CRA, and the CRA requested feedback by March 2009.)

The Board unanimously approved the motion made by Member Stowe, seconded by Member Rhodes.

Recommendation: Recommend to the CRA Board that the CRA not pursue the redevelopment proposal as presented by Rodney Long Real Estate.

G. NEW BUSINESS

1. FY2009 Amendatory Budget – Eastside

Staff presented the FY2009 Amendatory Budget for review. The Board also asked that staff look into having the Library District make a presentation to the Board with regards to their wanting to open a branch in the Eastside district..

The Board unanimously approved the motion made by Member Rhodes, seconded by Member Campbell.
Recommendation: Approve the FY2009 Amendatory Budget as presented.

2. Potential Eastside Redevelopment Area Expansion

In February of 2008, the City Commission allocated funds to study expanding the Eastside Community Redevelopment Area. At that time, the City identified three potential expansion areas to the Eastside CRA, and retained planning firm WilsonMiller to conduct a study assessing slum and/or blight conditions in each of the study areas. (The report is attached as backup to this agenda.) On January 15, 2009, WilsonMiller and staff presented the findings of the study (the Report) and additional information for the City Commission's consideration. At that time, the Commission adopted resolutions finding blight in two of the three study areas (Area 1 and Area 2). These blight findings were based both on the WilsonMiller report and on a very specific set of criteria for establishing blight, as outlined in the Florida Statutes.

The resolution finding blight is the first step necessary to expand the Eastside redevelopment area to include the subject properties, which will allow the properties to generate tax increment funds to assist in rehabilitating and redeveloping the area. The City Commission has referred the issue to the CRA Board, who must next decide whether to amend the Eastside Redevelopment Plan to incorporate the proposed expansion areas. The CRA will discuss this issue at the February 16th CRA meeting. A memo explaining the process/schedule for modifying the boundaries of a Community Redevelopment Area is included in the agenda backup, for informational purposes.

Should a potential expansion of the Eastside Redevelopment Area move forward, it may also become important to consider the impact of new legislation affecting the funding structure for redevelopment trust funds. This legislation has come into effect since the last boundary modification to one of Gainesville's Redevelopment Area's, and a potential Eastside expansion would be the first local action impacted by these changes. As such, the City and the CRA may wish to engage the County in discussion related to potential funding structures and contributions to the redevelopment trust fund for any potential expansion areas to the Eastside Community Redevelopment Area (the funding structure for areas currently within the CRA would not be affected). An appropriate timeframe to consider any such discussions would occur if/when the CRA proposes Redevelopment Plan modifications that would expand the boundaries of the Redevelopment Area. Staff will continue keep the ERAB apprised of this boundary modification process; should the process move forward, staff will bring items related to this issue before the advisory board at future meetings.

The entire process should be completed within 12 – 18 months before the areas are actually added.

H. REPORT OF OFFICERS AND COMMITTEES

No report

I. BOARD MEMBER COMMENT

None

J. PUBLIC COMMENT

None

K. ADJOURNMENT – 7:23 pm.