
MINUTES
Eastside Redevelopment Advisory Board
Thursday, August 5, 2010
6:00 pm
GTEC
2153 Hawthorne Road
Conference Room

A. ROLL CALL

Chairman Henderson called the meeting to order at 6:00 pm.

Members Present

Andrew Coffey
Vivian Filer
Namanda Henderson, Chair
Juanita Mile-Hamilton
Mary Rhodes
Noah Shitama

Members Absent

Cindy Campbell

Staff Present

Stephanie Seawright
Malcolm Kiner
Kelly Fisher
Sarah Vidal-Finn

Guests

Mark Glaeser
Anthony Mullersman

B. ADOPTION OF THE AGENDA

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

Recommendation: Adopt the Agenda as presented.

C. APPROVAL OF THE MINUTES

Chairman Henderson called the meeting to order not Member Filer.

The Board unanimously approved the motion made by Member Filer, seconded by Member Coffey.

Recommendation: Approve the minutes of the June 3, 2010 meeting with modifications.

D. REQUEST TO ADDRESS THE BOARD

None

E. COMMUNICATIONS

1. **Chairs Report** - Chairman Henderson apprised the board that he attended the CPUH board meeting. He apprised members that they discussed the preliminary vision for the 6th Street corridor. He discussed the accumulation of trash on the rail trail. He stated that he wondered if trash cans could be placed along 6th street as they are along Depot Avenue. Staff stated they would look into it with Park and/or Public Works.

2. **Staff Report** –

The communications section will be handled differently during these meetings. Instead of staff presenting each topic in sequence, members are given the opportunity to give comments or ask questions in an open format on any of the topics provided below;

Kennedy Homes – In February of 2009 staff presented an initial concept direction for the redevelopment of the former Kennedy Homes site to the Eastside Redevelopment Advisory Board. The board voted to allow

staff to move forward with the initial phases of concept design. In February 2010 staff presented the concept direction to the CRA board who also voted to move forward with staff's concept for an eco/intentional/green community. Staff has continued to research green communities, green design features, and green systems integration as it relates to the former Kennedy Homes site.

Staff has formed a working team that is researching the sites constraints, potential systems (solar), wetland enhancements, financial feasibility, and additional stakeholders and partnerships. As the concept continues to develop toward a potential development master plan staff will keep the board informed of the projects status.

Hawthorne Road Café – On April 2, 2010 site work and initial demo began on the Hawthorne Road Café. Construction management is being handled by BBI Construction with expected substantial completion of the Café in August 2010. Staff reissued a solicitation to obtain a tenant for the shell building in June 2010; proposals are due in the CRA office by 3pm on Aug. 5, 2010.

Project Schedule:

Café Shell Building Construction - April 2010- Aug 2010
 Tenant Solicitation- June – Aug 2010
 Tenant Award – August/September 2010
 Potential shell build-out – Aug- September/October 2010
 Grand Opening/ Ribbon Cutting –October 2010

Citizens Field Youth Triathlon – The Citizens Field Youth Triathlon will be held on October 3, 2010 at the Dwight Hunter Pool. 300 youth ages 7-15 will compete in a junior and senior division, adults are also welcome to participate; staff is reserving 100 spots for the adult division. The triathlon will consist of 3 events, a swim, a bike, and a run portion with the finish line on Citizens Field. Participation awards will be given to all participants along with additional prizes for those who finish in the top 6 of their respective age grouping. Registration is now open, for registration or additional information contact staff or visit www.citizensfieldtriathlon.com.

Eastside Medians - Projects planned for Southeast Hawthorne Road and Williston Road have been budgeted; however, these projects are on hold pending resolution of FDOT-City maintenance agreements.

F. OLD BUSINESS

1. Exterior Paint Improvement Grant Program

The Exterior Paint Improvement Program is a commercial component of the Façade Grant to promote the maintenance and restoration of the exterior of buildings in the Eastside Redevelopment Area. The Exterior Paint Improvement Program was established to encourage business owners and residential owner-occupied property owners to improve the exterior of their structures, thereby reducing blight conditions and improving the aesthetics of the community.

The Board unanimously approved the motion made by Member Filer, seconded by Member Rhodes. **Member Coffey declared a conflict of interest.**

Recommendation: Approve applicant Floyd Gipson for 75% of the quote received from Raheem Barnwell LLC in the amount of \$1850.00 for 1500 E. University Ave for a grant amount request of **\$1,387.50**. Approve applicant Floyd Gipson for 1504 E. University Ave for 75% of the quote received from Raheem Barnwell, LLC in the amount of \$2300 for a grant amount request of **\$1,725.00**. Approve applicant Floyd Gipson for 1520 E. University Ave for 75% of the quote received from Raheem Barnwell, LLC in the amount of \$2300 for a grant amount request of **\$1,725.00**. Approve applicant Anthony Mullersman for 28 NE 22nd St, Gainesville, FL 32641 for 75% of the quote received from Raheem Barnwell, LLC in the amount of \$2375.00 for a grant amount request of **\$1,781.25**.

2. Update: Eastside Redevelopment Plan and Redevelopment Area Expansion (B)

The new Eastside Redevelopment Plan has been formally adopted! The City Commission granted final approval of the plan at their July 15th meeting. At the Eastside meeting, staff will provide advisory board members with copies of the new Redevelopment Plan. Please use this document to replace the previous version of the plan in your Eastside Redevelopment Advisory Board membership materials.

The new Eastside Plan incorporates boundary expansions to the Eastside Redevelopment Area. (For informational purposes, a map illustrating the expansions is included as backup to this agenda.) In adopting the plan, the City Commission has also approved these boundary expansions. However, the expansions are not yet finalized. In order to complete the boundary expansion, the City Commission must amend the ordinances which identify and define Eastside's boundaries and the base tax value. The City Commission has requested the City Attorney's office update these ordinances and bring the item back for final approval. This action will require a first and second reading (two City Commission meetings) of the amended ordinance and staff anticipates these hearings will occur in September.

Staff presented the finalized Eastside Plan to members.

3. Strategic Planning (B)

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At the last meeting, CRA staff and ERAB began strategic planning and discussed the strategic planning process and identified both current Eastside CRA projects and potential future initiatives. Strategic planning is an important exercise which helps links CRA projects to the goals and objectives found in the Redevelopment. Additionally, the system is also designed to maximize efficiency and promote action-oriented redevelopment activities and a timely implementation of CRA initiatives.

All ERAB input from the last session has been evaluated through the strategic planning framework and staff will discuss these results with ERAB at the advisory board meeting. Staff has compiled a draft 3-Year Redevelopment Roadmap for the Eastside Redevelopment Area. The 3-Year Roadmap is an extremely useful tool which will be utilized to help coordinate the budgets, timelines, resources, and partnerships necessary to bring reinvestment to the community and to achieve implementation of high-quality redevelopment projects.

Members discussed bringing the Façade Grant program back. Staff pointed out to the members that they had sunset the program and instituted the Exterior Paint Program. Members also asked staff to check codes on the China House on 8th avenue.

The Board unanimously approved the motion made by Member Filer, seconded by Member Miles-Hamilton.
Recommendation: Approve the 3-Year Redevelopment Roadmap.

G. NEW BUSINESS

1. FY2011 Budget Preparation – ERAB

For FY2011, Tax Increment funding is reduced by 4.5% across all districts. Funding for the Eastside Redevelopment Area is estimated to be **\$659,821**. FY2011 final estimates by district will be available mid-July and the revenues will change based on these final estimates. The unappropriated fund balance is zero as of the end of the 2nd quarter (March 31, 2010). The unappropriated fund balance will be updated when the 3rd quarter totals are available.

The ERAB portion of the total proposed FY2011 payroll expense is **\$110,639**, which includes CRA staff and a portion of the City Attorney and City Clerk's support.

The ERAB portion of the total proposed FY2011 operating expense is **\$43,669**. Operating Expenses cover general overhead expenses that are required to operate the CRA, including but not limited to travel, training, telephone, office supplies and an overhead allocation from the City for shared support (HR, Payroll, Accounting, etc.).

The Payroll and Operating Expenses to Tax Increment ratio is 23.39%. This is a measure of how much Tax Increment funding is used for overhead and is below the self-imposed 25% threshold.

The ERAB total for Non-operating Expenses is **\$179,499**.

No TIF incentive payments for the Eastside are budgeted.

After payroll, operating expenses and debt service, there is **\$480,322** available to appropriate for projects. See back-up for funding by project and a description of each project.

The Board unanimously approved the motion made by Member Filer, seconded by Member Coffey.
Recommendation: Approve FY2011 Budget as presented.

H. REPORT OF OFFICERS AND COMMITTEES

I. BOARD MEMBER COMMENT

J. PUBLIC COMMENT

K. ADJOURNMENT - 7:20 pm