

# Community Redevelopment Agency

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



## **Meeting Minutes**

**Monday, March 17, 2008**

**3:00 PM**

**City Hall Auditorium**

*Scherwin Henry (Chair)  
Jeanna Mastrodicasa (Vice Chair)  
Ed Braddy (Member)  
Rick Bryant (Member)  
Jack Donovan (Member)  
Pegeen Hanrahan (Member)  
Craig Lowe (Member)*

*Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least 48 hours in advance.*

**CALL TO ORDER - 3:08 PM**

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*NOTE: Chair Scherwin Henry was absent and Vice-Chair Mastrodicasa chaired the meeting.*

**ROLL CALL**

Present: Peegen Hanrahan, Rick Bryant, Craig Lowe, Jack Donovan and Jeanna Mastrodicasa

Absent: Edward Braddy and Scherwin Henry

**ADOPTION OF THE CONSENT AGENDA**

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*Member Bryant moved and Member Hanrahan seconded to adopt the Consent Agenda, as presented).*

*(VOTE: 5-0, Member Braddy and Chair Henry - Absent, MOTION CARRIED)*

*Chair Mastrodicasa recognized Kali Blount who spoke to the matter.*

**SECRETARY CONSENT****071012. Community Redevelopment Agency (CRA) Minutes (B)**

**RECOMMENDATION**      *The CRA approve the minutes of February 18, 2008, as circulated.*

**This Matter was Approved as Recommended on the Consent Agenda.**

**EXECUTIVE DIRECTOR CONSENT****071013. Consultant Selection for Downtown and College Park/University Heights Parking Studies (NB)**

**RECOMMENDATION**      *Executive Director to the CRA: Authorize the Executive Director to negotiate and execute a contract with Rich and Associates, subject to approval as to form and legality by the CRA Attorney. Should the Executive Director be unable to reach an agreement with Rich and Associates, the matter shall be re-bid.*

**This Matter was Approved as Recommended on the Consent Agenda.**

**071014. Update on Redevelopment Projects and Development Agreements (B)**

RECOMMENDATION      *Executive Director to the CRA: Receive update from Staff.*

**This Matter was Approved as Recommended on the Consent Agenda.**

**Passed The Consent Agenda**

**A motion was made by Member Bryant, seconded by Member Hanrahan, including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:**

Votes: Aye: Jeanna Mastrodicasa, Craig Lowe, Pegeen Hanrahan, Rick Bryant and Jack Donovan  
Absent: Edward Braddy and Scherwin Henry

**END OF THE CONSENT AGENDA**

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**ADOPTION OF OF THE REGULAR AGENDA**

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*Member Bryant moved and Member Lowe seconded to adopt the Regular Agenda, as modified.*

*(VOTE: 5-0, Member Braddy and Chair Henry - Absent, MOTION CARRIED)*

**MODIFICATIONS:**

1. *File #071016 - Depot Park Update and Development Action Plan - (Revised agenda language, additional back-up, and 2 Power Points submitted - revised 3/14 & 3/17, 2008).*

2. *File #071015 - Sixth Street Corridor Rail Trail Conceptual Plan - (Power Point Submitted - 3/17/2008).*

**SECRETARY****EXECUTIVE DIRECTOR**

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**071017. FY2008 2nd Amendatory and Final Budget (B)**

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*CRA Manager Anthony Lyons, Sr. Management Analyst Greg Bradley and Project Coordinator Matt Dube' gave presentations.*

*Chair Mastrodicasa recognized Dewayne Baines who spoke to the matter.*

**RECOMMENDATION**      *Executive Director to the CRA: Recommend the CRA adopt Resolution #071017, thus approving an amendatory budget for FY2008 as described above.*

**A motion was made by Member Bryant, seconded by Member Donovan, that this matter be Approved as Recommended and Adopted (Resolution). The motion carried by the following vote:**

**Votes:** Aye: Jeanna Mastrodicasa, Craig Lowe, Pegeen Hanrahan, Rick Bryant and Jack Donovan  
Absent: Edward Braddy and Scherwin Henry

**071016.                    Depot Park Update and Development Action Plan (B)**

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*CRA Project Coordinator Matt Dube', GRU Project Engineer Patty Hart and CRA Manager Anthony Lyons gave presentations.*

*Chair Mastrodicasa recognized Dewayne Baines who spoke to the matter.*

**RECOMMENDATION**      *CRA Staff to CRA Board: Hear presentation from staff and adopt the following recommendations:*

- 1) CRA request the City Commission to designate the CRA as the lead agency for the construction of the park and recreation elements on the site and for the depot building rehabilitation and authorize the CRA to assume leadership of the Depot Park Team, to be comprised of CRA, GRU, Public Works and Parks, Recreation and Cultural Affairs staff.*
- 2) CRA refer the selected project acceleration strategy (maintain flexibility to use the "City's Best Interest" procurement) to the City Commission for approval and authorize staff to modify the project documents accordingly.*
- 3) CRA request that the City Commission address the approximately \$4 million capital funding gap for park and recreation improvements.*
- 4) CRA request that the City Commission establish late-2009 as the target completion date for remediation and start date for constructing the remaining park and recreation improvements.*
- 5) CRA request that the City Commission direct Public Works Stormwater Management Utility fund landscape improvements in and around the stormwater ponds instead of using park development funds.*
- 6) CRA request that the City Commission direct Public Works to secure adequate funding to start the Phase 2 reconstruction of Depot Avenue between South Main Street and SE 2nd Street*

by late-2009 and to determine funding needs to address arsenic remediation on the park site.

7) CRA request that the City Commission address the approximately \$500,000 funding gap for restoring the Depot Building and authorize staff to pursue beginning the rehabilitation while the building is in storage in 2008.

8) CRA request that the City Commission accelerate funding of park projects by making funds equal to the remaining UDAG grant proceeds (total of \$809,879) available in fiscal year 2009 instead of 2013.

9) CRA authorize staff to provide updates on Depot Park project milestones on a bi-monthly basis.

**A motion was made by Member Hanrahan, seconded by Member Bryant, that this matter be Approved as Recommended. The motion carried by the following vote:**

**Votes:** Aye: Jeanna Mastrodicasa, Craig Lowe, Pegeen Hanrahan, Rick Bryant and Jack Donovan  
Absent: Edward Braddy and Scherwin Henry

#### **071015. 6th Street Corridor Rail Trail Conceptual Plan (B)**

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*CRA Manager Anthony Lyons, University Professor and Executive Director of the Florida Community Design Center Martin Gold and Public Works Engineer Emery Swearingen gave presentations.*

**RECOMMENDATION**      *Executive Director to the CRA: Hear presentation from Martin Gold regarding the 6th Street Rail Trail Conceptual Plan.*

**No Action Taken**

### **CRA ATTORNEY**

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

#### **College Park/University Heights Redevelopment Advisory Board**

#### **Downtown Redevelopment Advisory Board**

#### **Eastside Redevelopment Advisory Board**

#### **Fifth Avenue/Pleasant Street Redevelopment Advisory Board**

**MEMBER COMMENT**

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**Member Pegeen Hanrahan**

*University Corners.*

*CRA Manager Anthony Lyons gave an update.*

**CITIZEN COMMENT**

*There were no citizens who wished to speak.*

**NEXT MEETING DATE**

*April 21, 2008*

**ADJOURNMENT - 5:43 PM**

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CRA Secretary