

# Community Redevelopment Agency

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



## **Meeting Minutes**

**Monday, May 19, 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 - 3:06 PM

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## ROLL CALL

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

## ADOPTION OF THE CONSENT AGENDA

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*Member Bryant moved and Member Mastrodicasa seconded to adopt the Consent Agenda, as presented.  
(VOTE: 5-0, Members Braddy and Hanrahan - Absent, MOTION CARRIED)*

## SECRETARY CONSENT

### 071217. Community Redevelopment Agency (CRA) Minutes (B)

**RECOMMENDATION**      *The CRA approve the minutes of Monday, April 21, 2008, as circulated.*

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

## EXECUTIVE DIRECTOR CONSENT

### 071218. GRU Site Redevelopment Update (B)

**RECOMMENDATION**      *Executive Director to CRA: 1) Approve the selection of Lord-Aeck-Sargent for GRU site Master Planning Services, with funding to be evenly split between the CRA (DRAB), GRU, and General Government.*

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

## Passed The Consent Agenda

**A motion was made by Member Bryant, seconded by Vice Chair Mastrodicasa, 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, Rick Bryant, Scherwin Henry and Jack Donovan  
Absent: Pegeen Hanrahan and Edward Braddy

## END OF THE CONSENT AGENDA

## ADOPTION OF THE REGULAR AGENDA

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

*(VOTE: 5-0, Members Braddy and Hanrahan - Absent, MOTION CARRIED)*

*MODIFICATIONS:*

*1. File #071219 - Gainesville Greens - (Revised Power Point and revised recommendation submitted by staff).*

*2. File #071220 - Kennedy Homes - (Revised RFP submitted).*

## SECRETARY

## EXECUTIVE DIRECTOR

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### 071219. Gainesville Greens (B)

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*CRA Manager Anthony Lyons, Gainesville Greens LLC President Barney Danzansky, Agent for the Developer John Hudson and CRA Attorney Charlie Hauck gave presentations.*

*AMENDMENT: 1) Ask that a 6-month extension to be sent to the City Commission for approval; 2) shift the development from "ownership" to "rental"; and 3) ask staff to negotiate some benchmarks that they are comfortable with, showing progress as far as financing and development.*

**RECOMMENDATION** *Executive Director to the CRA: Refer the request for extension of the option with associated conditions to the City Commission, with CRA staff to provide information and analysis relative to the request.*

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

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

### 071220. Kennedy Homes (B)

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*CRA Project Coordinator and Neighborhood Planner Kelly Huard and CRA Manager Anthony Lyons gave presentations.*

*AMENDMENT: #4) request the City Commission authorize the CRA to utilize funding up to \$25,000 in General Government account 335-790-C33 1-964 for RFP marketing purposes.*

**RECOMMENDATION**

*Executive Director to CRA: 1) Hear presentation from Staff; 2) direct the Executive Director to negotiate an option agreement with the City to acquire an interest in the Kennedy Homes property; 3) approve the scope for the Kennedy Homes redevelopment project and request the City Commission authorize the CRA to prepare and issue a Request for Proposals for redevelopment at the former Kennedy Homes property; 4) request the City Commission authorize the CRA to utilize funding in General Government account 335-790-C331-964 for RFP marketing purposes; and 5) authorize the Executive Director to execute any and all required documents.*

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

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

**071221. Waiver of the Model Block Disposition Policy for sale of Site D (B)**[Play Video](#)

*CRA Project Manager Sharon Dixon and CRA Senior Management Analyst Greg Bradley gave presentations.*

*Chair Henry recognized Kali Blount and Pat Fitzpatrick who spoke to the matter.*

**RECOMMENDATION**

*Executive Director to the CRA: Waive the minimum bid requirement contained in the model block disposition policy with respect to Site D and set a minimum bid amount for Site D of \$170,000 (inclusive of the \$25,000 second forgivable mortgage) .*

**A motion was made by Member Lowe, seconded by Vice Chair Mastrodicasa, that this matter be Approved as Recommended. The motion carried by the following vote:**

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

**071222. CRA Project Summary (B)**[Play Video](#)**RECOMMENDATION**      *Executive Director to CRA: 1) Hear presentation from Staff.*

**A motion was made by Member Lowe, seconded by Vice Chair Mastrodicasa, that this matter be Continued for June 16, 2008. The motion carried by the following vote:**

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

**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**[Play Video](#)**Member Jeanna Mastrodicasa**

- 1. Public Safety Committee Discussion of the Noise Ordinance.*
- 2. Helicopter Noise Issue.*

**Member Jack Donovan**

*Handicapped accessible bus shelters.*

**CITIZEN COMMENT****NEW BUSINESS****NEXT MEETING DATE**

*June 16, 2008.*

**ADJOURNMENT - 5:28 PM**

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CRA Secretary