

# **Community Redevelopment Agency**

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



## **Meeting Minutes**

**Thursday, October 9, 2008**

**3:00 PM**

**City Hall Auditorium**

*Jeanna Mastrodicasa (Chair)  
Thomas Hawkins (Vice-Chair)  
Jack Donovan (Member)  
Pegeen Hanrahan (Member)  
Scherwin Henry (Member)  
Craig Lowe (Member)  
Lauren Poe (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 - 3:05 PM****ROLL CALL**

Present: Pegeen Hanrahan, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa, Scherwin Henry, Lauren Poe and Thomas Hawkins

**ADOPTION OF THE CONSENT AGENDA**

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

*(VOTE: 7-0, MOTION CARRIED)*

**SECRETARY CONSENT****080429. Community Redevelopment Agency (CRA) Minutes (B)**

**RECOMMENDATION** *The CRA approve the minutes of September 15, 2008, as circulated.*

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

**EXECUTIVE DIRECTOR CONSENT****080430. CRA Project Summary (NB)**

**RECOMMENDATION** *CRA Executive Director to CRA: 1) Receive project update from staff.*

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

**080431. Rescinding of Request for Qualifications CRAX-70030-FB Annual Architecture, Landscape Architecture, and Historic Preservation Professional Services (NB)**

**RECOMMENDATION** *CRA Executive Director to the CRA Board: 1) Rescind RFQ CRAX-70030 and void ranking approved on Agenda Item 080073; and 2) Authorize staff to issue two separate RFQs, one for Architecture services and one for Landscape Architecture services.*

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

**080433. SW 4th Avenue Improvements (NB)**

**RECOMMENDATION** *CRA Executive Director to CRA: 1) Refer to the City Manager (see explanation).*

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

**080453. SW 8th Ave Improvements Design Contract (B)**

**RECOMMENDATION** *CRA Executive Director to the CRA: 1) Approve of the expenditure of \$51,750 to complete 30% design plans for the SW 8th Ave Improvements Project.*

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

**Passed The Consent Agenda**

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

**Votes:** Aye: Lauren Poe, Craig Lowe, Thomas Hawkins, Pegeen Hanrahan, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

**END OF THE CONSENT AGENDA****ADOPTION OF THE REGULAR AGENDA**

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

*(VOTE: 7-0, MOTION CARRIED)*

*MODIFICATION: File #080181 - Depot Park Update - (Revised Power Point).*

**SECRETARY****EXECUTIVE DIRECTOR****080181. Depot Park Update (B)**

*CRA Project Coordinator Matt Dube', CRA Engineer Diane Bennett, GRU Strategic Planning Engineer Patricia Hart and CRA Manager Anthony Lyons gave presentations.*

*MOTION: Approve GRU's recommendation (Landfill Alternative - Chesser Island Landfill - Located in Charlton County, GA (35 miles NW of Jacksonville, FL) and*

*forward to the City Commission for approval.*

**RECOMMENDATION** *CRA Executive Director to CRA: 1) Hear presentation from staff; and 2) provide input as necessary.*

**A motion was made by Member Hanrahan, seconded by Member Lowe, that this matter be Approved as shown above (See Motion). The motion carried by the following vote:**

**Votes:** Aye: Lauren Poe, Craig Lowe, Thomas Hawkins, Pegeen Hanrahan, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

**071013. CRA Parking Studies: Downtown and CPUH (B)**

*CRA Project Coordinator and Neighborhood Planner Kelly Huard and Rich & Associates Project Manager David Burr gave presentations.*

*Chair Mastrodicasa recognized Randy Wells and John Harker who spoke to the matter.*

**RECOMMENDATION** *CRA Executive Director to CRA: 1) Hear presentation from Rich & Associates; and 2) provide input as necessary.*

**Heard**

**080375. CRA Office Location Options (B)**

*CRA Senior Management Analyst Greg Bradley gave a presentation.*

*Chair Mastrodicasa recognized 5th Avenue Neighborhood Association Chair Roberta Parks and Citizen Walter Willard who spoke to the matter.*

**RECOMMENDATION** *CRA Executive Director to CRA: 1) Hear presentation from staff; 2) approve averaged rankings; and 3) authorize staff to prepare a detailed analysis for the top 2 rankings for the November 17, 2008 CRA meeting.*

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

**Votes:** Aye: Lauren Poe, Craig Lowe, Thomas Hawkins, Pegeen Hanrahan, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

**080432. Redevelopment of 1712 and 1714 Hawthorne Road – Preliminary Site Concept (B)**

*CRA Senior Management Analyst Greg Bradley and CRA Manager Anthony Lyons gave presentations.*

*NOTE: Chair Mastrodicasa passed the gavel to Vice-Chair Hawkins and left the meeting room at approximately 5:30 PM.*

*Vice-Chair Hawkins recognized Walter Willard who spoke to the matter.*

**RECOMMENDATION** *CRA Executive Director to CRA: 1) Hear presentation from Staff; 2) approve the concept of a small restaurant or diner for this site; and 3) approve general scope of RFP to attract a business as presented.*

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

**Votes:** Aye: Lauren Poe, Craig Lowe, Thomas Hawkins, Pegeen Hanrahan, Jack Donovan and Scherwin Henry  
Absent: Jeanna Mastrodicasa

## **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**

## **CITIZEN COMMENT**

*Steve Boyes - Sprout Task Force - Depot Park Update.*

## **MEMBER COMMENT**

### **Member Jack Donovan**

*Depot Park Recommendation - Referral to Staff - See following Referral Item #080487.*

### **080487. Depot Park - GRU Recommendation for Landfill Disposal of Contaminated Soil - Possible Hiring of Independent Consultant (NB)**

**RECOMMENDATION** *The CRA refer the issue of hiring an independent consultant*

*for due diligence and other possible recommendations regarding the GRU recommendation for landfill disposal of the contaminated soil from the Depot Park remediation site to staff for their consideration and a report back to the CRA.*

**A motion was made by Member Donovan, seconded by Member Lowe, that this matter be Referred to the CRA Executive Director, due back on April 9, 2009. The motion carried by the following vote:**

**Votes:** Aye: Lauren Poe, Craig Lowe, Thomas Hawkins, Pegeen Hanrahan, Jack Donovan and Scherwin Henry  
Absent: Jeanna Mastrodicasa

### **NEXT MEETING DATE**

*November 17, 2008.*

### **ADJOURNMENT - 5:56 PM**

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CRA Secretary