

# Community Redevelopment Agency

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



## **Meeting Agenda**

**March 15, 2010**

**3:00 PM**

**City Hall Auditorium**

*Thomas Hawkins (Chair)  
Lauren Poe (Vice-Chair)  
Jack Donovan (Member)  
Pegeen Hanrahan (Member)  
Scherwin Henry (Member)  
Craig Lowe (Member)  
Jeanna Mastrodicasa (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 - 3:09 PM****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****090845. Community Redevelopment Agency (CRA) Minutes (B)**

**RECOMMENDATION**      *The CRA approved the minutes of February 15, 2010, as circulated.*

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**090846. Resignation of Lynne W. Holt from the College Park/University Heights Redevelopment Advisory Board (NB)**

**RECOMMENDATION**      *The CRA accept the resignation of Lynne W. Holt from the College Park/University Heights Redevelopment Advisory Board, effective immediately.*

**EXECUTIVE DIRECTOR CONSENT****090847. CRA Project Summary (B)**

*Explanation: As a regular informational item on CRA agendas, Staff provides a brief update on selected referrals, redevelopment projects and development agreements under review. This monthly update is typically a limited sampling of the CRA's many on-going projects, as opposed to a complete list.*

*CRA Wide*

*NW 5th Ave Commercial Building – 802 NW 5th Ave – Construction began on February 5, 2010 and is expected to be complete by late July/early August.*

*Wayfinding Signage – This project is moving forward with the assistance of the Public Works Department. The first phase will be the downtown area and Waldo Road. Public Works installed new parking signs downtown directing motorists to the parking garages. For the remaining signs, engineering and permitting is expected to begin shortly.*

*Parking Study (Downtown & CPUH) – The CRA accepted the final*

*recommendations from the parking consultant. CRA staff has met with PWD staff and offered to help coordinate the parking recommendations to deliver to the City Commission*

*CRA Purchasing – The CRA is in the process of revising its purchasing policies and will present them to the CRA Board when completed.*

#### *Eastside*

*Eastside Fencing Projects – Bids have been received for replacing fencing along the perimeter of the Williams Elementary and Lincoln Middle School complex. The low bidder was Hercules Fence, with a bid of \$75,990.00. The project is expected to be funded by a combination of Wild Spaces Public Places and Eastside CRA funds. It is anticipated that construction will begin in early March.*

*Eastside Medians Projects – Two new median design projects - SE Hawthorne Road, east of SE 15th Street and Williston Road south of East University Avenue – are expected to get underway in 2010.*

*Kennedy Homes – On February 15, 2010 staff presented and was given approval to move forward with a Green/Eco village concept for the former Kennedy Homes site. Staff continues to research and refine the concept as approved by the board.*

*Redevelopment of 1712/1714 Hawthorne Road – Staff has submitted for a final GRU review and permit and a final development order from the City. A building permit is anticipated to be issued by late March and construction is expected to begin late March/early April. Once construction begins, staff will issue another Request for Proposals (RFP) to solicit a tenant.*

*Potential Eastside Expansion Areas and Updated Eastside Redevelopment Plan – A draft Redevelopment Plan has been approved by the Eastside Redevelopment Advisory Board and it is currently with the CRA Attorney for legal review. In the event the City of Gainesville identifies additional areas of slum/blight for potential inclusion into the Eastside Redevelopment Area, the draft Plan will be reviewed to ensure the redevelopment needs of all areas are addressed.*

*Southeast Gainesville Redevelopment Initiative – The original draft special area plan has been significantly modified by City staff and has been approved by the City Plan Board. CRA staff expressed interest in coordinating with the Planning Department to ensure the final product is in keeping with the wishes expressed in community workshops. In November 2009, the City Commission approved the petition and directed the drafting of an ordinance.*

*Cotton Club – A fundraising initiative is underway, and a new roof has been installed exterior and interior stabilization has been completed. The project is currently working through utility/infrastructure capacity issues.*

*Exterior Paint Program- Staff has begun the initial application phase for the program.*

*Downtown**Depot Park Program*

*Park and Recreation - Carol R. Johnson Associates (CRJA) is moving forward on construction documents for Phase I park construction (the north park area and Depot Rail-Trail). The Design and Technical Standards have been drafted and staff-approved. Design development drawings at 30% completion are scheduled to be submitted on March 12th. Submittal of 100% construction documents is anticipated for July 2010.*

*Depot Building Rehabilitation – Construction documents for the building rehabilitation are approximately 75% complete. Construction documents for the historic context area are approximately 95% complete. Planning for tenant identification and interior build-out is underway. Utilities to be installed to the building, and the drop-off area in front of the building, are being coordinated with the Public Works Department's (PWD) Depot Avenue Reconstruction project.*

*Depot Avenue Reconstruction – Construction of Phase I is complete. The CRA streetscaping elements (decorative lighting and bricks) are installed. CRA also made recommendations for augmenting the landscaping with native materials, which have also been installed. These improvements will coordinate with the Depot Park improvements. The CRA and PWD are continuing to coordinate for Phase II of the roadway reconstruction, where design elements integral to the Depot Building are to be included in the project scope.*

*GRU Remediation – The remediation project is continuing to move forward, and is estimated to be 2-months behind schedule due to discovery of additional impacted soil. GRU anticipates having the site available for park construction by December 2010. The CRA and GRU continue to coordinate the Depot Building's foundation plans, with GRU having responsibility of designing and constructing the building's foundation (as part of the remediation project scope) and the CRA providing design direction and progress reviews.*

*Stormwater Ponds – In October 2009 the CRA completed the peer-review of the PWD 60% stormwater pond design, and submitted a report outlining areas of concern and suggestions for improvement (including design suggestions and details) to help improve pond maintenance, water quality, and aesthetics. The peer-review report has been submitted to the PWD for their consideration.*

*Landscape Bulbouts at SE 1st Street and SE 1st Avenue – CRA and its construction manager Olerich Construction have completed a design and phasing plan, which has been reviewed by the Downtown Redevelopment Advisory Board. Staff received positive comments regarding the project. It is anticipated that construction of Phase I will begin in late March, assuming approval of the FY10 Amendatory budget.*

*Bethel Station – on this agenda*

*Haisley Lynch Park & Gardens – The project is currently under construction*

*Downtown Community Plaza – As discussed at previous meetings, the Bethel site is the first revitalization project aimed towards injecting new life and activity into the Plaza. The Bethel project/The Lunchbox café is in the final push towards a grand opening. Once this project is complete, the CRA will redirect energy towards the wholistic treatment of the Plaza*

*GRU Redevelopment – Survey work for the 16-acre redevelopment site is currently underway*

*Porters Neighborhood Improvements –The CRA has 30% plans for undergrounding utilities and providing CRA standard streetscaping along SW 3rd St from Depot Ave to SW 4th Ave. Staff is now working with the City's Land Rights Coordinator to address significant ROW issues along the corridor. This agenda includes an item authorizing engineering work to compile and finalize all SW 3rd Street construction documents. The roadway construction is anticipated to begin this autumn.*

*CPUH*

*SW 5th Avenue Triangle – Landscape enhancements are in process.*

*SW 13th Street Medians – The design process is moving forward. CRA is assembling the design team to develop construction plans for the elements in the first two medians. During the week of March 1st, Oelrich Construction, FDOT, and CRA staff held a joint meeting to discuss state permitting requirements.*

*13th Street Overpass Design – At the February 15, 2010 CRA meeting, the CRA Board approved the RFQ award recommendation to Reynolds, Smith & Hill (RS&H). CRA staff is currently in contract negotiation with RS&H to move forward with design of the overpass.*

*SW 13th Street Improvements – Brown and Cullen has been engaged to design the streetscape for SW 13th Street from Archer Road to SW 16th Avenue. The design will be coordinated with the overpass enhancements as well as the roadway work begin done at both the Archer Road and SW 16th Avenue intersections of SW 13th Street.*

*SW 7th Ave Roadway Improvements – The construction GMP was approved during February CPUH and CRA board meetings. The contractor will now begin to bid the project, with construction anticipated to start in late March.*

*SW 8th Ave Roadway Improvements – The construction GMP was approved during February's CPUH and CRA board meetings. The contractor will now begin to bid the project, with construction anticipated to start in late March.*

*NW 17th Street Streetscape – The third and final block of the reconstruction was completed the week of February 15th, 2010. The final walk through and*

*punch list will not occur until the week of March 15th as the corner of University Avenue and NW 17th Street still needs to be reconstructed. The corner has been delayed due to a FDOT bore and ramp reconstruct that is scheduled for the week of March 8th, 2010.*

#### *FAPS*

*FAPS Strategic Planning – FY 2009 and FY 2010 projects are underway, and the 3-Year roadmap is being updated. The Florida Chapter of the American Planning Association has recognized the FAPS Redevelopment Plan and Strategic Planning framework, created by CRA staff and neighborhood citizens, as the state's top Neighborhood Planning initiative. The project was also nominated for the American Planning Association's national awards program.*

*FAPS Heritage Trail – The goal of the project is to highlight the accomplishments and contributions of the residents of the FAPS neighborhood. Staff is planning to obtain professional services to help organize the interpretive approach in March. The approach will guide the development of the content of the Heritage Trail in coordination with the A. Quinn Jones House, which is contemplated as the starting point for the Heritage Trail.*

*A Quinn Jones House – The CRA received formal recognition of the A. Quinn Jones House's historic significance when a letter was received advising that the home was officially listed in the National Register of Historic Places on January 27, 2010.*

*Phase I exterior renovation is substantially complete. The planning for Phase II is underway.*

*Model Block Project– 402 NW 4th Street (corner house) - construction is complete. To help with the overall marketing effort, staff is currently evaluating the merits and costs of staging this home with furniture and accessories.*

*410 NW 4th Street (shotgun house) – construction will be completed by mid-March.*

*412 NW 4th Avenue – construction will be completed by late-March.*

*NW 5th Ave Streetscape Phase II (600-1000 BLK) – This project is entering construction.*

*Fiscal Note: None at this time*

#### **RECOMMENDATION**

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

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**090848.**

**Porter's SW 3rd Street – Design and Engineering Scope (B)**

*Explanation: The SW 3rd Street improvements project stretches from Depot Ave to SW 4th Ave, along a central spine through the Porters neighborhood. The project is well supported by the Downtown Redevelopment Plan, and it will also link to a number of other initiatives in the area, such as Depot Avenue improvements, Rail Trail Improvements, Haisley Lynch Park revitalization, and the City of Gainesville Housing Department's homeownership project (currently under construction).*

*In 2008, the CRA coordinated with City of Gainesville Public Works Department and contracted surveying and civil engineering design services to develop 30% level engineering documents for improvements along the SW 3rd Street corridor. The list of proposed improvements includes undergrounding aerial utilities, reconstruction of sidewalks for ADA compliancy, completing sidewalk connectivity to the Porter's Community Center, and decorative elements such as CRA brick sidewalks and decorative lighting. During the development of the 30% design plans, it was discovered that there are some land rights issues that need to be addressed prior to proceeding with the project. These issues are now being resolved, and the CRA is prepared to move forward with the engineering design for the project.*

*The CRA has received a scope and fee proposal to complete 100% construction documents for the SW 3rd Street Improvements project from Brown & Cullen Inc. The scope proposal includes updating the existing survey, coordination with utility companies for the undergrounding portion of the project, coordination with other planned improvements in the area (i.e., Depot Ave) permitting, and construction administration services. The CRA also plans to coordinate with Public Works and GRU to take advantage of any synergy this project may afford to accomplish multi-department goals and cost sharing (i.e., water/sewer line upgrades).*

*The design is anticipated to be completed approximately in fall 2010. Construction is anticipated to commence during fall/winter 2010, with the assumption that all land rights issues are resolved.*

*Fiscal Note: \$850,768.84 is currently budgeted for SW 3rd Street Improvements in account 610-W243-W38. The cost for Brown and Cullen to complete 100% construction documents for the SW 3rd Street Improvements project is \$62,800.*

**RECOMMENDATION**

*Downtown Redevelopment Advisory Board to the CRA: Approve the not-to-exceed expenditure of \$62,800 for Brown & Cullen, Inc. to complete 100% construction documents and provide construction administration services for the SW 3rd Street Improvements project.*

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**END OF THE CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA****SECRETARY****EXECUTIVE DIRECTOR****090853. FY2010 Amendatory Budget (B)**

*Explanation: On September 21, 2009, the CRA adopted the budget for FY2010 with total revenues of \$6,073,793, which included projected Tax Increment revenues of \$5,965,232 and an additional \$108,561 as an un-appropriated balance in the four CRA trust funds as of June 30, 2009, the latest information available at that time.*

*In December 2009, the actual value of Tax Increment for FY2010 was determined to be \$6,117,060, an increase of 2.55%. The un-appropriated fund balance, excluding CPUH, as of September 30, 2009 was \$119,857, an increase of 10.41%, bringing the actual CRA FY10 revenues to \$6,236,917, a total increase of \$163,124 or 2.69%.*

*Below are highlights of the changes in the FY2010 Amendatory Budget vs. the FY2010 Budget adopted on September 21, 2009:*

*Un-appropriated Fund Balance - CPUH  
Changes to Payroll and Operating Expenses  
Changes to Debt Service  
Changes to Tax Increment Recapture  
Appropriation of unexpended TIF revenue based on FY2010 receipts*

*Un-appropriated Fund Balance- CPUH  
A budget transaction in May of 2008 was only partially posted. This resulted in appropriations for certain College Park/University Heights projects which had been approved by the CRA to not be fully reflected in the internal financial statements. Therefore, unappropriated fund balance was overstated for FY08 ending September 30, 2008. The budget transaction was corrected in December of 2008, and the required change to the FY10 budget is to reduce existing appropriations to projects. To correct this, CRA staff prepared and executed a budget transaction to reduce budget appropriations for \$303,992.*

*This action results in an un-appropriated fund balance of \$0 for CPUH in this amendatory budget.*

*Changes to Payroll and Operating Expenses  
Payroll and Operating Expenses remained unchanged. The operating & payroll expense to tax increment ratio is 20.88%, below the self-imposed limit of 25%.*

*Changes to Debt Services*

*Debt Service remained unchanged for all CRA areas.*

*Changes in Tax Increment Recapture Payments*

*Eastside - Does not currently have any development agreements with Tax Increment recapture.*

*FAPS - Tax Increment Recapture payment for University House increased by \$7,464. The recapture payment was estimated at \$142,220 and actual payment will be \$149,684 based on the final 2009 tax values.*

*Downtown - Tax Increment Recapture payments were estimated to be \$189,888 based on 2009 actual payments. For FY10, the actual recapture payments will total \$468,533, an increase of \$ 278,645 detailed as follows: Union Street Station (\$5,336), Jefferson on 2nd + \$188,697, and The Palms + \$95,284. FY10 is the first year for Tax Increment recapture for both the Jefferson on 2nd and The Palms projects. During the FY10 budget process these recapture payments were omitted from the budget.*

*CPUH - Tax Increment Recapture payments were estimated to be \$153,240 based on 2009 actual payments. For FY10, the actual recapture payments will total \$150,076, a decrease of \$3,164 detailed as follows: Campus View I (\$7,243), Heritage Oaks + \$1,155, Stratford Court + \$1,091, Woodbury Row + \$1,154, Camden Court + \$679.*

*Appropriation of unexpended TIF revenue based on final FY2010 receipts After the changes outlined above are accounted for, additional funds remain available to appropriate to projects.*

*Eastside - \$34,282*

*FAPS - \$18,030*

*Downtown - \$ (216,934)*

*CPUH - \$44,801*

*A recap summary of the funding appropriations is included as additional back-up.*

*Fiscal Note: CRA staff will prepare a Budget Transaction Form to be executed by the City's Budget and Finance Department.*

**RECOMMENDATION**

*CRA Executive Director to the CRA: Recommend the CRA adopt Resolution 090853, thus approving an amendatory budget for FY2010 as presented.*

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090853\_RESOLUTION\_03152010.pdf

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090853\_Executed Resolution\_20100315.pdf

**090851.**

**Southwest 2nd Avenue/Innovation HUB/Shands AGH**

*Explanation: On November 1, 2009, AGH officially closed its doors and is currently*

*developing plans for both the demolition and rebirth of the site. Shands is working on this interim site plan and hopes to have it ready for submittal Spring 2010. Shands will utilize existing studies, the CPUH Redevelopment Plan and other redevelopment in the area as a guiding factor for future plans.*

*Prior to AGH closing its doors, the University of Florida announced that it was awarded an \$8.3 million grant from the Federal Economic Development Administration to help create the Florida Innovation Hub at UF otherwise described as a "super incubator." The proposed 45,000-square-foot facility is slated to be built on what is now a parking lot at AGH and will house UF's Office of Technology and Licensing. The largest part of the 45,000 square foot facility will serve as a business incubator for the many new companies being developed around university discoveries.*

*Shands and UF have used existing and planned community initiatives to create a concept plan that support the innovation transfer hub and future innovation business. A Shands representative presented the concept plan to the CPUH Advisory Board at the March 2010 meeting.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

*CRA Executive Director to the CRA: Hear presentation from Shands and University of Florida representatives.*

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**090852.**

**NDC Economic Development Finance Study – Phase 2 Recommendations (B)**

*Explanation: Since its inception, the CRA's programs, incentives, and outreach have been primarily focused on real estate development and public improvements as the preferred tools to help alleviate slum and blight in CRA areas. To date, direct assistance to businesses, excluding real estate developers, has been limited to façade grant and paint programs. Neither the CRA nor the City currently have more traditional economic development finance programs and incentives that are focused on alleviating slum and blight through economic investment in new business and job creation. As the real estate market has shifted and new private development has stalled, CRA staff has experienced an increase in inquires from non-real estate businesses requesting assistance. It has become increasingly more challenging to effectively respond to these requests as the existing programs and incentives are focused on real estate, not business assistance.*

*In response to these factors, the CRA contracted with the National Development Council (NDC) in November 2009, to conduct a study and analysis related to Economic Development Finance resources. NDC is the oldest national non-profit community and economic development organization in the U.S. It was founded in 1969 with one purpose: increasing the flow of capital for investment, jobs and community development to under served urban and rural areas. NDC is one of the recognized leaders in the nation in the area of*

*Economic Development.*

*The project is structured in two phases: 1) Current State/As-Is Assessment Phase and 2) Recommendations Phase.*

*As-Is Assessment (Phase 1)*

*During Phase 1, NDC performed a review of local, state and federally available financial resources, including but not limited to grants, loans, and incentives, for business assistance, specifically economic development finance assistance. NDC then performed a gap analysis of resources that are available locally. NDC presented its findings from the as-is phase (Phase 1) to the CRA Board in February 2010.*

*Their findings concluded that:*

- \* There is a growing awareness in community about additional economic development finance resources*
- \* There is limited government and/or non-profit economic development infrastructure (organizations, staff, financial resources) locally*
- \* Existing programs favor developers, not existing businesses looking to grow in Gainesville*
  - o Resources for existing businesses were mostly tax or labor related*
  - o No local government loan programs*
  - o No active micro-lending programs*
- \* There are not any non-bank SBA presence within city limits*
- \* Gainesville has fewer economic development financing options than many similarly-sized communities and many of the other "town & gown" cities identified*
  - o College communities in more urban, industrialized areas had more economic development infrastructure (organizations and staff) and programs than communities in the south and west*
  - o Other college towns had better advertised/more plentiful equity sources, these included:*
    - \* State-level investments in venture capital firms*
    - \* Venture capital funds capitalized through University tech-transfer proceeds*
    - \* Nonprofit Angel networks connecting university research to local, regional and national investors and investment funds*
    - \* Web-based tools connecting new companies to equity sources*

*Local ED Finance Framework*

*In order to help organize the analysis and recommendations, CRA developed an Economic Development Framework or matrix for local resources. There are four components to the framework that follow a logical approach to development: 1) Infrastructure 2) Real Estate Finance 3) Business Finance and 4) Regulatory / Utilities. The infrastructure category helps to organize those activities that "lead up to the building." For example, data, stormwater, sidewalks, remediation, streetscape, wetland mitigation, etc. These are "enabling" public investments that help business owners or developers leverage public investment for a specific project. The Real Estate Finance*

category organizes those activities that relate to “the building” itself. The Business Finance category organizes activities relate to the “business inside the building.” This would include programming and incentives that provide direct support to business or indirect support to business through programs and incentives for lenders. The Regulatory / Utilities category organizes those activities that are regulatory in nature. This can include, but is not limited to, financial resources related in planning, permitting, and utilities. For the purposes of making recommendations to the CRA, this category has been excluded. While this category has been excluded, it is important to highlight it as it does represent a potentially important topic for ED financing.

#### *Recommendations (Phase 2)*

*In Phase 2, NDC is contracted to work with CRA staff to make recommendations to fill any gaps in financial resources, identified in Phase 1, needed to grow and attract stable, sustainable business operations in Gainesville. At this point, the recommendations are in the form of concepts as CRA input is required prior to defining criteria for recommended programs.*

*Staff will provide additional information about each concept during its presentation at the CRA meeting.*

*Fiscal Note: NDC was contracted for \$25,000 and was funded from the Professional Services, non-project accounts across the four redevelopment areas.*

#### **RECOMMENDATION**

*CRA Executive Director to the CRA: 1) Hear presentation; 2) provide input and feedback on the presented concepts and; 3) approve staff to move forward with the development of criteria for the recommended concepts.*

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## **090850.**

### **Bethel Station & Downtown Community Plaza – Status Update (B)**

*Explanation: Construction on the Lunchbox Café began the final week of January and proceeded throughout the month of February. General site work is now complete, with final inspections scheduled for the first week of March. The site now consists of a fully refurbished Bethel building, designed to maximize modern functionality while respecting the site’s historic significance. Additionally, the outdoor space surrounding the building has been transformed into a cohesive and inviting patio – perfect for alfresco dining and enjoying the Plaza and Downtown Gainesville.*

*The Lunchbox Café plans a soft opening in early-mid March, and a larger scale Grand Opening is also being planned (more information to come at a future date). The Lunchbox is locally-owned small business which will provide fast, fresh, healthy, and tasty food offerings to the community. The Lunchbox Café’s business model includes a thoughtful integration into the Downtown scene. The café will anchor the Downtown Community Plaza and will include abundant outdoor patio space for dining, live music, art exhibitions, and more. The space will be well-designed and attractive, while showcasing environmentally friendly*

materials such as refurbished kitchen equipment, and fencing and signage crafted from recycled, salvaged materials. Additionally, The Lunchbox aims to minimize its carbon footprint through the following operational strategies:

- \* Preference for small and local distributors who themselves maintain a small carbon footprint
- \* Use of local farmers, and rotating seasonal menu
- \* Use of local fisherman and fish purveyors
- \* Compost produced by The Lunchbox will go to local farmers
- \* All paper products and containers will be compostable or made from recycled materials
- \* Glass/aluminum recycling
- \* Organizing with other local businesses to utilize a grease collection service that recycles brown grease
- \* Offering bicycle delivery (only) to the immediate area
- \* Encouraging walk-up, pedestrian friendly service by providing a park-like atmosphere that serves as a gateway into the Plaza

As discussed at earlier meetings, redevelopment at the Bethel site is the first revitalization project aimed at injecting new vibrancy and activity into the Plaza. The CRA hopes to improve the relationship between the Plaza and the remainder of Downtown, such that the Plaza will support a regular lively bustle of activity. The overall goal is to bring constant, regular, active use to the Plaza while supporting and expanding upon the few existing successful activities (such as concerts, the Farmer's Market, and other special events). Staff is currently focused on completing the Bethel Station portion of this project. Once the Lunchbox Café is operational, Staff will redirect energy towards the holistic treatment of the Plaza.

*Fiscal Note: None at this time*

**RECOMMENDATION**

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

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**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**

**CITIZEN COMMENT**

**NEXT MEETING DATE**

*April 19, 2010.*

**ADJOURNMENT - 4:22 PM**