

Community Redevelopment Agency

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



Meeting Minutes

Monday, December 15, 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 Hawkins moved and Member Poe seconded to adopt the Consent Agenda, as modified.

(VOTE: 7-0, MOTION CARRIED)

CRA Attorney Nicolle Shalley gave a presentation.

MODIFICATION: File #080408 Strand vs. Escambia County - Delete the following language from the recommendation: " to be effective upon the issuance of the mandate finalizing the substitute Strand opinion issued on September 18, 2008, by the Florida Supreme Court".

Chair Mastrodicasa recognized Pat Fitzpatrick who made comments.

SECRETARY CONSENT

080663. Community Redevelopment Agency (CRA) Minutes (B)

RECOMMENDATION *The CRA approve the minutes of November 17, 2008, as circulated.*

This Matter was Approved as Recommended on the Consent Agenda.

080664. Cancellation of the January 19, 2009 CRA Meeting (NB)

RECOMMENDATION *The CRA cancel the January 19, 2009 CRA Meeting due to the Dr. Martin Luther King, Jr., Holiday.*

This Matter was Approved as Recommended on the Consent Agenda.

080665. Resignation of Matthew Norton from the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA accept the resignation of Matthew Norton from the Fifth Avenue/Pleasant Street Redevelopment Advisory Board, effective immediately.*

This Matter was Approved as Recommended on the Consent Agenda.

EXECUTIVE DIRECTOR CONSENT

080666. SW 13th Street Bus Shelter (NB)

RECOMMENDATION *CRA Executive Director to the CRA: Approve funding the actual cost of the bus shelter and bench installation over \$25,000 from the private developer, not to exceed \$7,000.*

This Matter was Approved as Recommended on the Consent Agenda.

080667. Architecture Professional Services for Minor Projects (B)

RECOMMENDATION *CRA Executive Director to the CRA: 1) Approve ranking of consultants; and 2) authorize the Executive Director to execute continuing contracts for architecture services with the selected firms.*

This Matter was Approved as Recommended on the Consent Agenda.

080668. CPUH Budget Transfer and Account Clean-Up (B)

RECOMMENDATION *CRA Executive Director to the CRA: Approve Budget Transfers as presented.*

This Matter was Approved as Recommended on the Consent Agenda.

080181. Depot Park Update (NB)

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

This Matter was Approved as Recommended on the Consent Agenda.

080639. Agreement for Capital Projects on City Property (NB)

RECOMMENDATION *Approve the agreement in concept and authorize the CRA Manager to execute a final agreement.*

This Matter was Approved as Recommended on the Consent Agenda.

080683. CRA Project Summary (NB)

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

This Matter was Approved as Recommended on the Consent Agenda.

CRA ATTORNEY CONSENT

080408. Strand vs. Escambia County (NB)

RECOMMENDATION *CRA Attorney to the CRA: Rescind the motion approved on September 17, 2007 (thereby lifting the "stay" on borrowing and new development agreements).
(NOTE: pursuant to Robert's Rules, a motion to rescind requires a 2/3 vote for approval)*

This Matter was Approved as Recommended on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Vice-Chair Hawkins, seconded by Member Poe, 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 Hanrahan moved and Member Lowe seconded to adopt the Regular Agenda, as presented.

(VOTE: 7-0, MOTION CARRIED)

SECRETARY

EXECUTIVE DIRECTOR

080669. Downtown Hampton Inn/Lot 9 Redevelopment (B)

CRA Project Coordinator and Neighborhood Planner Kelly Fisher gave a presentation.

RECOMMENDATION *CRA Executive Director to the CRA: 1) Hear a presentation from staff; and 2) ratify the Executive Director's execution of an amendment extending the deadlines for submittal and payment obligation in the Development and Disposition Agreement until April 15, 2009.*

A motion was made by Member Lowe, 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, Jeanna Mastrodicasa and Scherwin Henry

080682. Downtown Community Plaza (B)

CRA Project Coordinator and Neighborhood Planner Kelly Fisher gave a presentation.

Chair Mastrodicasa recognized Kali Blount who spoke to the matter.

RECOMMENDATION *The CRA hear presentation from staff and provide input as necessary.*

080462. Status Update on the City Commission Strategic Initiative to Implement the Southeast Gainesville Renaissance Initiative (B)

Strategic initiatives have been referred to Standing Committees and the Community Redevelopment Agency (CRA), to promote efficient and effective communication streams between elected officials, city staff and Gainesville residents concerning the implementation of the City's Strategic Plan. This item

is a request for the CRA to receive an update on the progress of Strategic Initiative 2.1: Implement the South East Gainesville Renaissance Initiative (SEGRI Project).

Strategic Planning Manager Karen Billings and CRA Manager Anthony Lyons gave presentations.

RECOMMENDATION *CRA Executive Director to the CRA: 1) Receive an update on the progress of Strategic Initiative 2.1: and 2) implement the South East Gainesville Renaissance Initiative (SEGRI Project).*

Heard

080463. Status Update on the City Commission Strategic Initiative to Continue Implementation of the Strategic Redevelopment Plan for Depot Park (B)

Strategic initiatives have been referred to Standing Committees and the Community Redevelopment Agency (CRA), to promote efficient and effective communication streams between elected officials, city staff and Gainesville residents concerning the implementation of the City's Strategic Plan. This item is a request for the CRA to receive an update on the progress of Strategic Initiative 2.2: Continue Implementation of the Strategic Redevelopment Plan for Depot Park.

Strategic Planning Manager Karen Billings and CRA Manager Anthony Lyons gave presentations.

RECOMMENDATION *CRA Executive Director to the CRA: 1) Receive an update on the progress of Strategic Initiative 2.2: and 2) continue Implementation of the Strategic Redevelopment Plan for Depot Park.*

Heard

080464. Status Update on the City Commission Strategic Initiative to Continue Implementation of the Strategic Redevelopment Plan for GRU Area (B)

Strategic initiatives have been referred to Standing Committees and the Community Redevelopment Agency (CRA), to promote efficient and effective communication streams between elected officials, city staff and Gainesville residents concerning the implementation of the City's Strategic Plan. This item is a request for the CRA to receive an update on the progress of Strategic Initiative 2.3: Continue Implementation of the Strategic Redevelopment Plan for GRU Area.

Strategic Planning Manager Karen Billings and CRA Manager Anthony Lyons gave presentations.

RECOMMENDATION *CRA Executive Director to the CRA: 1) Receive an update on*

the progress of Strategic Initiative 2.3; and 2) continue implementation of the Strategic Redevelopment Plan for GRU Area.

Heard

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

College Park/University Heights Redevelopment Advisory Board

Downtown Redevelopment Advisory Board

Fifth Avenue/Pleasant Street Redevelopment Advisory Board

080382. Mom's Kitchen Site Redevelopment (B)

Senior Management Analyst Greg Bradley, CRA Project Coordinator and Neighborhood Planner Kelly Fisher, and CRA Manager Anthony Lyons gave presentations.

MOTION: Member Hanrahan moved and Member Lowe seconded to: 1) Refer to the City Commission and the City Manager the urgent request to further explore the acquisition of this property; 2) refer to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board the development of an incentive program for small scale projects; 3) request a price negotiation and pursue the potential for a joint acquisition between the CRA and the City; 4) authorize further communication with the Library relative to this site; and 5) bring this item back to the City Commission. (VOTE: 7-0, MOTION CARRIED)

NOTE: This item was added to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board Referral List.

Chair Mastrodicasa recognized Rodney Long and Kali Blount who spoke to the matter.

RECOMMENDATION *Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: 1) Request agent/broker to re-list property on local MLS for a period of six months; and 2) if property is not sold during this period, authorize staff to enter into negotiations with agent and/or property owner for the purpose of entering into an option agreement, thus allowing the CRA to issue an RFP for redevelopment of the site.*

CRA Executive Director to the CRA: 1) Recommend that the

CRA not acquire this property; and 2) refer to the Fifth Avenue Pleasant Street Redevelopment Board development of a small scale redevelopment incentive program with appropriate standards.

A motion was made by Member Hanrahan, seconded by Member Lowe, that this matter be Approved as shown above (motion) and referred to the Fifth Avenue/Pleasant Street Redev Adv Bd, due back on June 15, 2009. The motion carried by the following vote:

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

MEMBER COMMENT

Member Thomas Hawkins

- 1. Requested that when the Mom's Kitchen item (080382) comes back to the City Commission, that a copy of the City's appraisal cover letter be included in the back-up.*
- 2. Strand Decision.*
- 3. Requested a Transformation Incentive Program update for the February 16, 2009 meeting.*

Member Pegeen Hanrahan

Main Street Project - Construction beginning mid - 2009. Requested that the CRA stay actively engaged in the project.

Member Jeanna Mastrodicasa

Gainesville Responsible Hospitality Partnership.

CITIZEN COMMENT

Kali Blount

Changes to the Downtown GRU Campus.

Pat Fitzpatrick

- 1. Strand Decision.*
- 2. Homeless Issues.*

Member Pegeen Hanrahan

Commended the CRA for the improvements at A. Quinn Jones School - new fence.

NEXT MEETING DATE

February 16, 2009

ADJOURNMENT - 5:32 PM

CRA Secretary