

Community Redevelopment Agency

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



Meeting Minutes

Monday, February 16, 2009

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 - 3:03 PM

ROLL CALL

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

ADOPTION OF THE CONSENT AGENDA

Member Poe moved and Member Hanrahan seconded to adopt the Consent Agenda, as modified.

(VOTE: 6-0, Member Lowe - Absent, MOTION CARRIED)

MODIFICATION: File #080838 - Execution of Lot 10 Option Agreement - (Move to the Consent Agenda from the Regular Agenda).

SECRETARY CONSENT

080818. Community Redevelopment Agency (CRA) Minutes (B)

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

This Matter was Approved as Recommended on the Consent Agenda.

080819. Appointment of James Beeler, Jr. to the Downtown Redevelopment Advisory Board (NB)

RECOMMENDATION *The CRA appoint James Beeler, Jr., to the Downtown Redevelopment Advisory Board.*

*Member Donovan - Beeler
Member Hanrahan - Beeler
Member Hawkins -
Member Henry -
Member Lowe - Beeler
Member Poe - Beeler
Chair Mastrodicasa - Beeler*

This Matter was Approved as Recommended on the Consent Agenda.

EXECUTIVE DIRECTOR CONSENT

080820. Professional Design Services for Depot Building Rehabilitation (B)

RECOMMENDATION *CRA Executive Director to the CRA: 1) Approve ranking of consultants; and 2) authorize the Executive Director to execute contracts for professional design services with the top-ranked firm; 3) if negotiations do not end with a contract with top-ranked firm, authorize Executive Director to enter negotiations with the second firm in order of ranking.*

This Matter was Approved as Recommended on the Consent Agenda.

080821. DAG Work order for CRA Office Building (B)

RECOMMENDATION *CRA Executive Director to the CRA: Approve purchase of professional services from DAG Architects in the amount of \$59,260 for remaining project phases of the new CRA office building at 802 NW 5th Ave.*

This Matter was Approved as Recommended on the Consent Agenda.

080822. Landscape 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 negotiate and execute continuing contracts for landscape architecture services with the top three firms.*

This Matter was Approved as Recommended on the Consent Agenda.

080823. Main Street Reconstruction (B)

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

This Matter was Approved as Recommended on the Consent Agenda.

080837. CRA Project Summary (NB)

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

This Matter was Approved as Recommended on the Consent Agenda.

080838. Execution of Lot 10 Option Agreement (NB)

RECOMMENDATION *CRA Executive Director to the CRA: Authorize the Executive*

Director to execute the option contract for the purchase and sale of land at Lot 10.

This Matter was Approved as Recommended on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Member Poe, 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: Lauren Poe, Thomas Hawkins, Pegeen Hanrahan, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry
Absent: Craig Lowe

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

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

(VOTE: 6-0, Member Lowe - Absent, MOTION CARRIED)

MODIFICATION: File #080827 - Project Update CRA Office Building at 802 NW 5th Avenue - (New ppt. presentation submitted from the consultant).

SECRETARY

EXECUTIVE DIRECTOR

080824. Potential Eastside Redevelopment Area Expansion, Study Area 1 (B)

Neighborhood Planning Coordinator John Wachtel gave a presentation.

RECOMMENDATION *City Commission to the CRA: 1) Consider the report and the City Commission resolution and direct staff to prepare a draft amendment to the Eastside Area Redevelopment Plan to amend the boundaries to include Study Area 1; and 2) make any text amendments to the Plan as appropriate.*

Alternative recommendation: Do not amend the Eastside Area Redevelopment Plan.

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

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

080825. Potential Eastside Redevelopment Area Expansion, Study Area 2 (B)

Neighborhood Planning Coordinator John Wachtel gave a presentation.

RECOMMENDATION *City Commission to the CRA: 1) Consider the report and the City Commission resolution and direct staff to prepare a draft amendment to the Eastside Area Redevelopment Plan to amend the boundaries to include Study Area 2; and 2) make any text amendments to the Plan as appropriate.*

Alternative recommendation: Do not amend the Eastside Area Redevelopment Plan.

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

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

080826. Summary of Transformational Incentive Program Changes (B)

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

MOTION: Request that staff look for ways to improve the program specifically as follows: 1) Require a certain quality of construction materials; 2) amend the targeted uses to include grocery stores in all districts; and 3) amend the list of targeted uses for clarity.

Chair Mastrodicasa recognized College Park/University Heights (CPUH) Redevelopment Advisory Board Chair Eric Wilde who spoke to the matter.

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

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

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

080827. Project Update - CRA Office Building at 802 NW 5th Ave (B)

Senior Management Analyst Greg Bradley and DAG Architect Pat Ballasch gave presentations.

Chair Mastrodicasa recognized Pat Fitzpatrick who spoke to the matter.

RECOMMENDATION *CRA Executive Director to CRA: Hear a presentation from staff and DAG Architects.*

Discussed

080828. Cade Museum Update (B)

CRA Project Coordinator Matt Dube' and CRA Manager Anthony Lyons gave presentations.

NOTE: Member Hanrahan left the meeting room at 5:18 PM.

AMENDMENT: 1) Authorize the Chair of the CRA to issue a letter of support to the Cade Museum Foundation on behalf of the CRA; and 2) direct staff to place an item on the City Commission Consent Agenda for February 19, 2009 (modification) authorizing the Mayor to issue a letter of support on behalf of the City Commission in support of moving forward with the Depot Park restoration and the activities of the Cade Museum.

RECOMMENDATION *CRA Executive Director to the CRA: 1) Receive an update from staff; and 2) authorize the Executive Director to issue a letter of support to the Cade Museum Foundation on behalf of the CRA.*

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

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

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

Eastside Redevelopment Advisory Board

MEMBER COMMENT

Member Thomas Hawkins

New CRA Building - Recycling of materials.

Member Scherwin Henry

Pleased with the direction of the CRA.

Member Jeanna Mastrodicasa

Gainesville Responsible Hospitality Partnership - Training for bar staff.

CITIZEN COMMENT

NEXT MEETING DATE

March 16, 2009.

ADJOURNMENT - 5:37 PM

CRA Secretary