

# Community Redevelopment Agency

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



## **Meeting Minutes**

**Monday, November 17, 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 - 3:03 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 Donovan moved and Member Lowe seconded to adopt the Consent Agenda, as presented.*

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

**SECRETARY CONSENT****080559. Community Redevelopment Agency (CRA) Minutes (B)**

**RECOMMENDATION** *The CRA approve the minutes of October 9, 2008, as circulated.*

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

**080560. Resignation of Kinnon Thomas from the Downtown Redevelopment Advisory Board (NB)**

**RECOMMENDATION** *The CRA accept the resignation of Kinnon Thomas from the Downtown Redevelopment Advisory Board effective November 30, 2008.*

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

**EXECUTIVE DIRECTOR CONSENT****080561. NW 5th Ave Improvements Phase II Design Contract (B)**

**RECOMMENDATION** *CRA Executive Director to the CRA: 1) Approve of the expenditure of \$60,000.00 to complete 100% construction bid documents for the NW 5th Ave Improvements Phase II Project.*

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

**080600. 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.**

**Passed The Consent Agenda**

**A motion was made by Member Donovan, 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, Jack Donovan and Jeanna Mastrodicasa  
Absent: Pegeen Hanrahan and Scherwin Henry

**END OF THE CONSENT AGENDA**

## ADOPTION OF THE REGULAR AGENDA

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

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

*MODIFICATION: File #080272 - Model Block Architectural and Structural Review & Deconstruction - (Revised Power Point Submitted).*

*NOTE: Member Henry entered the meeting room at 3:10 PM and Member Hanrahan entered the meeting room at 3:19 PM.*

## SECRETARY

## EXECUTIVE DIRECTOR

### 080369. GRU/Kelly Plant Site Redevelopment (B)

*CRA Project Coordinator and Neighborhood Planner Kelly Fisher, David Green of Lord Aeck Sargent and CRA Manager Anthony Lyons gave presentations.*

*Chair Mastrodicasa recognized Kali Blount and Mike Conroy who spoke to the matter.*

**RECOMMENDATION** *CRA Executive Director to CRA: 1) Hear a presentation; and 2) accept and approve the report from Lord Aeck Sargent.*

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

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

### 080375. CRA Office NW 5th Ave Locations Options (B)

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

*Chair Mastrodicasa recognized Jimmie Harnsberger, Mamie McClellan-Williams, Kali Blount and Roberta Parks who spoke to the matter.*

**RECOMMENDATION** *CRA Executive Director to CRA: 1) Hear a presentation from staff; and 2) approve 802 NW 5th Ave as the site of the new CRA mixed-used office building contingent on the resolution of parking availability at the adjacent City-owned lot.*

**A motion was made by Member Henry, seconded by Member Lowe, 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

**080562. University Avenue Medians Construction (B)**

*CRA Project Coordinator Matt Dube' gave a presentation.*

*NOTE: Member Hawkins left the meeting room at 5:05 PM.*

**RECOMMENDATION** *Executive Director to the CRA: 1) approve the award of the contract for constructing the University Avenue Medians to Garden World of Holiday Inc.; 2) authorize the Executive Director, or his designee, to execute the contract; and 3) authorize the issuance of a purchase order to Garden World of Holiday Inc. in the amount of \$55,767.51.*

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

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

**080272. Model Block Architectural and Structural Review & Deconstruction (B)**

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

**RECOMMENDATION** *CRA Executive Director to the CRA Board: 1) Approve full deconstruction of 412 NW 4th Ave and selective deconstruction of 419 NW 4th Ave.*

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

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

**080368. SW 13th St Overpass Design Competition (B)**

*CRA Manager Anthony Lyons gave a presentation.*

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

**Heard**

**080601. Kennedy Homes (NB)**

*CRA Manager Anthony Lyons gave a presentation.*

**RECOMMENDATION** *Executive Director to the CRA: 1) Authorize CRA Staff to act as agent for the City in the RFP process and redevelopment efforts for the former Kennedy Homes site; 2) recommend the City Commission authorize CRA Staff to act as agent for the City in the RFP process and Redevelopment efforts for the former Kennedy Homes site; and 3) recommend the City Commission affirm the general scope of the RFP as approved by the CRA on May 19, 2008.*

**A motion was made by Member Henry, seconded by Member Lowe, that this matter be Recommended for Approval. The motion carried by the following vote:**

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

**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****Eric Wild - CPUH Chair**

*Introduced himself to the CRA.*

**Pat Fitzpatrick**

*Homeless Issues.*

**080618. Pat Fitzpatrick - Citizen Comment - Homeless Issues (B)**

**RECOMMENDATION** *The CRA hear comments from Pat Fitzpatrick and place back-up submitted on file.*

**Placed on File**

**NEXT MEETING DATE**

*December 15, 2008.*

**ADJOURNMENT - 5:42 PM.**

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CRA Secretary