

# **Community Redevelopment Agency**

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



## **Meeting Minutes**

**Monday, November 16, 2009**

**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 - 3:06 PM

## ROLL CALL

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

## ADOPTION OF THE CONSENT AGENDA

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

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

*MODIFICATION: File - #090561 Shands AGH College Park/University Heights - (Remove from the Consent Agenda, and place on the Regular Agenda for discussion).*

## SECRETARY CONSENT

### 090560. Community Redevelopment Agency (CRA) Minutes (B)

RECOMMENDATION *The CRA approve the minutes of October 19, 2009, as circulated.*

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

## EXECUTIVE DIRECTOR CONSENT

### 090571. 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 Lowe, seconded by Vice-Chair Poe, including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:**

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

**END OF THE CONSENT AGENDA**

## ADOPTION OF THE REGULAR AGENDA

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

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

*MODIFICATION: File - #090561 Shands AGH College Park/University Heights - (Remove from the Consent Agenda, and place on the Regular Agenda for discussion).*

## SECRETARY

## EXECUTIVE DIRECTOR

### 090562. Depot Park Program: Gainesville's Historic Depot Building - Project Update (B)

*CRA Engineer Diane Bennett and CRA Manager Anthony Lyons gave presentations.*

*Chair Hawkins recognized Melanie Barr who spoke to the matter.*

**RECOMMENDATION** *Executive Director to the CRA: 1) Hear a presentation from CRA staff; and 2) approve the Depot Building design development documents for the interior layout and Zone A, as presented.*

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

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

### 090564. Kennedy Homes Update (NB)

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

*MOTION: Direct the Executive Director and the CRA Manager to get together and brain storm possible marketing strategies for the development of the Kennedy Homes parcel and report back to the CRA.*

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

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

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

**090566. University House Development Agreement (B)**

*Senior Analyst Sarah Vidal-Finn and CRA Finance Manager Greg Bradley gave presentations.*

*MODIFICATION: Text File - 5th paragraph under the "Explanation" was corrected to read "the Developer paid \$120,000 to be held in escrow by the City to fund improvements to the A. Quinn Jones School Facilities and the CRA paid the Developer \$28,994 in Tax Increment Recapture".*

**RECOMMENDATION** *Executive Director to the CRA: (1) Approve the Fifth Avenue Pleasant Street Area Transformational Project Development Agreement as presented; (2) authorize the Executive Director to execute the Agreement, subject to approval as to form and legality, by the CRA attorney.*

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

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

**090561. Shands AGH - College Park/University Heights (NB)**

**RECOMMENDATION** *Executive Director to the CRA: Continue to provide updates to Board.*

**Discussed**

**CRA ATTORNEY**

**REPORTS FROM ADVISORY BOARDS/COMMITTEES**

**College Park/University Heights Redevelopment Advisory Board**

**Downtown Redevelopment Advisory Board**

**Eastside Redevelopment Advisory Board**

**090565. Project Update and Guaranteed Maximum Price - Hawthorne Road Café (B)**

*Project Coordinator Malcolm Kiner gave a presentation.*

*NOTE: Member Mastrodicasa left the meeting room at 4:35 PM.*

**RECOMMENDATION** *Eastside Advisory Board to the CRA: Approve moving forward with construction and securing a tenant through a competitive solicitation process concurrently while the building is under construction.*

*CRA Executive Director to the CRA: 1) Approve the Guaranteed Maximum Price of \$330,734 to construct a new café building at 1712/1714 SE Hawthorne Road.*

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

**Fifth Avenue/Pleasant Street Redevelopment Advisory Board**

**MEMBER COMMENT**

**MEMBER SCHERWIN HENRY**

*CRA Building Streetscape Project.*

*CRA Manager Anthony Lyons made comments.*

**CITIZEN COMMENT**

**NEXT MEETING DATE**

*December 21, 2009.*

**ADJOURNMENT - 4:53 PM**

---

CRA Secretary