

Community Redevelopment Agency

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



Meeting Minutes

Monday, October 19, 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 - 3:04 PM

NOTE: Member Donovan entered the meeting room at 3:06 PM and Member Hanrahan entered the meeting room at 3:10 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 Henry moved and Member Lowe seconded to adopt the Consent Agenda, as presented.
(VOTE: 7-0, MOTION)*

NOTE: Chair Hawkins recognized Pat Fitzpatrick who made comments.

SECRETARY CONSENT**090491. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of September 21, 2009, as circulated.*

This Matter was Approved as Recommended on the Consent Agenda.

EXECUTIVE DIRECTOR CONSENT**090492. 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.

090493. Guaranteed Maximum Price for Construction – Commercial Building at 802 NW 5th Ave (B)

RECOMMENDATION *CRA Executive Director to CRA: Approve the Guaranteed Maximum Price of \$893,750 to construct a new commercial building at 802 NW 5th Ave.*

This Matter was Approved as Recommended on the Consent Agenda.

Passed The Consent Agenda

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

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

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

(VOTE: 7-0, MOTION CARRIED)

MODIFICATION: File #090495 - Roadway Projects Update - (Revised Power Point submitted).

SECRETARY

EXECUTIVE DIRECTOR

NOTE: CRA Manager Anthony Lyons introduced new CRA Project Coordinator Malcome C. Kiner.

090494. Parking Study - College Park/University Heights (B)

CRA Project Coordinator Kelly Huard Fisher and Rich and Associates Parking Consultant Dave Burr gave presentations.

RECOMMENDATION *Executive Director to CRA: 1) Hear a presentation from staff and consultants; and 2) provide input regarding the parking study recommendations. This information will be compiled by City/CRA staff and presented to the City Commission for action.*

Discussed

090495. Roadway Projects Update (B)

CRA Projects Design Engineer Diane Bennett and CRA Manager Anthony Lyons gave presentations.

RECOMMENDATION *Executive Director to CRA: 1) Hear presentation from staff, and 2) provide CRA staff with recommendations for potential funding sources to address project funding gaps.*

Discussed

090496. CRA Loan Approval for NW 5th Ave Commercial Building (B)

A RESOLUTION OF THE GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY APPROVING A LOAN IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$400,000 TO FINANCE A PORTION OF THE CONSTRUCTION

COSTS FOR A CRA-OWNED COMMERCIAL BUILDING AT 802 NW 5TH AVE AND TO PAY THE COSTS OF SUCH LOAN; APPROVING KEY LOAN TERMS; AUTHORIZING EXECUTION OF LOAN DOCUMENTS; PROVIDING OTHER DETAILS WITH RESPECT THERETO; AND PROVIDING AN EFFECTIVE DATE

CRA Finance Manager Greg Bradley gave a presentation.

RECOMMENDATION *CRA Executive Director to the CRA: 1) Adopt the Resolution, and; 2) authorize the CRA Chairperson to execute and the CRA Clerk to attest the Resolution subject to approval as to form and legality by the CRA Attorney.*

A motion was made by Member Henry, seconded by Member Mastrodicasa, that this matter be Adopted (Resolution). The motion carried by the following vote:

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

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

Chair Thomas Hawkins

- 1. One College Park.*
- 2. Update on University Corners.*
- 3. University House.*
- 4. Stadium Club.*

CRA Manager Anthony Lyons and CRA Project Coordinator Kelly Huard Fisher made comments.

Member Scherwin Henry

\$100,000 that was transferred from University House to the School Board -

Improvements to the A. Quinn Jones House and the basketball court.

Member Pegeen Hanrahan

- 1. Hampton Inn Downtown - Positive comments.*
- 2. Protecting the Hampton Inn landscaping during the Downtown Arts Festival.*

CITIZEN COMMENT

NEXT MEETING DATE

November 16, 2009

ADJOURNMENT - 4:32 PM

CRA Secretary