

Monday, April 30, 2018 – 3:00 P.M.  
Jack Durrance Auditorium Room  
County Administration Building  
12 Southeast First Street  
Gainesville, Florida

The Alachua County Board of County Commissioners met for the Joint Meeting.

**PRESENT:** Chair Lee Pinkoson, Vice-Chair Charles “Chuck” Chestnut, Commissioners Mike Byerly, Ken Cornell and Robert “Hutch” Hutchinson

City of Gainesville:

Mayor Lauren Poe, Commissioners Harvey Ward, David Arreola, Helen Warren, Charles Goston and Mayor-Commissioner Pro Tem Harvey Budd

**ALSO PRESENT:** County Manager Michele Lieberman, County Attorney Sylvia Torres, Clerk Stephanie Sisney

**ABSENT:** City of Gainesville Commissioner Charles Goston and Adrian Hayes-Santos

**CALL TO ORDER  
WELCOME  
INTRODUCTION:**

1. Lee Pinkoson, Chair, Alachua County Commission  
**Fiscal Consideration:** N/A  
**Recommended Action:** N/A
2. Lauren Poe, Mayor, City of Gainesville  
**Fiscal Consideration:** N/A  
**Recommended Action:** N/A

**ADOPTION OF THE AGENDA**

3. Approve the agenda  
**Fiscal Consideration:** N/A  
**Recommended Action:** A motion to Approve the Agenda: (a) approve any amendments to the agenda; and (b) adopt the Agenda.

**Commissioner Hutchinson moved** adoption of the agenda as printed. The motion carried 5-0.

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**City Commissioner Ward moved** adoption of the agenda as printed. The motion carried 5-0.

## **ITEMS FOR DISCUSSION**

4. Discussion of the Gainesville Community Redevelopment Agency Interlocal Agreement

**Fiscal Consideration:** Over \$5 million of County General Fund Resources are committed annually to Gainesville CRA Districts. In FY2018, County issued payment of more than \$2.7 million to CPUH Redevelopment Trust Fund. Reducing the County's contribution to the CPUH Redevelopment Trust Fund to match the City's millage is estimated to result in a \$1.2 million reduction (a 28% decrease) in the CPUH CRA budget.

**Recommended Action:** City Commission and County Commission: (1) discuss Section 1 of the draft Interlocal regarding reduction of the County's contribution to the CPUH Redevelopment Trust Fund; (2) discuss Section 2 of the draft Interlocal regarding a process for designing the future of the CRA; (3) direct staff to finalize the Interlocal and present the final version for approval at an upcoming meeting of the CRA Board, the City Commission and the County Commission; and (4) direct the Clerks to schedule a joint meeting in June.

City of Gainesville CRA Director Sarah Vidal-Finn presented the above item.

Commissioner Hutchinson, Commissioner Cornell, Commissioner Byerly, Commissioner Chestnut, Mayor Poe, Chair Pinkoson, Commissioner Cornell, City Commissioner Harvey Ward, Commissioner Byerly, and City Commissioner Arreola presented comments.

**Commissioner Arreola moved** to enter into the CRA Interlocal Agreement with the following amendments:

Move Section below to Sections 2 (E)

Section 1:

(B)The County will consider reinvesting the funds it receives from its reduced College Park/University Heights tax increment contributions into projects of mutual interest such as affordable housing, Fire Services, Eastside development and/or homeless services.

2(F) It is the intentions of both Boards to conclude these discussions September 30, 2018 prior to the 2019 legislative session

Commissioner Cornell presented comments.

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**Commissioner Cornell moved** to approve the draft CRA Interlocal Agreement with the following amendments:

Move Section below to Sections 2 (E)

Section 1:

(B)The County will consider reinvesting the funds it receives from its reduced College Park/University Heights tax increment contributions into projects of mutual interest such as affordable housing, Fire Services, Eastside development and/or homeless services.

City Commissioner Warren, Commissioner Chestnut, Commissioner Byerly

**Commissioner Byerly moved the substitute motion** approval of the draft CRA Interlocal as follows:

Move Section below to Sections 2 (E)

Section 1 ~~(B)~~ **2(E)**: The County will consider during its budget process application of its general fund dollars to issues associated with the CRA discussion.

Section 2: delete (B) and (C)

~~(B) The first joint meetings will focus on the function of the CRA, such as:~~

~~1. What is the work we want to continue? Are there other types of work we want to engage in -- affordable housing, economic development, resolving parking issues, small business assistance, job creation or other things? Should and can we prioritize? How will we measure success?~~

~~2. What level of funding is necessary to implement the work?~~

~~3. What is the geographic area(s) in which the work will be done?~~

~~4. Will the plan of work evolve and continue in perpetuity or will it be for a term of years?~~

~~(C) Once consensus is developed around the function, later joint meetings will focus on the form of the CRA, such as:~~

~~1. What is the legal structure? Do we retain a Chapter 163, Part III, CRA? Do~~

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~~we create a new special district? 94~~

~~2. What will be the roles of the County and the City? Who will serve on the governing body?~~

~~3. Is funding contributed based on tax increment generated or some other way, such as a fixed amount or percentage of the budget each year?  
Have adequate provisions been made for existing CRA debt and obligations?~~

(B) A mechanism in which the City and the County can address slum and blight issues within the City of Gainesville more globally than it can currently with the CRA boundaries.

(C) A mechanism in which the County can have greater contribution to the adopted work programs for the CRA.

Add the below to Sections 2:

2(F) The discussion should be concluded by the end of the legislative session with the goal to conclude them by September 30, 2018.

Commissioner Chestnut, Commissioner Pinkoson, Commissioner Cornell, Commissioner Byerly, Mayor Poe, City Commissioner Ward, City Commissioner Warren, Commissioner Hutchinson, Commissioner Byerly, and City Commissioner Arreola presented comments.

Commissioner Cornell amended the original motion to add:

2(F) The discussion should be concluded by the end of the legislative session and shut to conclude them by September 30, 2018.

Commissioner Cornell, City Commissioner Budd, City Commissioner Poe, Commissioner Byerly, City Commissioner Warren, Commissioner Chestnut, Commissioner Cornell, City Commissioner Budd, Agreed upon list Commissioner Byerly, City Commissioner Ward, Commissioner Chestnut, City Commissioner Arreola, Mayor Poe 2A change time to allow for more frequent meetings

**Commissioner Byerly withdrew his substitute motion.**

**Commissioner Cornell moved the amended motion** to approve the draft CRA Interlocal Agreement with the following amendments:

Move Section below to Sections 2 (E)

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Section † 2:

~~(B)~~ (E) The County will consider reinvesting the funds it receives from its reduced College Park/University Heights tax increment contributions into projects of mutual interest such as affordable housing, Fire Services, Eastside development and/or homeless services

2(A) Beginning immediately the City and County will hold Joint CRA discussions as frequently as need and scheduling will allow.

2(F) It is the intentions of both Boards to conclude these discussions September 30, 2018 prior to the 2019 legislative session.

**City Commissioner Arreola moved the amended motion** to approve the draft CRA Interlocal Agreement with the following amendments:

Move Section below to Sections 2 (E)

Section † 2:

~~(B)~~ (E) The County will consider reinvesting the funds it receives from its reduced College Park/University Heights tax increment contributions into projects of mutual interest such as affordable housing, Fire Services, Eastside development and/or homeless services

2(A) Beginning immediately the City and County will hold Joint CRA discussions as frequently as need and scheduling will allow.

2(F) It is the intentions of both Boards to conclude these discussions September 30, 2018 prior to the 2019 legislative session.

Billy Rohan, Chair Pinkoson, and Commissioner Chestnut presented comments.

**The City motion carried 5-0.**

**The County motion carried 5-0.**

## **PUBLIC COMMENTS**

5. Public comments  
**Fiscal Consideration:** N/A  
**Recommended Action:** Hear public comments.

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Chair Pinkoson recognized Tara Kirby who presented comments to the Board.

## **COMMISSION GENERAL COMMENTS AND INFORMAL DISCUSSION**

6. City Commission comments  
**Fiscal Consideration:** N/A  
**Recommended Action:** Hear City Commission comments.

There were no comments offered.

7. County Commission comments  
**Fiscal Consideration:** N/A  
**Recommended Action:** Hear County Commission comments.

Commissioner Chestnut inquired of what definition of blight the Commissions will use for the purposes of this discussion. He feels that low to moderate income needs to be part of the conversation when defining blight.

Chair Pinkoson stated that he has no problem with use the definition in the State Statute.

Commissioner Byerly provided a motion that he would like to make in the future to both Commissions and discussed a possible Joint Planning Process between the City of Gainesville and the County. He stated that he would like for the matter to be handled at the Metropolitan Transportation Planning Organization meetings.

**Commissioner Byerly moved** that this matter be on the next MTPO agenda and that the proposed motion be provided as part of the backup for the meeting. Staff should provide a Chair Letter to the City of Gainesville and the MTPO and provide the proposed motion as backup. The motion carried 5-0.

There being no further business before the Board the meeting was adjourned at 5:22 P.M.

**ADJOURN**