

**CITY OF TEMPLE TERRACE, FLORIDA
REDEVELOPMENT AGENCY
MINUTES**

**Tuesday, May 18, 2010
Council Chambers–City Hall**

Having been duly advertised as required by law, a meeting of the Temple Terrace Redevelopment Agency was held on Tuesday, May 18, 2010, in the Council Chambers at City Hall, for consideration of a proposed Second Amendment to the Master Developer’s Agreement, a proposed Reciprocal Easement Operating Agreement, an Assignment and Assumption Agreement, and related documents for the Downtown Redevelopment Project.

PRESENT WERE: Chairman Joe Affronti, Executive Director Kim Leinbach, Agency Members Alison M. Fernandez, Ron A. Govin, Ken Halloway, Mark A. Knapp, and Mary Jane Neale, Attorney for the Agency Mark Connolly, and Clerk Lisa Small.

ALSO PRESENT WERE: Public Information Officer Michael Dunn, Code Compliance Director Joe Gross, Leisure Services Director James Chambers, Community Development Director Charles Stephenson, Public Works Director Joe Motta, Fire Chief Keith Chapman, Finance Director Diane Reichard, Human Resources Director Woody Hubbard, Acting Deputy City Clerk Jeanne Barlow, Assistant Leisure Services Director Karl Langefeld, Mike Vlass, Mark Sneed, Michael Lant, Dan Hicks, Joyce McKenzie, and several other persons.

There being a quorum present, Chairman Affronti called the meeting to order at 6:05 p.m.

Approval of the Minutes of Previous Meeting:

1. Minutes of the January 5, 2010, Redevelopment Agency Meeting.

Upon motion of Agency Member Halloway, seconded by Agency Member Fernandez, and unanimously carried, the **MINUTES** of the January 5, 2010, Redevelopment Agency Meeting were **APPROVED**.

Redevelopment Agency Business:

Chairman Affronti announced that the Temple Terrace Redevelopment Agency just completed a workshop relative to the topics being considered on the agenda. He called on Attorney for the Agency Mark Connolly to present the recommendations coming forward from the workshop.

1. Consideration of Second Amendment to Master Developer’s Agreement.

The Attorney for the Agency reviewed that what is proposed to the City is a Second Amendment to the Master Developer’s Agreement, which has a number of documents attached to it as Exhibits that will be part of the approval of the Second Amendment. He explained that the documents will include an Exhibit “C,” a realigned Phase I, which is different from the Phase I originally contemplated; Exhibit “D,” which is an Area A Concept Plan that is somewhat different than the Area A Concept Plan that was originally attached to the Master Developer’s Agreement agreed to a year ago; Exhibit “F,” an Assignment Agreement with respect to the assignment and assumption of obligations by the entity that will be taking Phase I as part of the Second Amendment; Exhibits “G” and “G-1” are in the process of negotiation and will be agreed to down the line at future dates; Exhibit “K,” which will be a two-page concept plan for the Arts Education building; and Exhibit “L” will be the REOA (Reciprocal Easement and Operating Agreement), which is the operating agreement for the 20 acres after it is built out and parties move into it.

The Attorney for the Agency continued that up for consideration is whether the Temple Terrace Redevelopment Agency (TTRA) wants to approve the form of the Second Amendment to the Master Developer’s Agreement with the Exhibits just discussed with modifications to the Second Amendment:

- A change to Section 2(c), which would be an obligation by the Developer to complete Building K, as part of what would be Phase II, by July 1, 2014;
- The creation of a new Exhibit “C-1” to show precisely what is included in Phase II, which would include Main Street north of what is Phase I, along with Buildings J and K;
- Additional modifications include typographical errors found in the documents – a change of a date of June 31 to June 30, references to spaces being needed in certain documents; labeling of Exhibits, certain Exhibits labeled in J will become K; the REOA, which was initially contemplated as K, will be L;
- In the REOA, paragraph 12.4, the term “of” shall be changed to “or” (middle of third line from bottom of paragraph).

The Attorney for the Agency added that there may be a couple of other typographical errors that have not been discussed; however, these are all of the modifications to the Second Amendment and attachments thereto, which were just discussed in the workshop. He continued that if the TTRA is so inclined, the motion would be to approve the form of and execution of the Second Amendment to the Master Developer’s Agreement and Exhibits thereto, as the Attorney for the Agency has described, with the modifications described.

Upon motion of Agency Member Halloway, seconded by Agency Member Fernandez, Temple Terrace Redevelopment Agency **RESOLUTION NO. CRA-128(m)** was **ADOPTED**, recommending to the City Council that the form of and execution of the Second Amendment to the Master Developer’s Agreement and Exhibits thereto, as the Attorney for the Agency has described, with the modifications described, be approved. Vote on the motion being: Agency Members Fernandez, Govin, Halloway, Knapp, and Neale voting “aye” no “nay.”

There being no further business to consider, the meeting was adjourned at 6:10 p.m.

Joe Affronti
Chairman

Alison M. Fernandez, Agency Member

Ronald A. Govin, Agency Member

Attest:

Ken Halloway, Agency Member

Melissa E. Small, MMC
Clerk

Mark A. Knapp, Agency Member

Mary Jane Neale, Agency Member