

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

**Tuesday, November 17, 2009
Council Chambers–City Hall**

Having been duly advertised as required by law, a meeting of the Temple Terrace Redevelopment Agency was held on Tuesday, November 17, 2009, during a recess in the regular City Council Meeting, held on Tuesday, November 17, 2009, in the Council Chambers at City Hall, to receive a status update on the Downtown Redevelopment Project and to consider the Arts Education Conceptual Plan.

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 Burns.

ALSO PRESENT WERE: Public Information Officer Michael Dunn, Code Compliance Director Joe Gross, Leisure Services Director James Chambers, Community Development Director Charles Stephenson, Police Chief Ken Albano, Public Works Director Joe Motta, Human Resources Director Woody Hubbard, Fire Chief Keith Chapman, Finance Director Diane Reichard, Senior Planner Tom Moore, Senior Planner Brad Parrish, Gail Verlin, Rita Landall, Debbie Jordan, John Rains, Doug Ebbers, Mary Clapp, Norma Reno, Todd Pressman, Gary Sawtelle, Jerry Goddard, Cindy LeCompte, Jean Berg, Linda Garnatz, Irene Bosek, Ralph Bosek, Harvey R. Simpson, Eva L. Simpson, Jan Sutton, Joyce McKenzie, Mark Sneed, John McGlinchy, Tom Allison, Cheri Donohue, Barbara Sparks-McGlinchy, Grant Rimbey, Rebecca Barlar, Doug Barlar, Mel Jurado, James Ruyle, Joe Bell, Jennifer Judge, Delisa Alfonso, Virginia Long, Lana Burroughs, Delaine DeHainaut, Monica Simon, Kathleen Paul, Russ Patterson, Bob Staehle, Cliff Brown, Al Latina, Joan Staehle, Richard Reina, Liz Affronti, Jim Sanderson, Brenda Breeden, Virginia Halloway, and several other persons.

There being a quorum present, Chairman Affronti called the meeting to order at 7:33 p.m.

Minutes of Previous Meeting:

Upon motion of Agency Member Govin, seconded by Agency Member Halloway, and unanimously carried, the **MINUTES** of the September 10, 2009, Redevelopment Agency Meeting were **APPROVED**.

Redevelopment Agency Business:

1. Status Update on the Downtown Redevelopment Project.

Executive Director Leinbach presented a brief update on the progress of the Downtown Redevelopment Project. He informed the Agency Members that he and City staff met with the Vlass development team last Thursday. He continued that they are working together on numerous projects, including the 56th Street alignment and signalization, along with engineers for The Vlass Group, Public Works Director Joe Motta, and Assistant City Engineer Michael Hall. He noted that they talked about the proposed Arts Education Center, and they will be providing the monthly report soon, as requested by Agency Member Govin.

2. Arts Education Center Conceptual Plan.

The Executive Director pointed out that in the Master Developer's Agreement, The Vlass Group is obligated to provide conceptual plans for the community use space (Arts Education building). He stated the Vlass Group provided the conceptual plan by October 1, noting that the City has an obligation to respond to that plan within 60 days.

The Executive Director said he believes there is a general consensus between staff and The Vlass Group that the conceptual plans that were submitted were based on previous discussions and designs that the City had, none of which they believed were satisfactory. He said they believe they can do better, and according to a letter he received today from Vlass Temple Terrace, LLC, which he read aloud, a copy of which is part of the record, the Master Developer is willing to eliminate the requirement of the City to respond to the conceptual plan within 60 days of its receipt and in the alternative, to work together to arrive at a mutually acceptable Community Space Building Concept Plan no later than March 30, 2010. Additionally, he read that the Master Developer agrees to work with the City to design multi-use facilities in the new Downtown Temple Terrace Town Center that will accomplish the City's long term objectives while also maximizing the efficiency, use, and productivity of the Community Use Space for the benefit of the City and its citizens, while minimizing the on-going operating expenses of those facilities.

The Executive Director recommended, if Agency Members concur with the proposal by Vlass Temple Terrace, LLC, that they modify the Master Developer's Agreement to extend this time frame to March 30, 2010, which actually coincide with the provisions of the Master Developer's Agreement, and allows them to come back with something more economically feasible for the City to absorb, in the event they choose to go forward with the community use space, being more practical and beneficial to the City. He reiterated his believe that neither staff nor The Vlass Group was satisfied with what they had worked with thus far, relative to the proposed Arts Education building. He added The Vlass Group called yesterday, with their architects on the phone, working on some concepts. He summarized the recommendation to authorize staff to make a simple modification to the Master Developer's Agreement to provide for the recommendation presented and requested by Vlass Temple Terrace, LLC.

Upon motion of Agency Member Knapp, seconded by Agency Member Hallway, Temple Terrace Redevelopment Agency **RESOLUTION NO. CRA-125** was **ADOPTED**, recommending to the City Council that City staff be authorized to make a modification to the Master Developer's Agreement to provide for the recommendation and request of Vlass Temple Terrace, LLC, in the letter dated November 16, 2009, to eliminate the 60-day response requirement of the City in Section 5.1(b) and work together, in accordance with the other terms of Section 5.1(b) to arrive at a mutually acceptable Community Space Building Concept Plan no later than March 30, 2010, and further instructing staff to work together with the Master Developer to design multi-use facilities that will accomplish the City's long term objectives while maximizing the efficient use and productivity of the community use space for the benefit of the City and its citizens, while minimizing the on-going operating expenses of those facilities. Vote on the motion being: Agency Members Fernandez, Govin, Hallway, Knapp, and Neale voting "aye" no "nay."

Continuing with the status report to the Agency, the Executive Director stated The Vlass Group has started working on the revisions to the overall plan, and the Agency/Council should see some significant progress in the near future. He commented the developer has an aggressive schedule to complete Phase I in the next calendar year, but is intent on doing that. He added that they are close to a resolution with Sweetbay.

Regarding the earlier discussions in the Council Meeting concerning the Post Office, Agency Member Govin said they have always talked about *not* having the sorting facility in the development – for practical purposes it doesn't need to be there. He continued that the bigger issue is that they have done some assessments on tax revenues and TIF funds; if they use 10,000 square feet for a sorting facility, he expressed concern they would not be able to collect taxes on that site. He emphasized the need to be careful putting government buildings in the redevelopment area. While he agrees with having the retail post office there, he expressed concern about giving up 10,000 square feet of property tax and TIF revenue generating space, noting that is a large amount of money over a long period of time and reiterating the need to be careful putting government buildings in there.

Chairman Affronti commented that the Post Office has indicated tonight they want a facility that will do both – retail and a sorting facility; the question will be how adamant they are about that. Agency Member Govin said it would be interesting to put a number on it to see what would be lost in ad valorem taxes and TIF revenue over the 20-year life of the building.

Ralph Bosek, 10905 Victoria Arbor Way, commented that his understanding is that the developer would not be selling the property to the post office; the post office would be leasing the property, and the developer would still be responsible for payment of the property taxes. Therefore, he said he doesn't believe that would affect the TIF revenue.

Agency Member Govin said he was just suggesting they check it out.

There was no other Redevelopment Agency business before the Agency Members for consideration and action.

There being no further business to consider, the meeting was adjourned at 7:43 p.m.

Joe Affronti
Chairman

Alison M. Fernandez, Agency Member

Ronald A. Govin, Agency Member

Attest:

Ken Halloway, Agency Member

Melissa E. Burns, MMC
Clerk

Mark A. Knapp, Agency Member

Mary Jane Neale, Agency Member