

City making progress on redevelopment plans, official says

By Debbie Carson

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On the heels of being appointed the Temple Terrace City Council's representative is developed discussions, Councilman Ron Govin has already sat down with city staff and the developer to iron out the details of the city's downtown redevelopment project.

Govin and Skipper Peek, a managing partner at Pinnacle Realty Advisors, spent four hours in late December trying to find points of resolution, the councilman reported at the last City Council meeting.

"It's a hard process," Govin said, noting that they are still in the early stages and did not have much in the way of specific solutions to announce.

Govin, city staff, Peek and financial consultant John Stainback are scheduled to meet Jan. 12 to go over the financial figures for the project.

"What comes out of there, I'm not sure," the councilman said of the planned meeting.

"We're starting to get into the nitty-gritty,"

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said Mayor Joe Affronti, adding that the project has proceeded farther along than it had with Unicorp, the Orlando-based company that pulled out of the project in July.

The City Council is planning a special meeting of the Community Redevelopment Agency - which the council sits as - on Feb. 1 at 4 p.m. to further discuss the redevelopment effort. A special council meeting will be held following the end of the CRA meeting.

A presentation of the master developer in mid-December has left the city with several questions to work out.

Redevelopment Q&A

How much money should the city expect for the redevelopment area? Pinnacle/Ram, the master developer, has offered to purchase the city-acquired nearly 20-acre site for \$11.7 million. City Attorney Ted Taub said during the mid-December presentation that staff has not had a chance to negotiate or substantiate the offer.

What happens if the city doesn't approve the sale in time? Pinnacle/Ram has offered to purchase the development site, but that offer is only good until Jan. 19. The next City Council meeting is Jan. 16 with a CRA meeting scheduled for early February. City leaders have not said at council meetings what their plans are if the Jan. 19 deadline is not met.

What happens if Pinnacle/Ram and the city cannot reach an agreement on a final site plan for the project? Several times during the December presentation, Peek mentioned that if the two partners could not reach a consensus, then the developer might move on, leaving the city to again find another willing developer.

"At some point, maybe we're not the right people" for the project, Peek said in December.

What will happen if grocer Sweetbay's demands are not met?

Sweetbay controls a large portion of the redevelopment area, having a lease that can be extended for decades. According to Peek, Sweetbay is asking for more than \$3 million to give up its long-term lease and move within the redevelopment area.

Peek said that Pinnacle/Ram's planners have not created a Plan B in the event that Sweetbay's negotiations do not work out.