

# 'We're Going In The Right Direction'

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TEMPLE TERRACE - Hammering out details of downtown redevelopment is a tedious process, but progress is being made, the Temple Terrace City Council was advised this week.

"It is not an easy process," Ron Govin told fellow council members Tuesday night. "But it was an excellent meeting, and I think we're going in the right direction."

Govin was appointed Dec. 19 to work with the developer to identify differences between plans envisioned by the council and the developer.

Govin's "long, hard meeting" with Skipper Peek on Dec. 27 lasted four hours. Peek is managing partner of Pinnacle Realty Advisors, the Tampa arm of the partnership selected in October as master developer of the downtown project.

"There's not a lot of specifics I think I can go into right now," Govin said at the council meeting. Resolution of certain details must wait until the city and the developer are about to sign a contract, Govin said. "I've got to tell you, it's a hard process."

Govin and Peek are scheduled to meet again Friday, a session focusing on financial aspects of redevelopment.

A buyout of the Sweetbay Supermarket lease is a big part of the financial puzzle. The grocery chain wants \$3.175 million to give up its long-term lease in the heart of the redevelopment area, Peek announced at the council's Dec. 19 meeting.

John Stainback, of Stainback Public/Private Real Estate, a Houston-based consulting partnership, will come to Temple Terrace to participate in future meetings, Govin said.

Stainback represented the city during negotiations with Unicorp National Developments, the firm initially selected to head redevelopment. The council severed ties with that Orlando firm in July.

The city is striving to create a 35-acre, New Urbanism-style development southeast of 56th Street and Bullard Parkway with retail, residential, office, restaurant and cultural/civic components.