

# Redevelopment Grinding Along

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TEMPLE TERRACE - Advancing downtown redevelopment from concept to reality is a laborious effort requiring extensive deliberation, city leaders said Monday night, responding to residents who are anxious about the most ambitious project in Temple Terrace's history.

The public-private partnership project is doable only if financially beneficial to the city, officials told two dozen residents at a quarterly town hall meeting in the city's public works building.

Councilman Ken Halloway, a strong proponent of redevelopment, said he is "not going to let the city get stiffed. It's not going to happen. I'm not going to step aside and let the city take a dive and stick it to the taxpayers."

Negotiations with the Pinnacle/Ram team selected in October as master developers are ongoing.

"We're working diligently," said City Manager Kim Leinbach. "Trust me, we want to get this completed as soon as possible. We've been working on this for six years."

Major negotiation points include the sharing of redevelopment costs, such as infrastructure.

"We knew there would be a gap," Mayor Joe Affronti said of the difference between what will be paid by the developer and by the city. "The question is how big that gap is going to be. So, that's where we are."

Another issue is the \$11.7 million the developer is offering for city-owned land in the area southeast of 56th Street and Bullard Parkway, targeted for a New Urbanism-style development with retail, residential, office, restaurant and cultural/civic components.

"That's the initial offering. That's where we're starting," Leinbach said.

The city awaits an appraisal of its land. "What we have on the table right now is a deal, and we have to evaluate that," said Councilwoman Alison Fernandez.

A buyout of the Sweetbay Supermarket lease is another stumbling block.

Skipper Peek, of Pinnacle Realty, said in December that the grocery chain wants \$3.175 million to give up its long-term lease in the heart of the redevelopment area.

Leinbach said Monday night that Sweetbay has expressed a willingness to work with the city.