



ALACHUA CRA
COMMUNITY REDEVELOPMENT AGENCY

Chair Gib Coerper
Vice Chair Edward Potts
Member Shirley Green Brown
Member Jennifer Ringersen
Member Dayna Williams

City Manager Mike DaRoza
City Attorney Marian Rush

The Community Redevelopment Agency will conduct a
Community Redevelopment Agency Meeting
At 5:00 PM

to address the item(s) below.

Meeting Date: February 10, 2025

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Community Redevelopment Agency Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES 11.18.24

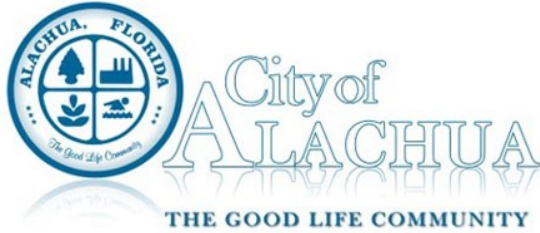
B) APPROVE MEETING MINUTES 12.09.24

C) STAFF UPDATES

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Commission Agenda Item

MEETING DATE: February 10, 2025

SUBJECT: Approve Meeting Minutes 11.18.24

PREPARED BY: Brenda Flieger

RECOMMENDED ACTION:

Approve Meeting Minutes 11.18.24

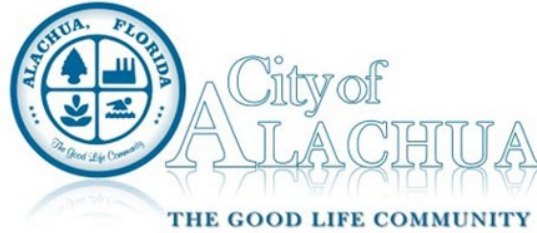
Summary

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 24.11.18.M.CRAB



Community Redevelopment Agency Meeting Minutes
November 18, 2024 at 5:00 PM

Chair Gib Coerper
Vice Chair Edward Potts
Member Shirley Green Brown
Member Jennifer Ringersen
Member Dayna Williams

City Manager Mike DaRoza
City Attorney Marian Rush

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Community Redevelopment Agency Meeting

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CALL TO ORDER

Gib Coerper- Chair 5:00 p.m.

Member Dayna Williams - Absent Vice Chair Ed Potts - Absent

APPROVAL OF THE AGENDA

Member Shirley Green Brown moved to approve the agenda; seconded by Memeber Jennifer Ringersen.

Motion passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) RESOLUTION CRA25-03: CRA PUBLIC MEETING SCHEDULE FOR CALENDAR YEAR 2025

Adam Hall, Principal Planner, presented the Community Redevelopment Agency schedule for 2025.

Member Ringersen moved to adopt the meeting schedule for calendar year 2025; seconded by Member Green Brown.

Motioned passed 3-0 roll call vote.

B) STAFF UPDATES

Susan King, Community Redevelopment Coordinator, presented the information to the Board.

Assistant City Manager, City of Alachua, Rodolfo Valladares presented the information to the Board.

Mr. Daniel Cruz, Architectural Design Team Leader, Monarch Design group, presented additional information.

Chair Coerper expressed concern about the trees growing so large that they overshadow everything else.

Member Green Brown asked about the types of trees.

Mr. Valladares responded.

Member Ringersen asked for clarification about the pricing for each option and the irrigation.

Mr. Valladares and Mr. Cruz responded.

Member Green Brown moved to accept the recommendation from the Community Redevelopment Agency Advisory Board for Option 2 for the landscaping; seconded by Member Ringersen.

Motion passed by 3-0 roll call vote.

Member Ringersen moved to accept the recommendation from the Community Redevelopment Agency Advisory Board with cobblestone edging for the walkway; seconded by Member Green Brown.

Motion passed by 3-0 roll call vote.

Member Ringersen commented that as the walkway weathers, the option chosen would keep a distinctive color to differentiate the walkway from the edging, helping to eliminate a trip hazard.

Chair Coerper questioned the differences between the two options for the paver walkway.

Mr. Valladares and Mr. Cruz responded.

Member Green Brown moved to choose the paver overlay option; seconded by Member Ringersen
Motion passed by 3-0 roll call vote.

Chair Coerper asked what the height was for the light poles along the pathway.

Mr. Cruz responded.

Chair Coerper expressed concerns about the lighting not being enough, causing a safety issue.

Mr. Valladares and Mr. Cruz responded.

Member Ringersen requested that additional outlets be provided at the front entrance of the park.

Member Ringersen moved to accept the recommendation from the Community Redevelopment Agency Advisory Board for the maximum package of lighting; seconded by Member Green Brown.

Motion passed by 3-0 roll call vote.

Chair Coerper questioned the metal work in the front sign of the park.

Mr. Valladares stated that the Board voted at the last meeting and that option was worked into the design.

Member Green Brown reiterated that the Board had already voted and she believes they should move forward.

Member Ringersen suggested adding stained-glass to the current design to make it more appealing.

Ms. King stated that she would not be able to complete her presentation for tree lighting at this meeting due to time constraints.

Member Ringersen moved to have a special meeting on December 9, 2024 at 5:00 pm; seconded by Member Green Brown.

Motion passed by 3-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

City Attorney Marian Rush read CRA Resolution 25-03 by title only.

IV. CITIZENS COMMENTS

ADJOURN

Member Ringersen moved to adjourn; seconded by Member Green Brown.

Motion passed by 3-0 roll call vote.

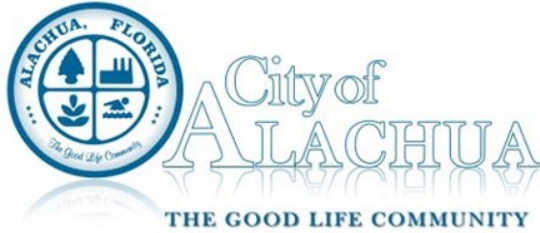
Chair Coerper adjourned the meeting. 5:58 p.m.

ATTEST:

CITY COMMISSION OF THE CITY OF
ALACHUA, FLORDIA:

W. Michael DaRoza, CRA
Executive Director

Gib Coerper, CRA Chair



Commission Agenda Item

MEETING DATE: February 10, 2025
SUBJECT: Approve Meeting Minutes 12.09.24
PREPARED BY: Brenda Flieger
RECOMMENDED ACTION:
Approve Meeting Minutes 12.09.24.M.SPCRAB

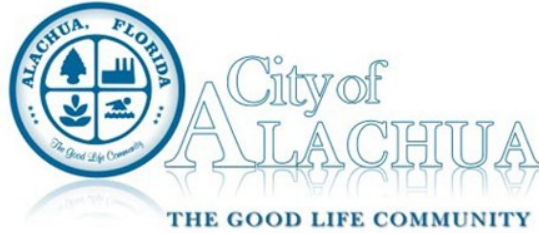
Summary

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 24.12.09.M.SPCRAB



Special Community Redevelopment Agency Meeting Minutes
December 9, 2024 at 5:00 PM

Chair Gib Coerper
Vice Chair Edward Potts
Member Shirley Green Brown
Member Jennifer Ringersen
Member Dayna Williams

City Manager Mike DaRoza
City Attorney Marian Rush

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615



ALACHUA CRA
COMMUNITY REDEVELOPMENT AGENCY

Community Redevelopment Agency Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

Gib Coerper- Chair 5:00 p.m. Absent - Dayna Williams

I. NEW BUSINESS

A) APPROVE MEETING MINUTES- 24.11.04.M.SPCRB

Vice Chair Ed Potts moved to approve the minutes from the November 4, 2024, special meeting; seconded by Member Shirley Green Brown.

Motion passed by 4-0 vote.

B) STAFF UPDATES

Susan King, Community Redevelopment Coordinator, presented information on tree lighting in the downtown area.

Chair Coerper discussed what areas would be the best to start at and suggested spanning it out over time.

Ms. King asked the Board if they wanted to pursue the building lighting or just tree lighting.

Vice Chair Potts stated that he likes the roofline lighting and the tree trunk wrapping. He suggested starting on primary Main Street and continuing south on Main Street, as the budget allows.

Member Jennifer Ringersen and Member Green Brown agreed with Vice Chair Pott's suggestion.

City Manager DaRoza added some information pertaining to the lifetime of the bulbs and the cost-effectiveness of them. He also stated that some business owners on South Main Street may advocate that this area needs to be done first.

Chair Coerper suggested that the upper Main Street be the starting point for the roofline lighting and tree wrapping on every tree trunk. He then added that going south every other tree could be trunk wrapped until the budget allows more lights to be installed to match.

All Board members agreed.

ADJOURN

Vice Chair Potts moved to adjourn; seconded by Member Ringersen.

Motion passed by 4-0 roll call vote.

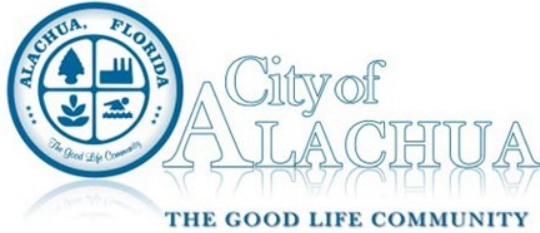
Chair Coerper adjourned the meeting. 5:34 p.m.

ATTEST:

**CITY COMMISSION OF THE CITY OF
ALACHUA, FLORDIA:**

Presiding Officer

Staff Liaison



Commission Agenda Item

MEETING DATE: February 10, 2025

SUBJECT: Staff Updates

PREPARED BY: Susan King

RECOMMENDED ACTION:

Receive updates

Summary

Theatre Park Refresh Project

The Theatre Park Refresh Project has gone out to bid and will be advertised for 30 days. Staff will review and evaluate the bids and present a recommendation of award to the City Commission in March with an anticipated project start date in April. The Theatre Park Refresh Project will take place in three phases – Phase 1) restoration; Phase 2) construction of the reinforcing structure for the walls, stage pavilion and entry signage; and Phase 3) landscaping, hardscaping, lighting, electrical work, irrigation and furnishings.

Main Street Lighting Project

Staff is preparing to launch the Main Street Lighting Project. Phase I will involve installing year-round perimeter lighting on building rooflines beginning on the west side of Main Street between NW 150th Ave and NW 148th Place. The City of Alachua Risk Management and Compliance department will be preparing a license agreement for building owners' review and signature. The Alachua CRA will pay for all perimeter lighting expenses, which includes materials, installation and any electrical requirements. Phase I may also include the installation of tree-trunk wrap lighting in select areas and grapevine light balls to hang in the larger trees in the city's landscape beds on South Main Street. The light balls will serve as one method to help illuminate a relatively dark area in the downtown district. The Main Street Lighting Project is one of several proposed CRA initiatives to help revitalize and showcase downtown.

Gateway Sign

Staff is making progress to secure the land rights at the corner of Main Street and US-441 for the gateway sign. Staff is seeking a donation of approximately 2,036 square feet of corner property to install the gateway sign and LED message board. The conditions of the donation would include removing some of the vegetation that obstructs the CVS sign. The Alachua CRA plans to remove the vegetation that obstructs the CVS sign, redevelop this corner, and maintain new and existing landscaping. The gateway sign, to be designed by ThemeWorks, will serve as a landmark at the threshold of Main Street and is another proposed CRA initiative to help

revitalize and showcase downtown.

Christmas on Main Tree Lighting

The City of Alachua, in collaboration with the Alachua Chamber of Commerce, hosted another fun and festive “Christmas on Main” Tree Lighting on Friday, December 6, 2024. The Good Life Station once again hosted Santa’s Workshop where Santa and Mrs. Claus visited with 80 children and their families, who received complimentary photos to commemorate the occasion.

Special performances throughout the evening included: Alachua Elementary School Chorus, comprised of 40 school children, at the Tree Lighting; Alachua Children’s Theatre “Frosty the Snowman,” Dance Alive’s “Dance About” program and the “World Famous” Cha Chas in Theatre Park; violinist Shelby Adams next to Kelly’s Kreations; Christmas carolers at the Alachua Women’s Club; and live music at the Music Junction.

The Tree Lighting event was funded in part by Visit Gainesville, Alachua County. Other sponsors included: Boukari Law and Alachua Today, Dollar General Distribution, Walmart Distribution, and Florida Portable Services. We also want to thank local businesses and civic organizations for their contributions and sponsoring the holiday activity stations on Main Street. Staff estimated that close to 1,500 residents and visitors attended the 3 ½-hour event.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

None