



ALACHUA CRA
COMMUNITY REDEVELOPMENT AGENCY

Chair Rudy Rothseiden
Vice Chair Kelly Harris
Member Brian Boukari
Member Jovante Hayes
Member Rick Robertson

City Manager Mike DaRoza
City Attorney Marian Rush

The Community Redevelopment Agency Advisory Board will conduct a
**Community Redevelopment Agency Advisory Board
Meeting
At 3:00 PM**

to address the item(s) below.

Meeting Date: March 17, 2025

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

Community Redevelopment Agency Advisory Board 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

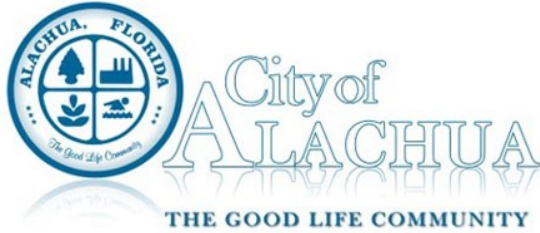
A) APPROVE MEETING MINUTES - JANUARY 27, 2025

B) STAFF UPDATES

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Commission Agenda Item

MEETING DATE: March 17, 2025

SUBJECT: Approve Meeting Minutes - January 27, 2025

PREPARED BY: Brenda Flieger

RECOMMENDED ACTION:

Approve Meeting Minutes for the January 27, 2025 CRAAB meeting.

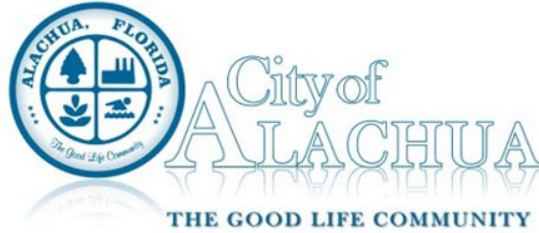
Summary

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 25.01.27.M.CRAAB



Community Redevelopment Agency Advisory Board Meeting Minutes
January 27, 2025 at 3:00 PM

Chair Rudy Rothseiden
Vice Chair Kelly Harris
Member Brian Boukari
Member Jovante Hayes
Member Rick Robertson

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

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CALL TO ORDER

Rudy Rothseiden – Chair 3:00 pm
Kelly Harris – Vice Chair - Absent. Present at 3:10 pm.

APPROVAL OF THE AGENDA

Chair Rothseiden requested that Citizen Comments be moved to Item C and the Staff Updates be moved to Item D.

Member Brian Boukari moved to rearrange the agenda and make Citizens Comments Item C and Staff Updates Item D.

Motion passed by 4-0 vote.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES 10.21.24

Member Boukari moved to approve the minutes from the October 21, 2024 meeting; seconded by Member Hayes.

Motion passed by unanimous consent.

B) APPROVE MEETING MINUTES 11.04.24

Member Boukari moved to approve the minutes from the November 4, 2024 meeting; seconded by Member Rick Robertson.

Motion passed by unanimous consent.

C) STAFF UPDATES

Susan King, Community Redevelopment Coordinator, presented her Staff Update Report.

III. BOARD COMMENTS/DISCUSSION

Chair Rothseiden reiterates that a better job of advertising should occur for all planned events. He also asked if there is an agreement between the building owners and the City.

Member Boukari indicated that he was extremely pleased with the Christmas holiday events and the progress of Theatre Park.

Chair Rothseiden requested that South Main Street not be forgotten in these projects.

Vice Chair Harris commented on a couple of potholes forming in the downtown area. She also stated that there is a parking issue at the parking area to the north of the train tracks on 235 on the east side of the road.

IV. CITIZENS COMMENTS

This item is now C. under new business.

Alan Hitchcock requested that the board consider implementing a 2hr parking limit on Main Street only. He suggested it be accomplished by using nice quality signs placed in landscaped areas to communicate to those that there is a limit but making sure we keep the aesthetics of the downtown area. He stated that he has visited a number of small downtown areas in surrounding towns, and they all have parking limits. He also asserted that there are other available parking options for employees and owners.

Member Boukari questioned the ability of the City to enforce this limited parking. He agrees that this is a concerning problem. He has observed trucks parked on Main Street for long periods of time.

Member Robertson stated that a business owner informed him that she parks where she does because her car was vandalized when it was parked in a back lot. He also agrees with the concept but also questions the enforcement.

Member Jovante Hayes asked if pay meters would be involved.

Vice Chair Kelly Harris agrees that this is a problem and its getting worse. The challenge will be to enforcement. she also agrees that if signs were put in place, then probably 90% of the citizens would comply without a problem.

Chair Rothseiden suggested the limited parking be between certain hours.

Vice Chair Harris asked if a notice could be sent out with utility bills.

Chair Rothseiden informed her that when he has asked about this before, he was informed that there are certain rules about what can and can't be placed in with the electric bills.

Mr. Hitchcock requested that the Board not just talk about it, but to take some sort of initiative to recommend to the next level.

Member Boukari moved that this Advisory Board ask the Community Redevelopment Agency Board to begin the process of implementing a two-hour parking limit per block, per day for a test run of the 150th to 148th Place area. To occur between the hours of 6am-6pm, providing for an enforcement mechanism, providing for prior notice to citizens as a courtesy, and providing for signage as necessary. With the caveat that this topic come back before this Advisory Board and the CRA Board for review 6 months after implementation; seconded by Vice Chair Harris.

Member Boukari amended his motion to reflect that area to be included will be from 150th all the way down to the 148th Place block to include the area of parking that terminates just north of the chamber of commerce office and to erect signage in areas that the city owns that is not included in the two-hour time limit.

Vice Chair Harris accepted the amendment to the motion.

Motion amendment passed by 5-0 vote.

Motion passed by 5-0 vote.

ADJOURN

Member Hayes moved to adjourn; seconded by Vice Chair Harris.

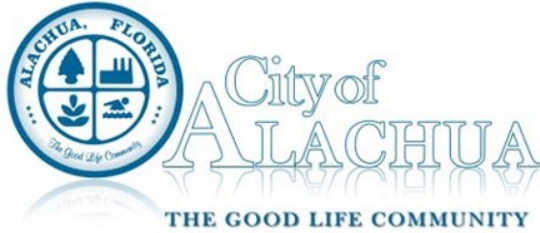
Chair Rothseiden adjourned the meeting. 4:09 p.m.

ATTEST:

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

CRA Advisory Board Chair

Staff Liaison



Commission Agenda Item

MEETING DATE: March 17, 2025

SUBJECT: Staff Updates

PREPARED BY: Susan King

RECOMMENDED ACTION:

Receive updates

Summary

Theatre Park Refresh Project

RFB 2025-010R Theatre Park Project went out to bid on February 27, 2025. Bid closes on Monday, March 31, 2025, at 3:00 pm.

Time-Limited Parking

A Special CRA Board meeting will be held on Monday, March 24, 2025, at 5 pm, to resume discussions on time-limited parking on Main Street. Staff will present a sample two-hour parking sign and courtesy letter to downtown building and business owners for the board's consideration and feedback, as well as updates on any available digital parking enforcement options.

Annual Report

Staff is preparing the Alachua CRA Annual Report for Fiscal Year 2023-2024. Both the FY 23-24 Annual Report and complete audit report of the Alachua CRA redevelopment trust fund must be published online and sent to taxing entities by March 31, 2025. Per Section 163.371 of the Florida Statutes, the CRA Annual Report must include the following:

1. total number of projects started and completed with the estimated cost of each project;
2. total expenditures from the redevelopment trust fund;
3. originally assessed real property values within the CRA on the day the agency was created;
4. total assessed real property values of the property within the boundaries of the CRA as of January 1 of the reporting year; and
5. total amount expended for affordable housing for low-income and middle-income residents.

The FY 23-24 Annual Report will highlight the Alachua CRA's activities and achievements from October 1, 2023 through September 30, 2024, and include a summary describing to what

extent the CRA has achieved the goals set out in its community redevelopment plan.

Main Street Lighting Project

Staff is awaiting quotes for the installation of 36 grapevine light balls on South Main Street. The light balls will be installed on the four trees in front of the Alachua Women's Club. The perimeter lighting project will move forward once permission is granted and staff receives a signed license agreement from the building owners located on the west side of Main Street from NW 150th Avenue to NW 148th Place.

CRA Maintenance Updates

1. Sidewalks and crosswalks in the business district between the corner of NW 150th Ave down to Alachua Chamber and Boukari Law have been pressure washed.
2. Landscape beds on Main Street and near the post office on NW 152nd Lane will be refurbished with new plantings. This project will be included in the Great American Cleanup to be held on Saturday, May 3, 2025.
3. Staff is scheduling the removal of the Spanish moss on trees in the CRA, including the larger trees on Main Street and trees of various sizes on the side streets.
4. Staff is awaiting quotes for the installation of a new irrigation system in the city's landscape beds on NW 147th Drive in front of the Rolling Oaks Plaza in the Towne Centre.
5. Other upcoming projects include: mulch application, stormwater water system inspection, dead tree removal, sidewalk repair, and landscape removal and replacement in the Towne Centre area.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

None