



Special Community Redevelopment Agency Board Community Redevelopment Agency
Meeting Minutes
February 24, 2025 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

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.

APPROVAL OF THE AGENDA

Member Jennifer Ringersen moved to approve the agenda; seconded by Vice Chair Edward Potts.

Motion passed by unanimous consent.

- I. OLD BUSINESS
- II. NEW BUSINESS

A) TIME-LIMITED PARKING ON MAIN STREET

Susan King, Community Redevelopment Coordinator, presented her report.

Member Dayna Williams asked the Chief of Police to come up and speak to this topic.

Chief of Police, Jesse Sandusky, addressed the Boards questions. He stated that the police department does not have any objections to a time limit parking situation, but the issue would be enforcement. The department does not have the staff at this time for parking enforcement. He stated that there are more options out there, like automated enforcement. The city would have to hire a civilian to be a meter maid or have code enforcement take on the responsibility. He also stated that an ordinance would have to be put in place to allow enforcement.

Member Ringersen wanted clarification about the police department's capabilities.

Chief Sandusky stated that his officers answer calls based on priority. He stated that automated systems do not require new employees, benefits and so forth so that would be the less expensive way to go.

Chair Coerper suggested signs that state a time limit parking is going to be activated to get people used to it.

Member Shirley Green Brown asked if Ms. King had researched other options.

Ms. King stated that she has started to contact automated systems companies, but she does not have all the details yet. There are many different levels of service that you can get from these companies.

Vice Chair Potts reiterated that the citizens who ignore the parking situation now will not comply if it's not enforced. He asked about the test period enforcement.

City Manager Mike DaRoza asked what the funding source would be for this and is this parking something to get into, because citizens have also asked about making that segment of Main Street no vehicular traffic at all, just foot traffic. He wants to make sure that all the time and energy put into research is not wasted if enforcement can't be maintained.

Member Williams asked if Ms. King had pricing for signs for the test run.

Ms. King stated that she has not because she wanted to wait for the outcome of this meeting to direct her for her next step.

Member Brown stated that obviously more research is needed to make a decision.

Chair Coerper stated there are more parking options available other than on Main Street.

Vice Chair Potts asked the City Attorney for comment on what the next step is.

City Attorney Marian Rush commented that much more research needs to be completed to avoid a multitude of problems. She asserted that the city needs to be careful about the audience they are targeting. If you give a tourist a ticket, they will not come back. She also inserted that if the system pays for itself, then you will likely not have as many objections from business owners who are not on Main Street but are a part of the CRA.

Citizen comments:

Alan Hitchcock stated he understands all the issues the board is facing, but he emphasized the urgency of the request. He compared the situation to other Code Enforcement situations. He suggested that the Board might be making more of the situation than is necessary. He is suggesting a courtesy sign to start with or a letter sent to residents of Main Street. He argued that he believes most citizens will abide by signs.

Leon Barrows moved his business because of the parking situation, but it has now affected his business in his new location. He suggested that a letter sent to the business owners might make a difference.

Nicole Stroud asserted that if there was a police presence on Main Street, it would encourage people to honor any signs that would be placed.

Bryan Boukari stated that he does not agree with a parking time limit. He believes that it will not work. He cautioned that people don't comply now because they are not neighborly and a sign would not change that. He advocates that there would not be enough money to maintain any type of enforcement. He urged the board to consider the negative effects of giving tickets. He also asked about alternate parking. He stated that the other parking lots available are private, and the city does not have enough alternate parking available.

Rudy Rothseiden expressed that maybe other options should be considered, like making parts of Main Street foot traffic only. He also argued that installing an app for parking fees would not be a viable answer to this problem.

Ms. King reiterated that the suggestion of sending out a letter to all business owners is being drafted. She believes this would help to start.

Chair Coerper suggested that the city and CRA should inquire about acquiring the property behind Codfathers. That would increase the parking availability for citizens.

Member Ringersen consented that the urgency for new businesses is apparent. She stated that the letter to business owners is a place to start and then go from there once more information is collected.

more information is collected.

Vice Chair Potts concurred with Member Ringersen.

Lindsay Rizzo agreed that there is a parking problem but questioned whether this was the way to go. She believes there are other options, such as foot traffic only.

Member Williams asked about the previous letter that keeps being referred to. She asked when it was sent out. She also agrees that in the long run there are other viable options that might be the direction to go. She also stated that the letter should go out again but there needs to be an additional special meeting to approve the letter.

Member Williams moved to have Ms. King come back to the Board with a letter that would go out to the business owners and residents of Main Street for review and approval as well as the two-hour parking signage that was discussed; seconded by Member Ringersen.

Motion passed by unanimous consent.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

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

Motion passed by unanimous consent.

Chair Coerper adjourned the meeting. 6:03 p.m.

ATTEST:

CITY COMMISSION OF THE CITY OF
ALACHUA, FLORIDA:



W. Michael DaRoza, CRA
Executive Director



Gib Coerper, CRA Chair