

Community Redevelopment Agency Advisory Board Meeting Minutes  
June 23, 2025 at 3:00 PM

**Chair Rudy Rothseiden**  
**Vice Chair Kelly Harris**  
Member Brian Boukari  
Member Mandy Bucci  
Member Jovante Hayes

**City Manager Rodolfo  
Valladares**  
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 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

Rudy Rothseiden – Chair      3:05 pm                      Absent Jovante Hayes - Member

New Board Member Mandy Bucci was acknowledged and welcomed.

Member Brian Boukari asked about the approval of the agenda.

**Member Boukari moved to approve the agenda, amending it to add the Board Comments section; seconded by Vice Chair Kelly Harris.**

**Motion passed by unanimous consent.**

**I. NEW BUSINESS**

- A) BUSINESS FACADE GRANT PROGRAM APPLICATION: A REQUEST BY FLA HOMES INC., APPLICANT, AND ALACHUA COMMERCIAL PROPERTIES LLC, PROPERTY OWNER, SEEKING APPROVAL OF A BUSINESS FACADE GRANT APPLICATION FOR PROJECT IMPROVEMENTS TO A BUILDING LOCATED AT 14910 MAIN STREET.

Susan King, Community Redevelopment Coordinator, presented the application materials submitted by Fla Homes Inc., applicant, and Alachua Commercial Properties LLC, property owner, for improvements to a building located at 14910 Main Street.

**Member Boukari moved that, based upon Staff's recommendation, this Board finds the Business Facade Grant Program Application submitted by Fla Homes Inc., applicant, and Alachua Commercial Properties LLC, property owner, for improvements to a building located at 14910 Main Street to be consistent with the Business Facade Grant Program Policies and Procedures and transmits the application to the City of Alachua Community Redevelopment Agency with a recommendation to approve; seconded by Vice Chair Harris.**

Member Boukari remarked that he liked the material being used for the awning. He believes the variation will play out nicely on the facade.

Chair Rothseiden questioned if the support structure was being removed or just the covering. He also questioned the height of the awning for safety reasons when using metal.

Ms. King stated that the application appears to show a total removal and all new materials installed.

Member Boukari also stated his concerns about the height clearance of any flag, awning or sign currently installed along Main Street.

Chair Rothseiden clarified that Vice Chair Harris rents the property and is not the owner of the property, therefore she can vote if she can do so without prejudice.

Vice Chair Harris confirmed her opinion will be unbiased.

**Motion passed by 4-0 roll call vote.**

## II. Board Comments

Member Boukari welcomed Member Bucci and commended former Member Roberts for his dedicated service to this Board.

Member Boukari addressed the issue of the gateway sign project. He reaffirmed his opinion about purchasing the tidbit of land at the asking price. He does not believe that the purchase is the answer. He also asserted that the opposite side of the street at the AT&T property would be a better place to inquire about.

Vice Chair Harris commented about making Main Street a walkable street. She believes the sign will help but also suggested a different location for it.

Member Mandy Buuci stated that she was approached by a citizen who commented on the safety of the sidewalks up and down Main Street. This citizen stated that it was a former Main Street business owner who was trying to influence her to not open up a new business on Main Street. Member Bucci asked the Board if it has any responsibility in quelling these types of rumors.

Chair Rothseiden stated that "It takes a good neighbor to be a good neighbor." He believes the only thing this board can do is to support businesses positively and promote a cohesive Main Street.

Member Bucci suggested that more effort could be put into inviting the public to these meetings. The public should know that they can bring up these issues at these meetings for discussion.

Member Boukari reiterated that he has informed citizens that they can come to the meeting. He also stated that some people just like to complain and don't want to be involved in a solution.

Vice Chair Harris elaborated that she remembers the City going through a rough patch about 20 years ago, and she can see it happening again. She also pointed out that if you react to negativity, it gives them fuel for the fire. Her belief is to reaffirm the positive and, eventually, that will always come out the winner.

Chair Rothseiden brought up the example of the new parking lot that was installed. It was not what everyone wanted, but overall it fulfilled the need that downtown needed. He admitted that he believes the probable increase in traffic from the new gateway sign does not constitute the cost of the property. He also addressed the issue of getting people to the meetings. He challenged the board to be the ones to bring someone with

them to the meetings. This might cause some interest from the citizens.

Chair Rothseiden also stated that he would like the board members to review the studies that were done in the past and then see an item on the next agenda to revisit and discuss what the board has accomplished from those study suggestions.

**Vice Chair Harris moved to add an item to the next agenda to review the findings that the strategies groups came up with in the past studies, then examine what this board has accomplished and what still needs to be worked on; seconded by Member Boukari.**

Member Bucci asked for clarification on the need to examine these studies.

Chair Rothseiden expanded on what these studies looked at and why they were done.

Ms. King stated she could send a link to all the board members to examine the documents from the studies.

Member Bucci asked if a workshop to discuss and examine all the information prior to the next meeting would be beneficial.

Chair Rothseiden stated the board has never had a workshop before and asked Ms. King when the next meeting was scheduled for.

He also stated that due to the holiday schedule, a workshop would not be conducive prior to the meeting.

**Motion passed by 4-0 roll call vote.**

Chair Rothseiden asked for citizen comments.

Kimberly Vermillion reiterated the need for positive attitudes, positive moves and positive decisions to override the negative talk going around.

Lindsey Rizzo, former Community Redevelopment Coordinator, informed the board that there was an examination of the old studies done and those records may be available. Those findings could be helpful in the new examination. If she can locate them, she will forward them to Ms. King.

Chair Rothseiden charged the board with being open to all comments, discussion or stated problems from the community; either negative or positive. He believes good government does not hold bias. He stated that this board needs to be open and non-discriminatory.

Vice Chair Harris asked the new Director of Planning and Community Development to introduce himself and say few words about his experience.

Bryan Thomas, Director of Planning and Community Development, addressed the board.

**ADJOURN**

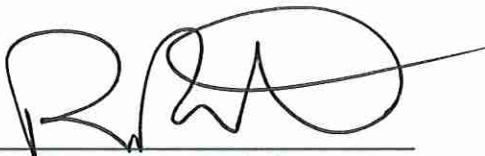
**Member Boukari moved to adjourn; seconded by Vice Chair Harris.**

**Motion passed by unanimous consent.**

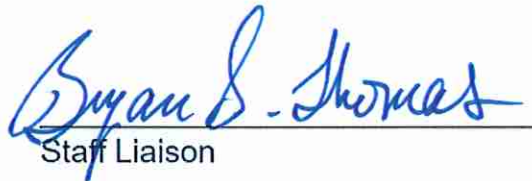
Chair Rothseiden adjourned the meeting. 4:00 p.m.

**ATTEST:**

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

A handwritten signature in black ink, appearing to be 'RWA', written over a horizontal line.

CRA Advisory Board Chair

A handwritten signature in blue ink, reading 'Bryan S. Thomas', written over a horizontal line.

Staff Liaison