



Community Redevelopment Agency Meeting Minutes  
June 9, 2025 at 5:00 PM

**Chair Walter Welch**  
**Vice Chair Shirley Green Brown**  
Member Jacob Fletcher  
Member Jennifer Ringersen  
Member Dayna Williams

**City Manager Rodolfo Valladares**  
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

Walter Welch- Chair 5:02 p.m.

Jacob Fletcher, Member Absent

### APPROVAL OF THE AGENDA

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

Motion passed by unanimous consent.

### I. OLD BUSINESS

## II. NEW BUSINESS

### A) APPROVE MEETING MINUTES - APRIL 7, 2025

**Member Ringersen moved to approve the minutes from the April 7, 2025 meeting; seconded by Vice Chair Green-Brown.**

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

### B) APPOINTMENT TO COMMUNITY REDEVELOPMENT ADVISORY BOARD

LeAnne Williams, Deputy City Clerk, presented information for vacancies on the Community Redevelopment Advisory Board.

Applicant Mandy Bucci addressed the Board.

Applicant Kelly Harris addressed the Board.

Ms. Williams handed out the ballots to the Board. Voting commenced.

Ms. Williams read out loud the results of the ballots.

Mandy Bucci 3 of 4 yes votes and Kelly Harris 4 of 4 yes votes. Both had the majority vote so both can be appointed.

**Member Dayna Williams moved to read resolutions by title only; seconded by Vice Chair Green-Brown.**

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

City Attorney Marian Rush read CRA Resolution 25-05 by title only.

**Member Williams moved to adopt CRA Resolution 25-05; seconded by Member Ringersen.**

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

### C) RESOLUTION CRA 25-06: AMENDING THE FISCAL YEAR 2024-2025 BUDGET FOR THE RECEIPT OF UNANTICIPATED REVENUE; INCREASING THE CRA SPECIAL REVENUE FUND TO APPROPRIATE REVENUES AND EXPENSES RELATED TO THE T-MOBILE HOMETOWN GRANT PROGRAM.

City Attorney Rush read CRA Resolution 25-06 by title only.

Susan King, Community Redevelopment Coordinator, presented information pertaining to CRA Resolution 25-06.

**Member Ringersen moved to adopt CRA Resolution 25-06 and adopt the budget amendment; seconded by Member Williams.**

Member Williams commended Ms. King for her work on obtaining this grant for the city.

Rodolfo Valladares, Assistant City Manager, City of Alachua, also praised Ms. King for her dedication and hard work.

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

#### D) STAFF UPDATES

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

The Theater Park project has been awarded, and substantial completion is estimated for 120 days.

Six two-hour parking signs have been placed on Main Street. Courtesy letters were either hand-delivered or mailed to residents and businesses.

Member Williams asked if Ms. King was receiving positive feedback from the time-limited parking initiative. She also stated that the signs look very professional.

Main Street lighting project phase 1. 36 grapevine light balls have been installed in the Main Street area. More accent lighting will be installed at a later date.

Vice Chair Green-Brown asked about the kick-off meeting for the Theater Park project.

Mr. Valladares explained what the meeting was for and who was to attend.

Vice Chair Green-Brown asked how many businesses have given feedback about the two-hour parking signs.

Ms. King estimated that at least 4-5 have responded positively to the signs.

Vice Chair Green-Brown asked to hear from some of the business owners in the audience about the parking signs.

Kelly Harris stated the signs have improved parking availability during peak hours of the day.

Mandy Bucci stated that her customers were happy that they could find parking in front of the store when purchasing furniture because they don't have to carry it across the street for loading.

Pamela Jones, Manager/Owner of Lee's Hair Boutique, stated she was never notified of the parking signs. She commented that she should have been asked for input about the hours listed on the signs. All businesses should have been included.

Marty Eskerts stated that customers of the hair salon need more than two hours for the appointments they have.

#### E) PROPOSED CONCERT SERIES FOR DOWNTOWN

Susan King, Community Redevelopment Coordinator, presented her report on the proposed Concert Series Program. She explained how the Levit Music Series Grant Program works. It is a multi-year matching grant opportunity.

Member Williams asked Ms. King to explain the matching funds concept. Specifically, where and from whom the funds would be needed.

Ms. King explained in detail some examples of where the monies would come from.

Member Williams questioned the location of Skinner Park as the place where the concerts would be held. She asked if the location could be changed after submission of the application. She is concerned about the location not working for this type of event.

Mandy Bucci and Shasta Shellhorn stepped up to further explain specific details concerning the application process and what information is needed.

Member Ringersen asked what day was chosen for these concerts to be held.

Ms. King stated Fridays were chosen.

Vice Chair Green-Brown asked about the due date of the application.

Ms. King confirmed June 30th as the date required.

Vice Chair Green-Brown reiterated that she also has concerns about Skinner Park being the location and needs more information.

Member Williams asked if a special meeting was needed, with this being the only agenda item. She also questioned advertising requirements for a special meeting.

Brenda Flieger, Planning Assistant, explained the deadline requirements and advised the Board that June 23rd would be the earliest day they could conduct the meeting to accommodate the posting requirements.

Leon Barrows questioned the Board about their indecisiveness. He stated that Main Street needs to grow and this is a perfect opportunity to get Main Street some exposure.

Kelly Harris confirmed that there have been a lot of hours already put into this application. The location and number of concerts can be changed once the application is submitted.

**\*\*5:55 pm. Member Jacob Fletcher is present. \*\***

Member Williams stated that her suggestion of a special meeting was not to turn down the idea but to get further information prior to the application deadline.

**Vice Chair Green-Brown moved to have a special meeting on June 23, 2025; seconded by Member Ringersen.**

Ms. Bucci explained more about the application process and the absolute need to apply prior to the deadline. She also explained that submission of the application is only the first step.

Soorya Lindberg asked if the meeting could be held on the 16th instead of the 23rd.

Member Williams stated that it could not be held on the 16th.

**Motion passed by a 5-0 roll call vote.**

#### **F) GATEWAY SIGN - PROJECT OVERVIEW**

Based on consensus, this item is being moved to the Special Meeting on June 23rd due to time constraints.

#### **III. BOARD COMMENTS/DISCUSSION**

#### **IV. CITIZENS COMMENTS**

A concerned citizen (name not given) questioned the actions of some city employees for not being fair and equitable in their treatment of citizens.

**ADJOURN**

**Member Ringersen moved to adjourn; seconded by Member Williams.**

**Motion passed by unanimous consent.**

Chair Welch adjourned the meeting at 6:10 p.m.

**ATTEST:**

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

  
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Rodolfo Valladares, CRA  
Executive Director

  
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Walter Welch, CRA Chair