

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

Executive Director Rodolfo Valladares
City Attorney Scott Walker

The Community Redevelopment Agency will conduct a
Community Redevelopment Agency Meeting
At 5:00 PM
to address the item(s) below.

Meeting Date: February 9, 2026

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. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Chair, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

- A) APPROVE MEETING MINUTES - NOVEMBER 10, 2025**
- B) APPROVE MEETING MINUTES- DECEMBER 8, 2025 SPCRAB**
- C) BUSINESS FACADE GRANT PROGRAM APPLICATION: A REQUEST BY MATTIMAY HOLDINGS LLC, APPLICANT AND PROPERTY OWNER, REQUESTING APPROVAL OF A BUSINESS FAÇADE GRANT APPLICATION FOR PROJECT IMPROVEMENTS TO A BUILDING LOCATED AT 14827 MAIN STREET.**
- D) STAFF UPDATES**

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Commission Agenda Item

MEETING DATE: February 9, 2026

SUBJECT: Approve Meeting Minutes - November 10, 2025

PREPARED BY: Brenda Flieger

RECOMMENDED ACTION:

Approve the meeting minutes for the November 10, 2025, meeting.

Summary

Approve Meeting Minutes - November 10, 2025

FINANCIAL IMPACT

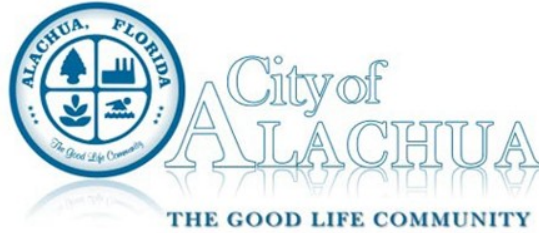
none

ADDITIONAL FINANCIAL INFORMATION

none

ATTACHMENTS

1. 25.11.10.M.CRAB



Community Redevelopment Agency Meeting Minutes
November 10, 2025 at 5:00 PM

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

Executive Director Rodolfo Valladares
City Attorney Scott Walker

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 5:00 p.m. Dayna Williams, 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- SEPTEMBER 08, 2025

Member Ringersen moved to approve the minutes from the September 08, 2025 meeting; seconded by Vice Chair Green Brown.

Motion passed by unanimous consent.

B) RESOLUTION CRA26-01: CRA PUBLIC MEETING SCHEDULE FOR CALENDAR YEAR 2026

Susan King, Community Redevelopment Coordinator, presented the information.

City Attorney Scott Walker read Resolution CRA 6-01 by title only.

Member Jacob Fletcher asked if there is a pattern for scheduling these meetings. Ms. King answered.

Member Ringersen moved to adopt CRA Resolution 26-01; seconded by Member Fletcher.

Motion passed by role call vote. 4-0

C) STAFF UPDATES

Ms. King presented her report.

Theatre Park: Substantial completion date is estimated to be November 21st. All specific areas completed are listed in the staff report. Landscape will be installed next week.

Farmer's Market: The Market on Main is a huge success. It is becoming a highlight of downtown on Saturday mornings. Several Main Street shops have reported an uptake in sales on Saturdays. With the number of vendors, the market will soon outgrow it's current location. The market's logistics, expenses, venue selection and expansion were discussed at the last Advisory Board meeting. The Advisory Board made the following recommendations for staff to present to this Board:

1- Explore a trial period for intermittent street closures of one block on Main Street between NW 150th and NW 148th Place and to discuss the cost to effectuate this intermittent closure.

2- Solicit any overall opinions from the CRA Board about the Farmer's Market and any possible venue locations.

3- Request funding from the CRA budget to cover expenses of the Farmer's Market for

the initial six-month permit period. Staff invites any feedback from this Board on these recommendations.

Billboard Design: Staff is working with Outfront Media to update the vinyl on the CRA billboards. The current vinyl has been up for nearly two years and is looking faded and weather-worn, which reduces the visibility. Also, the design is somewhat outdated compared to the current billboard marketing standards. Staff's goal is to have a clean, uncluttered and modern design aligned with the CRA and Heritage Center branding. Staff is requesting a reimbursement of \$11,250.00 from the Visit Gainesville billboard advertising program to subsidize the annual billboard expenses. The grant program will reimburse up to 75% of the annual cost of two billboards, not to exceed \$15,000.00. The updated billboard design received a recommendation from the CRA Advisory Board. Joe Hancock from Moxi Media, donated his time and talent to create the billboard design for the CRA. Staff wants to thank Mr. Hancock for lending his professional skills to create a captivating billboard to showcase our historic downtown.

Vice Chair Green Brown asked if all three billboards would have the exact same design.

Ms. King confirmed that it would be.

Vice Chair Green Brown asked why.

Ms. King explained the need to simplify the billboards to keep costs down. Each different design would cost additional money from the budget. She asked if a different design is what is wanted.

Ms. Green Brown stated that she wants to see more community in the design and different designs. She suggested the idea of families, children and various sites. She believes that Alachua is a rich city and has lots to offer for billboard material.

Ms. King stated that she understands what is being expressed. She reminded the Board that these billboards are paid for out of the CRA budget. The main focus of the CRA is to support the downtown and historical district. If the City wants to pay for the other billboards then additional images could be considered.

Ms. Green Brown inserted that she understands the funding but in the past there have been different designs on them.

Member Ringersen explained that in the past three years the concept of children on billboards has been discussed. She agrees that at least one of them should be different.

Member Fletcher asked for clarification on his understanding of the funding from the grant program. He understands that the 75% funding does not depend on who pays the other 25% of the bill. However, if the funding came from the City, it could be any topic, but if it comes from the CRA then it has to be geared toward the downtown CRA district.

Ms. King confirmed he is correct.

Member Fletcher asked if there have been efforts to support other areas of the CRA district separate from the historic downtown area.

Ms. King explained there are plans for landscape improvement in the rolling oaks area. Banners are invested in for the entire CRA district.

Member Fletcher feels that it would not be too hard to back up these other ideas for the billboards because the CRA district is not just the historic downtown area. He agrees with the other Board members that not all the billboards have to be geared toward downtown/Main St.

Ms. King reiterated that as long as the designs promote some aspect of the CRA district, then CRA budget could be utilized.

Member Fletcher then asked how to get another design aspect for the Board to consider.

Rodolfo Valladares, Executive Director, asked Ms. King what the cost was for the current proposed design.

Ms. King added that the current design was free. Mr. Hancock donated his time.

Mr. Valladares then spoke to the Board directly. He attested that the input was valuable and informative. He asked the Board for time to allow staff to review the budget, compile ideas and present the strategies in place to accomplish the desired effect stated at this meeting.

Vice Chair Green Brown expressed her acceptance to that idea.

Ms. King invited more input and ideas to consider. She explained that Outfront Media has a graphics team that will do the first design for free but any changes after that initial design will be charged for. She added that as long as the location was within the CRA district, for example, Skinner Park with children and families in the image, then CRA funds could be utilized.

Member Fletcher suggested pictures of the Farmer's Market be considered.

Member Ringersen agreed. She held up a copy of the local newspaper, Alachua County Today, and stated the pictures of families at the Market are exactly what is being stated.

Vice Chair Green Brown again stated that this community is rich with family value. There are lots of things that could be considered.

Ms. King indicated that simplification is important. People traveling at a high rate of speed may miss the message if the design is too busy.

Chair Welch asked for citizen comments on this subject.

Gib Coerper input some history concerning billboards. He states the State of Florida restricted the number of billboards on the highway. He suggested sending pamphlets or other correspondence to other states or cities' Chambers of Commerce to encourage them to stop at Alachua exits.

Michelle Lee, Optimal Station, expressed her availability to donate some time to helping with ideas. She expressed her agreement with other ideas that have been expressed by the Board but cautioned the Board to be mindful of the call to action of the billboards.

Mandy Bucci suggested keeping the format of the suggested billboard design but agreed the image could change.

CRA Planning Workshops: The CRA Amended Community Redevelopment Plan, which serves as the framework for the redevelopment efforts undertaken by the Alachua CRA, has not been updated since 2013. One of the 10 focus areas is public participation. Citizens coming together and contributing to the future direction of the CRA efforts. Staff is organizing CRA Workshops to align stakeholders with a common direction and to cultivate a shared vision for Alachua's CRA. Community collaboration enables the public and stakeholders to become a part of the redevelopment and revitalization process. The businesses will have a role in how to address the various challenges in the downtown district and how to stimulate reinvestment into the redevelopment area.

The ideas, goals and priorities generated from these workshops will be relevant to the decision-making process and used to determine which project to present to the Boards for consideration in the coming years.

The first workshop will be November 20th and the second date is December 22nd. The first meeting will encompass informing the public of what the initiatives were and what has been accomplished. The second meeting will be a collaborative idea session and a recap of the first meeting. The third and last meeting will be for setting priorities of the proposed initiatives brought by the community. Logistics, costs and funding options will be discussed. Lastly, an action plan will be developed to present to the CRA Advisory Board and then onto the CRA Board.

Member Ringersen pointed out a date typo for February.

Vice Chair Green Brown asked for the location of the workshops and who would be facilitating them.

Ms. King stated staff, Bryan Thomas, will be making the introduction and Bernadette

Fisher will be the facilitator.

Vice Chair Green Brown asked if there will be any value to the measure of these workshops and if folks will complete an evaluation. She used the example of the farmer's market. Would people fill out an evaluation answering questions like: did things go well, or how could things be done differently? She believes that it is a necessity to be able to tell which direction they should go in.

Bernadette Fisher, Principal Planner, explained there would be electronic and paper surveys utilized for measurable feedback.

Mr. Fletcher questioned the date of the second workshop in December. He asked if the second meeting is where the top ten initiatives would be determined. He believes that the week of Christmas is not a good date for this workshop. He questions the fair or justifiable community input based on the likely limited community participation because it is a holiday week. He asked the date to be changed to ensure as much community participation as possible.

Ms. King stated that efforts are being made to accomplish all the workshops prior to budgeting time in February-March. She stated that a mailer has already been mailed out to 325 people, but that date could be changed because another mailer will go out prior and a change in date could be stated in that mailer.

Member Ringersen agreed with Member Fletcher's concerns about the date.

Mr. Valladares asked the Board if they would be opposed to pushing the date back after the holidays due to conflicts and other scheduling difficulties.

Member Ringersen asked about the Farmer's Market. She wanted to know if numbers of people attending are available.

Ms. Bucci provided information to the Board. She stated that one of the vendors has a clicker. She advised that this vendor counts people as groups. She had 30 groups (of three or more) stop at her booth. Ms. Bucci explained that this was at one of the lower vendor participants. Well over 100 people attended the second weekend. This number is correct because they had 100 free shopping bags to give away, and these bags went very quickly. This past weekend was very busy. Ms. Bucci stated that she worked her shop and had more than double her sales of a normal Saturday. There will only be 2 markets in December because of other festivals already going on.

Vice Chair Green Brown contended that this is where a survey would be so beneficial. She believes that if the vendors filled one out to provide numbers, a better understanding of participation would be had.

Member Ringersen asked if the vendors are now paying for spots. It was confirmed.

Member Fletcher asked if the Public Information Officer (PIO) was involved in advertising for these CRA and City events.

Mr. Valladares confirmed there is a strategy for the PIO to be involved in promoting city events.

Ms. King added that ads are taken in the out of county newspapers for these events as well.

Member Ringersen suggested utilizing the idea of the bag give always to extend the advertising efforts. For example, putting flyers in the bags for future events with dates.

III. BOARD COMMENTS/DISCUSSION

Mr. Valladares reiterated information that he had noted concerning the workshops and billboards. He asked for clarification or confirmation. He asked if there was a decision on the Market on Main recommendation.

Ms. King asked if she should re-read the recommendation.

Vice Chair Green Brown stated her concerns about time for this meeting.

Ms. King explained that it concerned considering intermittent street closures as the market expands. When it is full, it is bursting at the seams. If it keeps growing, more room will be needed. They are requesting street closures between 150th Ave and the flashing light on Saturdays between 8am-1pm. They are also recommending the use of CRA funding because Alachua Police Department (APD) and Public Services staff would be needed. The cost from now until the end of the permit period would be a little over \$7225.00 for overtime and APD presence. In the past, CRA budget has been used for events.

Member Fletcher questioned exactly what is being asked for.

Ms. King expanded on the information given.

Member Ringersen asked if the Board wants to do that now or when the market opens full-time again after the holidays.

Member Fletcher expressed concerns about discussing money without documentation provided and also the time constraints at this meeting. He asked if a special meeting could be held to discuss these recommendations. He doesn't want to lose momentum on this but feels a decision should not be made at this time.

Vice Chair Green Brown adamantly stated that the Board should revisit this discussion. She wants to see numbers for her to make a proper decision.

Member Ringersen asked if a motion was needed.

Mr. Valladares stated a motion was not needed and staff would look at the calendars and confer with the Board for a date.

IV. CITIZENS COMMENTS

Mandy Bucci impressed upon the Board the necessity of the street closures. She stated that vendors are leaving because they are not included in the market. They feel they are too far away. The food trucks are not present because they can't park on the grass. She emphasized the need for the closure to keep vendors present and build the participation.

Tamara Robbins suggested these meetings not be scheduled back to back with a Commission meeting so everyone could participate. She agrees that the street closures should be done now because the growing season in Florida is the winter. Vendors are wanting to sell out of their trucks, not haul their produce to a small spot on the grass.

ADJOURN

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

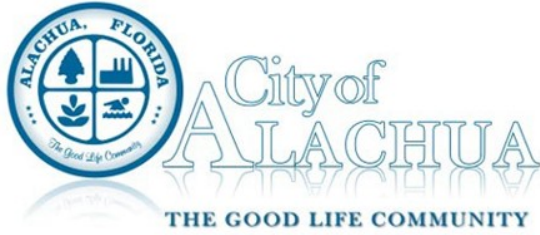
Chair Welch adjourned the meeting. 6:05 p.m.

ATTEST:

**COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF ALACHUA,
FLORIDA:**

Rodolfo Valladares, CRA
Executive Director

Walter Welch, CRA Chair



Commission Agenda Item

MEETING DATE: February 9, 2026

SUBJECT: Approve Meeting Minutes- December 8, 2025 SPCRAB

PREPARED BY: Brenda Flieger

RECOMMENDED ACTION:

Approve Meeting Minutes- December 8, 2025 SPCRAB

Summary

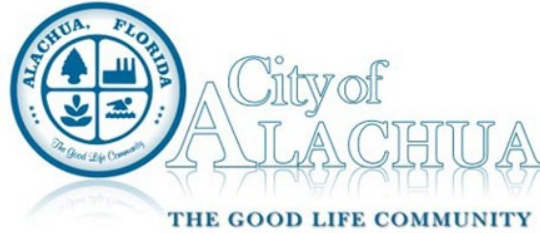
Approve Meeting Minutes- December 8, 2025 SPCRAB

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 25.12.08.M.SPCRAB



Special Community Redevelopment Agency Meeting Minutes
December 8, 2025 at 4:30 PM

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

**Executive Director Rodolfo
Valladares**
City Attorney Scott Walker

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

Walter Welch - Chair 4:30 p.m.

I. NEW BUSINESS

A) FARMERS MARKET

Susan King, Community Redevelopment Coordinator, 12/08/25, Staff Report, Filed.

Citizens Comments:

Mandy Bucci

Michelle Lee

Leon

Soorya Lindberg

Jolee Smith

Zoey King

Member Jacob Fletcher moved that the Board approve a trial period for the intermittent closure of a one block road closure of NW 150th Ave between NW 142nd Ter and Bob Hitchcock's Main St and provide CRA funding to cover the associated expenses of the intermittent street closure up to \$5000.00 for the event dates of December 20, 2025 through March 28, 2026; seconded by Member Jennifer Ringersen.

Motion passed by 3-2 roll call vote.

ADJOURN

Member Ringersen moved to adjourn; seconded by Member Fletcher.

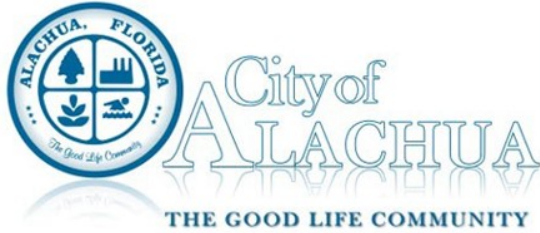
Chair Welch adjourned the meeting. 6:10 pm.

ATTEST:

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

R. Valladares, CRA Executive
Director

Walter Welch, CRA Chair



Commission Agenda Item

MEETING DATE: February 9, 2026

SUBJECT: Business Facade Grant Program Application: A request by MattiMay Holdings LLC, applicant and property owner, requesting approval of a Business Façade Grant Application for project improvements to a building located at 14827 Main Street.

PREPARED BY: Susan King

RECOMMENDED ACTION:

Staff recommends that the Community Redevelopment Agency (CRA) Board:

1) Find the Business Facade Grant Program Application, submitted by MattiMay Holdings LLC, applicant and property owner, for improvements to a building located at 14827 Main Street, to be consistent with the Business Facade Grant Program Policies and Procedures; and

2) Adopt Resolution CRA 26-02.

Summary

This application is a request by MattiMay Holdings LLC, applicant and property owner, requesting the approval of a Community Redevelopment Agency (CRA) Business Facade Grant Application for Project improvements to a building located at 14827 Main Street. The Project improvements proposed by the applicant include the following: updating and replacing the existing awning cover with a new black awning cover.

Resolution CRA19-01 established the Business Facade Grant Program (the Program) as well as the Program's Policies and Procedures. Resolution CRA22-04 amended the Business Façade Grant Program Policies and Procedures to increase the maximum matching grant amount.

The general purpose of the Program is to provide financial assistance for the rehabilitation of commercial building facades within the Community Redevelopment Area. In order to be eligible for the Program, projects must improve the aesthetics of the exterior facade of a commercial building and facilitate redevelopment consistent with the CRA Community Redevelopment Plan. Project improvements must also be compatible and complimentary to buildings located on either side of the street in the area surrounding the Project building.

To support that the Project meets the requirements of the Program Policies and Procedures, the applicant has submitted: a sketch of the proposed improvements; color sample; and a

picture of the existing building in its current condition.

Staff has reviewed the application and supporting materials submitted by the applicant, and finds that the application meets the requirements of the Business Façade Grant Program Policies and Procedures, including: applicant and property eligibility; property and occupant requirements; project requirements; and the minimum requirements for applications and supporting materials. The application and supporting materials are attached to this agenda item.

Additionally, the Program Policies and Procedures establishes a Funding Priority Rating Sheet. In order to be eligible to receive Program funding, a Project must receive a minimum of 30 points. Staff has reviewed and rated the Project Improvements proposed by this application. Based on Staff's evaluation, the Project earned 50 points and is therefore eligible for participation in the Program. Staff's rating for the Project is attached to this agenda item for the CRA's reference.

The Program provides a 50% matching grant between \$500 and \$12,500 for actual Project costs. The total estimated Project cost is \$2,516.00; therefore, the maximum grant award is \$1,258.00.

The Community Redevelopment Agency Advisory Board finds the Business Façade Grant Program Application to be consistent with the Business Façade Grant Policies and Procedures and transmits the application to the City of Alachua Community Redevelopment Agency with a recommendation to approve.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Resolution CRA 26-02 MattiMay Holdings LLC
2. Exhibit A to Resolution 26-02 - Scope of Work
3. Exhibit B to Resolution 26-02 - Funding Agreement
4. Exhibit A to Funding Agreement - Façade Grant Application Package
5. Exhibit B to Funding Agreement - Request for Reimbursement
6. Exhibit C to Funding Agreement - Policies and Procedures
7. Funding Priority Rating Sheet - MattiMay Holdings LLC

RESOLUTION CRA26-02

A RESOLUTION OF THE CITY OF ALACHUA COMMUNITY REDEVELOPMENT AGENCY (CRA) AWARDED A BUSINESS FAÇADE GRANT TO MATTIMAY HOLDINGS LLC, APPLICANT AND PROPERTY OWNER, (HEREINAFTER “GRANT RECIPIENT”) IN AN AMOUNT NOT TO EXCEED \$1,258.00. REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE CORRECTION OF SCRIVENER’S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the CRA adopted revised Business Façade Grant Program Policies and Procedures (hereinafter “POLICIES AND PROCEDURES”) on May 9th, 2022 to implement the Business Façade Grant Program of the CRA (hereinafter “PROGRAM”) including partially reimbursing the cost of a Façade Project (hereinafter “PROJECT”);

WHEREAS, all of these activities are directly and indirectly related to implementing the City of Alachua CRA Amended Community Redevelopment Plan and the CRA Market Study and Economic Development Implementation Plan;

WHEREAS, GRANT RECIPIENT has demonstrated their desire to enhance the physical, economic, and aesthetic appeal of a business located at 14827 Main Street, (hereinafter “PROPERTY”) located within the CRA;

WHEREAS, GRANT RECIPIENT has agreed to rehabilitate the façade(s) of a commercial building in accordance with the plans and materials provided in GRANT RECIPIENT’S Business Façade Grant Program Application (hereinafter “APPLICATION”), attached hereto as Exhibit A, and incorporated herein by reference;

WHEREAS, the CRA wishes to approve and award a business façade grant to GRANT RECIPIENT.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF ALACHUA, FLORIDA:

- 1. Recitals:** The above recitals are true and correct and are incorporated into this Resolution.



2. **Approval:** The CRA approves the Grant award to GRANT RECIPIENT in an amount not to exceed \$1,258.00, for the PROJECT, as set forth in Exhibit A.
3. **Funding:** Funding of the Business Façade Grant shall be facilitated in accordance with the Business Façade Grant Funding Agreement, a copy of which is attached hereto and incorporated herein as Exhibit B. The Executive Director of the CRA is authorized to execute the Façade Grant Funding Agreement on behalf of the CRA.
4. **Severability:** It is the declared intent of the CRA that if any section, sentence, clause, phrase, or provision of this Resolution for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this Resolution, and the remainder of this Resolution after the exclusion of such part or parts shall be deemed to be valid.
5. **Correction of Scrivener’s Errors:** The CRA Executive Director or designee is authorized to correct any typographical errors, incidental omissions, or corrections for consistency which do not affect the intent of this resolution. The corrected copy shall be posted in the public record.
6. **Repealing Clause:** All Resolutions or parts thereof which are in conflict with this Resolution are hereby repealed.
7. **Effective Date:** That this Resolution shall become effective upon passage.

DULY ADOPTED in special session, this 9th day of February, 2026.

COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF
ALACHUA, FLORIDA

Walter Welch, CRA Chair

ATTEST:

Rodolfo Valladares, CRA Executive Director

Scope of Work

Replacing and updating the awning in front of the building located at 14827 Main Street, which is weathered and faded due to age.

Current Condition



Proposed Improvements

Replace with a new black awning cover



FAÇADE GRANT FUNDING AGREEMENT

THIS FAÇADE GRANT FUNDING AGREEMENT (hereinafter “AGREEMENT”) is made by and between the City of Alachua Community Redevelopment Agency (hereinafter “CRA”) and MattiMay Holdings LLC applicant and property owner, (hereinafter “GRANT RECIPIENT”) this 9th day of February, 2026.

RECITALS

WHEREAS, GRANT RECIPIENT has demonstrated a desire to rehabilitate the physical, economic, and aesthetic appeal of business and all the property located at 14827 Main Street, Alachua, FL 32615, within the CRA Area (hereinafter “PROPERTY”); and

WHEREAS, GRANT RECIPIENT has agreed to rehabilitate the façade(s) of the PROPERTY in accordance with the plans and materials provided in GRANT RECIPIENT’s Business Façade Grant Program Application (hereinafter “APPLICATION”), attached hereto as Exhibit A; and

WHEREAS, the rehabilitation of the PROPERTY directly and indirectly relates to implementing the City of Alachua CRA Amended Community Redevelopment Plan and the CRA Market Study and Economic Development Implementation Plan; and

WHEREAS, on September 10, 2018, the CRA authorized \$25,000 of budgeted CRA “Grants and Aids” funds for the renovation of PROPERTY in accordance with the terms and conditions of the Business Façade Grant Program (hereinafter “PROGRAM”); and,

WHEREAS, on **February 9, 2026**, the CRA approved awarding a business façade grant (hereinafter “GRANT”) to GRANT RECIPIENT in an amount not to exceed \$1,258.00; and,

WHEREAS, the CRA and GRANT RECIPIENT by this AGREEMENT provide for the commitments of CRA and GRANT RECIPIENT to further the purposes stated herein.

THEREFORE, in consideration of the mutual covenants of this AGREEMENT, CRA and GRANT RECIPIENT agree as follows:

SECTION 1. Recitals. The above Recitals are true and correct and are incorporated into this AGREEMENT.

SECTION 2. Authority. This AGREEMENT is entered pursuant to the provisions of Chapter 163, Part III, Florida Statutes; and other applicable provisions of law.

SECTION 3. Funding. GRANT RECIPIENT agrees and acknowledges that funding this GRANT is contingent upon cash availability of Tax Increment Revenues allocated to the CRA. The CRA has no obligation to encumber or expend any funds unless and until such funds are received for the CRA.

SECTION 4. Covenants of CRA. CRA agrees to, as herein provided, reimburse GRANT RECIPIENT in an amount not to exceed \$1,258.00, for the Façade Project (hereinafter “PROJECT”) located at PROPERTY upon completion of PROJECT.

SECTION 5. Covenants of GRANT RECIPIENT. GRANT RECIPIENT agrees:

- A. To improve PROPERTY in accordance with the plans and materials provided in GRANT RECIPIENT’s APPLICATION, attached hereto as Exhibit A.
- B. To complete and submit to the CRA the Business Façade Grant Program Request for Reimbursement Form (hereinafter “REIMBURSEMENT FORM”), attached hereto as Exhibit B, to document all PROJECT payments and expenses in the form of copies of any and all payments

and invoices related to the PROJECT as an attachment to REIMBURSEMENT FORM.

- C. To keep the PROPERTY maintained and not make any substantial changes to the PROJECT improvements without approval by the CRA for two years after the completion of the PROJECT.
- D. To comply with to the terms specified in the adopted Business Façade Grant Program Policies and Procedures (hereinafter "POLICIES AND PROCEDURES") attached hereto as Exhibit C.

SECTION 6. Method of Payment.

- A. GRANT RECIPIENT shall receive funds in the form of reimbursement payment. CRA shall disburse the reimbursement based on paid invoices attached and listed on a REIMBURSEMENT FORM submitted to CRA by GRANT RECIPIENT. Reimbursement shall be provided only for expenses related to the PROJECT as described in the plans and materials provided in GRANT RECIPIENT's APPLICATION attached hereto as Exhibit A. Modifications to these plans are only eligible for reimbursement if prior approval is received from the CRA Executive Director or CRA.
- B. The REIMBURSEMENT FORM and all required documentation of all PROJECT costs shall be submitted by GRANT RECIPIENT after AGREEMENT is fully executed and PROJECT is complete.
- C. GRANT RECIPIENT must provide documentation of all PROJECT costs including cancelled checks, detailed invoices, paid receipts, and signed statement attesting to the PROJECT costs incurred.
- D. Invoices shall describe with reasonable detail each expense incurred, the date thereof, check number and amount of expense.
- E. GRANT RECIPIENT must provide proof of payment for PROJECT improvements and appropriate documentation or data to support charges. Documentation supporting all expenses shall be attached to REIMBURSEMENT FORM.
- F. The REIMBURSEMENT FORM shall contain the signature of GRANT RECIPIENT and shall constitute GRANT RECIPIENT's representation to the CRA of the following:
 - i. The expenses incurred listed on the REIMBURSEMENT FORM have reached the total allowed by the PROGRAM and have been incurred in accordance with the terms and conditions of the Program;
 - ii. All incurred PROJECT expenses have been paid in full by the GRANT RECIPIENT ; and,
 - iii. No reimbursement requested has been submitted to or previously reimbursed by any other public or private organization or person.
 - iv. That all representation on the Reimbursement Forms, including all attachments to it, are true and correct.
- G. GRANT RECIPIENT agrees and understands that in order to be eligible for reimbursement funding all amounts requested on REIMBURSEMENT FORM must have been paid by GRANT RECIPIENT. Payment means that the items requested for reimbursement have been paid by delivery to the payees either by hand delivery or by depositing into United States mail. Undelivered disbursements of GRANT RECIPIENT will not be eligible for reimbursement by CRA under any circumstances. CRA reserves the right to require further documentation prior to payment or to verify evidence of completion for an item submitted, in CRA's sole discretion.
- H. Invoices and expenses initiated by GRANT RECIPIENT and submitted with the REIMBUREMENT FORM must comply with the terms of this AGREEMENT and POLICIES AND PROCUDURES.
- I. GRANT RECIPIENT shall submit REIMBURSEMENT FORM by U.S. Mail postmarked on or before **August 9, 2026** or by hand delivery to CRA staff at (City Hall, located at 15100 NW 142nd Terrace, Alachua, FL, 32615, on or before **August 9, 2026**. REIMBURSEMENT FORMS mailed to CRA shall be sent to the following address:

City of Alachua
 Attn: CRA Coordinator
 P.O. Box 9
 Alachua, FL 32616-0009

SECTION 7. Default. Should GRANT RECIPIENT violate any of the above covenants in this Agreement including covenants in Exhibit A, B, and C attached hereto, GRANT RECIPIENT shall be subject to all remedies set forth in Exhibit C and may be excluded in the CRA’s sole discretion from receiving reimbursement or from participation in future grants.

SECTION 8. Term. Unless extended by mutual Agreement by CRA and GRANT RECIPIENT, or unless otherwise provided herein, this AGREEMENT shall be for a period not exceed six (6) months starting the date executed by the CRA Executive Director and shall expire on **August 9, 2026**.

SECTION 9. Effective Date. AGREEMENT shall be effective upon the date of the last signature on it.

SECTION 10. Severability. If any provision of AGREEMENT is declared void by a court of law, all other provisions will remain in full force and effect.

SECTION 11. Exhibits. All exhibits attached to this AGREEMENT are incorporated in and made part of AGREEMENT by reference.

SECTION 12. Amendment. Any amendment of this AGREEMENT shall be by mutual agreement in writing and shall be signed by recipient and approved by the CRA.

SECTION 13. Independent Parties. GRANT RECIPIENT is acting as an independent and separate party and not as an agent, employee, partner, joint venturer, or associate of CRA. GRANT RECIPIENT is solely responsible for the means, method, technique, sequence and procedure utilized by GRANT RECIPIENT in the full performance of AGREEMENT.

GRANT RECIPIENT:

Name: _____
Title: Applicant _____
Date: _____
Signature: _____

CITY OF ALACHUA CRA:

Rodolfo Valladares _____
CRA Executive Director _____
Date: _____
Signature: _____

GRANT RECIPIENT WITNESS:

Name: _____
Title: _____
Date: _____
Signature: _____

CITY OF ALACHUA WITNESS:

Name: _____
Title: _____
Date: _____
Signature: _____

Exhibits:

- EXHIBIT A- BUSINESS FAÇADE GRANT PROGRAM APPLICATION
- EXHIBIT B- BUSINESS FAÇADE GRANT PROGRAM REQUEST FOR REIMBURSEMENT FORM
- EXHIBIT C- BUSINESS FAÇADE GRANT PROGRAM POLICIES AND PROCEDURES



ALACHUA CRA
COMMUNITY REDEVELOPMENT AGENCY

**Business Façade Grant Program
Application**

CONTACT INFORMATION:

Applicant Information

Applicant name: MattMay Holdings, LLC
 Mailing Address: 14839 Main Street, Alachua, FL 32615
 Phone/Cell #: 352-317-4013
 Email: mattmayholdings@gmail.com

Property Owner Information

If the applicant is not the property owner, a Property Owner Authorization Form must be completed and submitted with this Application.

Property Owner Name: MattMay Holdings, LLC
 Mailing Address: 14839 Main St, Alachua, FL 32615
 Phone/Cell #: 352-317-4013
 Email: mattmayholdings@gmail.com

Business Owner Information

Business Owner Name: Matt
 Mailing Address: 14839 main Street, Alachua, FL 32615
 Phone/Cell #: 352-317-4013
 Email: mattmayholdings@gmail.com
 City Local Business Tax Receipt Number: 2382

SITE IDENTIFICATION AND HISTORY

Name of business or site: ~~XXXXXXXXXX~~ MattMay Holdings
 If property is not occupied will it be occupied upon completion of the project?
 Location Address: 14827 Main Street, Alachua, FL 32615
 Year building was constructed: 1900 with effective date of 2000
 Tax Parcel Number: 03657-000-000
 Existing Use: vacant
 Proposed Use: retail

What is the current condition of the building façade? Response may be separately attached.

Great

SCOPE OF WORK

Provide a 1-2 paragraph summary of the proposed improvements and how the proposed improvements will enhance the Community Redevelopment Area. Response may be separately attached.

New Awning, black, will match other awnings within the Historic District for consistency.

REQUIRED MATERIALS TO SUBMIT WITH APPLICATION

Please include the following attachments with your application before you submit:

- Current photos of building and issues that will be resolved under the Program.
- Signed and sealed plans (if required by City Building Department for the type of work proposed).
- Sketches, drawings, plans or architectural renderings which clearly depict the proposed improvements.
- Information regarding project components such as color swatches, pictures of added features, etc.
- Proof property taxes are current.
- A copy of Local Business Tax Receipt.
- Proof property is current in utility bills.
- Copy of a lease or rental agreement that indicates building will be occupied after rehabilitation (if applicable).
- Two written contractor estimates if purchase or labor is \$1,000 or greater (staff will review for reasonableness of cost).

BOY'S AWNING SERVICE

2808 N.E. 21st Way
 GAINESVILLE, FL 32609
 (352) 375-6700

SOLD BY	DATE
	12/3/2025
NAME MATT	
ADDRESS	PHONE
CITY 317-4013	

- CASH CHARGE MERCHANDISE RETURNED
 C.O.D. PAID OUT PAID ON ACCOUNT

QTY.	DESCRIPTION	PRICE	AMOUNT
1			
2	30' X 3' RECOVER		
3			
4			
5		3,600 ⁰⁰	
6			
7			
8	BLACK SUN DRELLA		
9			
10			
11			
12			
13			
14			
15			
16		3,600 ⁰⁰	
RECEIVED BY	TOTAL		

THANK YOU



P.O. Box 485
 High Springs, FL 32655
 Ph: 386-454-7775 www.tentdoctor.com
 email: thetentdoctorinc@gmail.com

Date: 11-26-2025

NAME: Matt _____, Alachua4lease@gmail.com
 ADDRESS: location is 14827 Main Street (formerly Cardinal's Nest)
 CITY: Alachua
 STATE: FL
 PHONE: 352-317-4013

PROPOSAL	
TYPE	Replacement cover for existing frame
WIDTH	Approx.27'
PROJECTION	3'
DROP	3'
VALANCE	Standard straight-edge
BINDING	N/A
FABRIC	Sunbrella black
ACCENT COLOR	N/A
LETTERING	None
SPECIAL INSTRUCTIONS: \$2340.00 + 175.50 = \$2515.50	
50% DOWN, BALANCE DUE AT INSTALLATION. Permit extra if required.	

Price quotes are valid for 30 days As the material necessary to fill this order is custom made, it is understood and agreed that this order is not subject to cancellation except as noted below. It is further understood and agreed that if the Buyer breaches this contract prior to installation for any reason whatsoever, the Buyer will pay to the Tent Doctor, Inc., a sum of not less than fifty (50) percent of the total selling price herein agreed upon to be paid, as fixed, liquidated and ascertained, damages without proof of loss or damages.

I/We further agree that the Seller shall not be responsible for loss or delay, due to strikes, fires, accidents or other causes including failure of dependent third parties, beyond its control.

This instrument shall become binding on Tent Doctor, Inc. upon commencing performance of work; it being understood that this instrument upon such acceptance, contains all and the only agreements between Tent Doctor, Inc. and that no representatives of Tent Doctor, Inc. has made any representations, warranties or agreements oral or written, modifying or adding to, the terms and conditions herein set forth on the copy.

It is further understood and agreed by the parties thereto that if any payment as here and elsewhere set forth is not made in accordance with the terms hereof, the purchaser agrees to pay all cost of collection including reasonable attorney's fees.

Special conditions: Buyer agrees to pay the company installer with a check the total "balance due" at the time and date of installation. Any violation of this agreement with regard to payment, the Buyer agrees to pay daily interest at a rate of 18% annum on the balance due. The seller may exercise his right to lien if the balance due plus interest is not paid within 30 days thereafter. Buyer and seller agree that the attached worksheet(s), if any, are part of this contract.

DATE: ___/___/___

BUYER SIGNATURE: _____

PLEASE PRINT NAME: _____

Thank you for calling Tent Doctor, Inc.

Current Condition

Black awning cover is weathered and faded



Proposed Improvements

Replace black awning cover



**2025 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03657 000 000	14827 MAIN ST	1700

MATTIMAY HOLDINGS LLC
14839 MAIN ST
ALACHUA, FL 32615

EXEMPTIONS:



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6000	83,598	0	83,598	635.34	
LIBRARY GENERAL	0.9374	83,598	0	83,598	78.36	
SCHOOL CAP PROJECT	1.5000	145,320	0	145,320	217.98	
SCHOOL DISCRNRY & CN	0.7480	145,320	0	145,320	108.70	
SCHOOL GENERAL	3.0030	145,320	0	145,320	436.40	
SCHOOL VOTED	1.0000	145,320	0	145,320	145.32	
CHILDREN'S TRUST	0.4500	83,598	0	83,598	37.62	
SUWANNEE RIVER WATER MGT DIST	0.2812	83,598	0	83,598	23.51	
CITY OF ALACHUA	6.2500	83,598	0	83,598	522.49	
TOTAL MILLAGE		21.7696	AD VALOREM TAXES		\$2,205.72	

LEGAL DESCRIPTION

OLMSTEAD SURVEY PB C-79B S 29 2/3
FT OF N 59 FT OF LOT 2 BK 6 LESS S 1
1/3 FT OF
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
801 BOCC SOLID WASTE MGMT	1.000	@ 23.6100	23.61
550 COUNTY FIRE SERVICES	1.000	Varies	307.19
NON-AD VALOREM ASSESSMENTS			\$330.80

Please Retain this Portion for your Records. Receipt Available Online.

PAY ONLY ONE AMOUNT.		COMBINED TAXES AND ASSESSMENTS		\$2,536.52
IF PAID BY PLEASE PAY	Dec 31, 2025 \$0.00			

JOHN POWER, CFC 2025 PAID REAL ESTATE
ALACHUA COUNTY TAX COLLECTOR NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03657 000 000	14827 MAIN ST

MATTIMAY HOLDINGS LLC
14839 MAIN ST
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Dec 31, 2025	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Service	Prev Read	Current Read	Usage
EL-0	21244	21631	387
WA-0	3463	3620	1570

Service	Charge
POWER COST ADJ @\$.001500	\$0.58
ELECTRIC USAGE	\$49.80
SEWER USAGE	\$28.96
WATER USAGE	\$18.30
MOSQUITO SERVICE	\$1.10
WATER UTILITY TAX	\$1.83
GROSS RECEIPTS TAX	\$1.29
ELECTRIC UTILITY TAX	\$5.04
STATE SALES TAX	\$4.26
NON - TAXABLE	-\$0.53

Paid
 11-25-2025
 By CK # 1129
 CAROLYN'S BEST

CITY OF ALACHUA / PO BOX 9 / ALACHUA, FL 32616-0009

YOUR BILL MUST BE PAID BY 8:00 A.M. ON THE CUT OFF DATE ABOVE TO AVOID HAVING YOUR SERVICES DISCONNECTED WHICH WILL RESULT IN ADDITIONAL SERVICE FEES AND INCREASE IN YOUR DEPOSIT. ANY PAYMENTS MADE ON CUT OFF WILL BE CHARGED AN ADDITIONAL \$50.00 SERVICE FEE.

CITY HALL WILL BE CLOSED TUESDAY, NOVEMBER 11TH, IN OBSERVANCE OF VETERANS DAY, AND THURSDAY, NOVEMBER 27TH IN OBSERVANCE OF THANKSGIVING. YOUR NEXT METER READING WILL BEGIN ON MONDAY, NOVEMBER 17TH.

PLEASE VISIT [HTTP://WWW.CITYOFALACHUA.COM/PAPERLESS](http://WWW.CITYOFALACHUA.COM/PAPERLESS) TO ENROLL IN PAPERLESS BILLING. ANY PAST DUE BALANCES ARE SUBJECT TO IMMEDIATE DISCONNECTION.

Previous Balance:	\$0.00
Current Charges:	\$110.63
Total Due:	\$110.63



SIGNATURE PAGE

I, Matthew Frank, attest under penalty of perjury that the information contained in this City of Alachua CRA Application for Façade Grant is true and correct to the best of my knowledge. I understand that the Alachua CRA Business Façade Grant Program benefits are contingent upon funding availability and Alachua CRA approval and are not to be construed as an entitlement or right of a property owner or Applicant. Properties within the designated Alachua CRA boundary are not eligible for grant-funded programs when the work proposed to be funded would conflict with the goals expressed in the CRA Amended Community Redevelopment Plan. I understand that all improvements funded by any grant awarded must be consistent with the information submitted with this application and considered by the CRA. I have received and reviewed the Business Façade Grant Program Policies and Procedures (the "Procedures") and I agree that all work and activities funded by any grant award will be done in accordance with the Procedures. I further agree to comply with the Florida Public Records Law Requirements attached as Exhibit C to the Procedures for all labor and materials paid for by the grant award. I further understand that I am responsible for providing construction documents and obtaining any permits required for the proposed work, and hold harmless the City of Alachua CRA for any damage associated with this Application or the Alachua CRA Business Façade Grant Program.

Matthew Frank
Signature of Applicant

Signature of Co-applicant

Matt Frank / owner
Typed or printed name and title of applicant

Typed or printed name of co-applicant

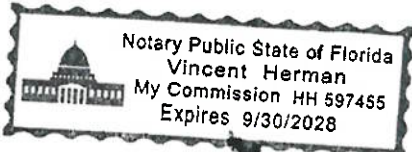
Date

Date

State of Florida County of Alachua

The foregoing application is acknowledged before me this 08 day of JANUARY, 2020 by MATT FRANK, who is/are personally known to me, or who has/have produced FL DL as identification.

Vincent Herman
Signature of Notary Public, State of Florida



**City of Alachua Community Redevelopment Agency (CRA)
BUSINESS FAÇADE GRANT PROGRAM
REQUEST FOR REIMBURSEMENT FORM**

Information

Grant Recipient Name: _____
 Business Name: _____
 Building Address: _____
 Mailing Address (If Different): _____
 Business Telephone Number: _____
 Cell Phone Number: _____
 E-mail: _____
 Name of Contractor(s) Performing Work: _____
 Contractor(s) License Number (if applicable): _____

Provide within the table below a description of all project components and the total cost of each component. The amount requested for reimbursement cannot exceed the lesser amount of 50% of Project Total or the amount of the funding approved within the Project agreement.

Please attach the following:

- Documentation of all project costs and proof of payment:
 - Cancelled checks.
 - Detailed invoices.
 - Paid receipts.
- Before and after photos of project improvements.
- Copy of Certificate of Occupancy or Completion (if applicable).
- Copy of Certificate of Appropriateness (if applicable).

Reimbursement Table

Description of Project Component	TOTAL AMOUNT
PROJECT TOTAL	
AMOUNT REQUESTED FOR REIMBURSEMENT	

I, _____, the Grant Recipient, under penalty of perjury, attest that the above stated costs are true, correct and accurate representation of the expenses incurred in accordance with the Terms and Conditions of the Business Façade Grant Program, and paid for by recipient and request reimbursement in the amount of \$_____.

Signature of Recipient: _____ Date _____
 Title & Business: _____



ALACHUA CRA

COMMUNITY REDEVELOPMENT AGENCY

Business Facade Grant Program

Policies & Procedures

Application Packet
2023

P.O. Box 9
15100 NW 142nd Terrace
Alachua, FL 32616-0009

Susan King, CRA Coordinator
Office: (386)-418-6134
Cell: 386-853-5294
Email: su_king@cityofalachua.com

www.cityofalachua.com

Contents

Purpose & General Program Information.....	1
Available Grant Funding And Matching Requirements	1
Applicant & Property Eligibility.....	1
Property Requirements	2
Occupant Requirements.....	2
Project Requirements	2
Examples of Eligible Projects	3
Examples of Ineligible Projects	3
Application Steps	4
Required Materials to Submit with Application	4
Figure 1: Application Steps.....	5
Project Steps & Deadlines.....	6
What to Submit for Reimbursement.....	6
Figure 2: Grant & Project Steps.....	7
Correction of Program Violations	8
Requirements Following Completion	8

Appendix A: Application for Facade Grant

Appendix B: Funding Priority Rating Sheet

Appendix C: Florida Public Record Law Requirements

Appendix D: Map of the Community Redevelopment Area

Appendix E: Property Owner Authorization Form

PURPOSE & GENERAL PROGRAM INFORMATION

The purpose of the City of Alachua Community Redevelopment Agency (CRA) Business Facade Grant Program (Program) is to provide assistance to rehabilitate the facades of commercial buildings within the Community Redevelopment Area.

Grant funds are awarded to projects that best facilitate and foster the goals and objectives of the CRA Amended Community Redevelopment Plan and the CRA Market Study and Economic Development Implementation Plan. A copy of these plans may be found on the CRA's website.

The CRA and CRA Advisory Board (CRAAB) use the *Business Facade Grant Program Funding Priority Rating Sheet* to determine funding recommendations and award decisions. A copy of this Rating Sheet is attached as Appendix B to these Policies & Procedures.

The Policies and Procedures are meant to provide applicants with important information about the Business Facade Grant Program requirements. Applicants should use this document as a guide when applying for a grant in order to make sure that all requirements are met.

AVAILABLE GRANT FUNDING AND MATCHING REQUIREMENTS

The Program provides a 50% matching grant between \$500 and \$12,500 for facade improvement project costs. Signage shall only be a reimbursable expense of 50% matching up to \$3,000 and only if the CRA, in its sole discretion, approves the sign design. Grant recipients must provide a cash or loan match of 50% of total project cost. Funding is appropriated annually by the CRA, and is available on a first-come, first-served basis. Applicants must finish the project and pay all project costs before being eligible for reimbursement.

Applicants are reminded that grant awards are discretionary and there is no entitlement for anyone to receive a grant. The grant criteria are guidelines, not guarantees, for grant awards. If an Applicant meets all grant criteria, a grant may or may not be awarded at the CRA's sole discretion based upon funding limitations, competing applications and/or competing priorities. All grant applications will be reviewed and grants awarded without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, disability, veteran status, or any other characteristic protected by law.

APPLICANTS AND PROPERTY ELIGIBILITY

The Business Facade Grant Program is available for commercial properties located within the Redevelopment Area. For a map of the Community Redevelopment Area, please see Appendix D.

Eligible buildings must have a facade that is visible from a street or parking lot. Buildings located on a corner lot containing a single business may be considered to have two or more facades. If a building is divided into more than one business unit, each business unit may be considered a separate facade if each unit has a separate primary entrance and each

occupant has an individual Local Business Tax Receipt. If a building is a multi-use building (e.g. residential and commercial), only the commercial portion of the building is eligible under the Program. Buildings used exclusively for residential purposes are not eligible for the Program. If Applicant is not the owner of the property to be improved, they must receive authorization from the property owner.

Property Requirements

- Located within the City of Alachua Community Redevelopment Area (see Appendix D.)
- Privately owned commercial buildings.
- Building must be structurally sound.
- No past due utility bills (including but not limited to water, wastewater, electric, and garbage).
- No past due property tax bills.
- No City liens, or open permits.
- Must be occupied at the time funding is requested or, if unoccupied at the time of application, have a bona fide lease or rental agreement (must be occupied by completion of the project). Under no circumstances will funds be expended on a building that will not be immediately occupied after rehabilitation.

Occupant Requirements

- Must have all applicable licensing.
- Must have valid Local Business Tax Receipt at the time of grant application and at project completion.
- Use must be permitted by the City's LDRs (see Table 4.1-1) or have obtained a Special Exception Permit.
- Must be legally constituted business.
- Must be a commercial business.

PROJECT REQUIREMENTS

Grant funds may only be used for projects that substantially improve the aesthetics of the exterior facade of a commercial building and that facilitate redevelopment consistent with the CRA Community Redevelopment Plan. Projects must also be consistent with all Federal, State, and local laws and regulations, including without limitation, the City's Comprehensive Plan, Code of Ordinances, and Land Development Regulations.

The total project costs may only include labor and materials. Labor is only eligible for reimbursement if performed by a contractor or entity other than the applicant. No building owner, lessor, lessee, tenant, occupant, employee, or immediate relative of the applicant, either personally or corporately, shall be paid to serve as a contractor or subcontractor for the work to be performed. **The cost of paint is a reimbursable expense whether or not it is applied by a contractor.**

All contractors must have a General or Building contractor's license (Class A or B) as required by Chapter 489, Part I, Florida Statutes, or appropriate licensure as required for the type of work to be performed.

Permit fees and project design fees (i.e., architectural or engineering services) are not reimbursable expenses. Additionally, any work performed before the grant is approved will not be eligible for reimbursement by the Program.

All Applicants must disclose any personal or business relationship with members of the City Commission or City employees at the time of application. Applicants must be approved by the CRA if they have an apparent conflict of interest and are otherwise eligible to receive assistance through this Program.

Code violations may be corrected under this Program, but no funds will be reimbursed until all code violations are addressed and the property is found to be in compliance with applicable codes.

Improvements must be compatible and complementary to buildings located on the same block on both sides of the street. Strikingly different design treatments, including color, from one storefront to the next shall be avoided.

Examples of Eligible Projects

- Refurbishing of exterior walls, including repainting, repairs, re-siding or similar cosmetic or structural improvements.
- Removal of false facades.
- Facade cleaning other than general maintenance.
- Stucco restoration or other exterior nonstructural masonry repair.
- Painting (colors must be compatible or complementary to surrounding buildings).
- Replacement of damaged windows or doors.
- Installment or improvements to permanent awnings, canopies, or other coverings over windows or walkways.
- Adding or increasing windows of storefront.
- Electrical repairs or additions (directly related to exterior or display window), lights, or awnings.
- Decorative additions such as sconces and other architectural features.
- Code violation corrections which also enhance the aesthetics of the façade.

Examples of Ineligible Projects

- Improvements made prior to grant award.
- Roof repair or replacement.

- Interior renovations.
- Non-fixed improvements such as removable awnings with no fixed improvements to the building, removable equipment, etc.
- General maintenance.
- Payment for sweat equity.
- Non-aesthetic improvements.

APPLICATION STEPS

Before a property or business owner applies for Program funding, they must meet with CRA and City Staff to review the Grant Policies and Procedures and any permitting requirements. After this meeting, an applicant may begin the application process.

Applications will be accepted on the **first day of each month**. If this date falls on a non-City business day, the deadline shall be the next City business day. The application will be reviewed by Staff within 10 business days of the application submission. If an application is incomplete, it will be returned and the applicant will be allowed 10 business days from the notice that the application is incomplete to resubmit. The *Application for Facade Grant* is located in Appendix A.

Designs must be of a professional quality and must clearly depict the proposed improvements. When required for the type of construction proposed, plans must be signed and sealed by a registered architect or professional engineer (as applicable). All designs must be in compliance with the applicable laws and regulations, including the City's LDRs and the Florida Building Code.

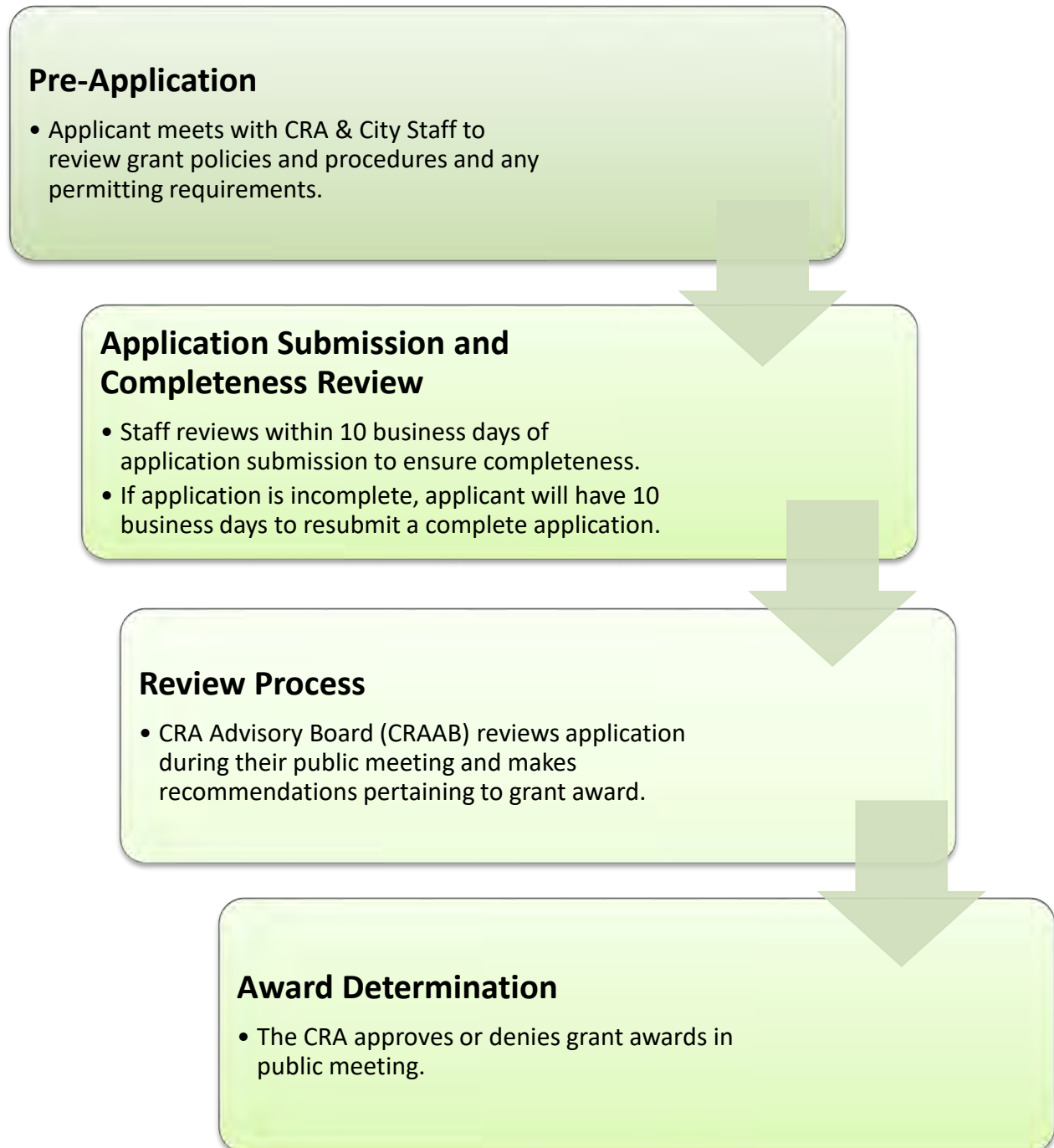
Required Materials to Submit with Application

- Current photos of building and issues that will be resolved under the Program.
- Signed and sealed plans (if required by City Building Department for the type of work proposed).
- Sketches, drawings, plans or architectural renderings which clearly depict the proposed improvements.
- Information regarding project components such as color swatches, pictures of added features, etc.
- Proof property taxes are current.
- A copy of Local Business Tax Receipt.
- Proof property is current in utility bills.
- Copy of a lease or rental agreement that indicates building will be occupied after rehabilitation (if applicable).
- Two written contractor estimates if purchase or labor is \$2,500 or greater (staff will review for reasonableness of cost).

Applications will be reviewed during a CRA Advisory Board (CRAAB) meeting. This Board will make a recommendation to the CRA, who will make the grant awards in its sole discretion. For a schedule of these meetings please visit the CRA's webpage at www.cityofalachua.com.

The award of a grant must meet all public record requirements (including the right to audit) and other public purpose actions and findings necessary to establish the foregoing. For details about Florida Public Records law requirements (F.S. 119) please see Appendix C.

Figure 1: Application Steps



PROJECT STEPS & DEADLINES

Once a grant is awarded by the CRA in a public meeting, the project must begin within 80 days and be completed within 120 days of grant approval. Upon a showing of good cause, the applicant may request a 30 day extension. No more than three extensions shall be granted. Extension requests shall be reviewed and approved by the CRA Executive Director. Minor changes to the awarded Project must also be approved by the CRA Executive Director and substantial changes must be approved by the CRA.

Applicants must finish the project and pay all project costs before being eligible for reimbursement. Funds will be reimbursed at the completion of the project and upon verification that all grant criteria has been met. In no event will the reimbursement amount exceed the amount originally awarded.

Prior to beginning any work, the applicant must obtain all necessary permits, which may include, but is not limited to, a Certificate of Appropriateness and/or a building permit(s). Contractor estimates and quotes must also be reviewed by CRA staff for reasonableness of cost and be approved for such purposes before the applicant enters into a contract with the contractor and before work is performed. The CRA reserves the right to verify any and all costs associated with the construction for improvements funded by the Program.

Figure #2 contains step-by-step information about the project process.

What to Submit for Reimbursement

- Request for Reimbursement Form.
- Documentation of all project costs:
 - Cancelled checks.
 - Detailed invoices.
 - Paid receipts.
 - Signed statement attesting to construction costs incurred.
- Contractor's license number (if applicable).
- Proof of payment for project improvements (paid invoices, receipts, etc.).
- Before and after photos of project improvements.
- Copy of Certificate of Occupancy or Completion (if applicable).
- Copy of Certificate of Appropriateness (if applicable).

Figure 2: Grant & Project Steps

CORRECTION OF PROGRAM VIOLATIONS

If the provisions of this Program are violated, the applicant will be notified of any noted violations, and will be given 60 days to correct the violations. If the violations are not corrected within this time frame, the building will not be eligible for any further benefits under this Program.

REQUIREMENTS FOLLOWING COMPLETION

After the project has been completed and grant reimbursements have been made, the applicant has an obligation to keep the property maintained and not make any substantial changes to the project improvements without approval by the CRA for two years after the completion of the project. Failure to do so may exclude the grant recipient from future grants.

In order to allow funding for as many applicants as possible, the project building is not eligible for the Business Facade Grant for three years after receiving assistance.

By accepting assistance, the building owner and/or tenant agree that the CRA may use images of the property before and after renovation.



ALACHUA CRA

COMMUNITY REDEVELOPMENT AGENCY

Business Facade Grant Program Application

CONTACT INFORMATION:

Applicant Information

Applicant name: _____

Mailing Address: _____

Phone/Cell #: _____

Email: _____

Property Owner Information

If the applicant is not the property owner, a Property Owner Authorization Form must be completed and submitted with this Application.

Property Owner Name: _____

Mailing Address: _____

Phone/Cell #: _____

Email: _____

Business Owner Information

Business Owner Name: _____

Mailing Address: _____

Phone/Cell #: _____

Email: _____

City Local Business Tax Receipt Number: _____

SITE IDENTIFICATION AND HISTORY

Name of business or site: _____

If property is not occupied will it be occupied upon completion of the project? _____

Location Address: _____

Year building was constructed: _____

Tax Parcel Number: _____

Existing Use: _____

Proposed Use: _____

What is the current condition of the building facade? Response may be separately attached.

SCOPE OF WORK

Provide a 1-2 paragraph summary of the proposed improvements and how the proposed improvements will enhance the Community Redevelopment Area. Response may be separately attached.

REQUIRED MATERIALS TO SUBMIT WITH APPLICATION

Please include the following attachments with your application before you submit:

- Current photos of building and issues that will be resolved under the Program.
- Signed and sealed plans (if required by City Building Department for the type of work proposed).
- Sketches, drawings, plans or architectural renderings which clearly depict the proposed improvements.
- Information regarding project components such as color swatches, pictures of added features, etc.
- Proof property taxes are current.
- A copy of Local Business Tax Receipt.
- Proof property is current in utility bills.
- Copy of a lease or rental agreement that indicates building will be occupied after rehabilitation (if applicable).
- Two written contractor estimates if purchase or labor is \$1,000 or greater (staff will review for reasonableness of cost).

SIGNATURE PAGE

I, _____, attest under penalty of perjury that the information contained in this City of Alachua CRA Application for Facade Grant is true and correct to the best of my knowledge. I understand that the Alachua CRA Business Facade Grant Program benefits are contingent upon funding availability and Alachua CRA approval and are not to be construed as an entitlement or right of a property owner or Applicant. Properties within the designated Alachua CRA boundary are not eligible for grant-funded programs when the work proposed to be funded would conflict with the goals expressed in the CRA Amended Community Redevelopment Plan. I understand that all improvements funded by any grant awarded must be consistent with the information submitted with this application and considered by the CRA. I have received and reviewed the Business Façade Grant Program Policies and Procedures (the "Procedures") and I agree that all work and activities funded by any grant award will be done in accordance with the Procedures. I further agree to comply with the Florida Public Records Law Requirements attached as Exhibit C to the Procedures for all labor and materials paid for by the grant award. I further understand that I am responsible for providing construction documents and obtaining any permits required for the proposed work, and hold harmless the City of Alachua CRA for any damage associated with this Application or the Alachua CRA Business Facade Grant Program.

Signature of Applicant

Signature of Co-applicant

Typed or printed name and title of applicant

Typed or printed name of co-applicant

Date

Date

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20 __, by _____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of _____

City of Alachua Community Redevelopment Agency (CRA)
Business Facade Grant Program
Funding Priority Rating Sheet

ABOUT

The Business Facade Grant Program Funding Priority Rating Sheet offers a point system that rates how well the proposed Project meets the objectives listed in the CRA Amended Community Redevelopment Plan and the CRA Market Study & Economic Development Implementation Plan. Projects must get a **minimum of 30 points** to be eligible for Facade Grant Program Funding.

Through the facade improvement grant program, the CRA provides assistance to businesses to improve the attractiveness of their properties, and thereby works to achieve the CRA’s goal to rehabilitate, conserve, and redevelop the Community Redevelopment Area. The CRA strives to improve economic development, historic preservation, and streetscape through grant program projects.

1. Economic Development

It is the CRA’s intention to incentivize business opportunities that enhance the character of the CRA Area. A diverse balance of places to shop, walk, meet and make acquaintances is an important objective for the district to achieve long-term economic resilience. As listed in the CRA Market Study & Economic Development Implementation Plan, businesses types that the CRA is focused on are specialty markets, sporting goods stores, coffee shops, bakeries, antique stores, breweries, and bed and breakfasts.

<u>Economic Development</u>	<u>Points Total</u>
Facade is visible from Main Street, US 441, or SR 235 or is located within a block of a cross-street to Main Street US 441, or SR 235.	
YES	5
NO	0
Business is a use recommended to be targeted to revitalize downtown by the <i>Alachua CRA Market Study & Economic Development Implementation Plan</i> (see page 40):	
YES	10
NO	0
TOTAL	

NOTES:

2. Historic Preservation

Rehabilitation of historic properties is an important CRA objective. As encouraged in the CRA Community Redevelopment Plan, historic properties “should be maintained and respected in a manner that upholds their integrity as cultural resources.”

The National Register of Historic Places has designated an area within the CRA as the “City of Alachua Downtown Historic District”. There are 102 buildings within this district designated as structures that add to the historical integrity or architectural qualities of the District, referred to within the Master Site File as “contributing structures”. Improvements to these structures should preserve and restore the historic nature of the building.

Structures that are not listed as contributing to the City of Alachua Downtown Historic District should be considerate to the historic nature of its surroundings, and improvements made under the Program and should complement the character of the District as a whole.

<u>Historic Preservation</u>	<u>Points Total</u>
If the property is a “contributing structure” to the City of Alachua Downtown Historic District the proposed improvements restores or preserves the historic nature of the building.	
Poor	0
Fair	10
Good	20
If structure is not a “contributing structure” to the City of Alachua Downtown Historic District, the proposed improvements respect the historic character of the Community Redevelopment Area and the Downtown Historic District.	
Poor	0
Fair	5
Good	15
TOTAL	

NOTES:

3. Streetscape & Aesthetics:

Commercial areas benefit from enhanced streetscapes for pedestrians. Such improvements can lead to better connectivity between commercial businesses within the district. Improvements that help to create a safe and pleasant experience for pedestrians include: human scale lighting, large bay windows, decorative entries, transparent windows, awnings, and a variation of façade materials. By accommodating pedestrians, the space can become a place where people want to be, further activating them.

<u>Streetscape Aesthetics and Functionality</u>	<u>Points</u>
Improvements enhances building aesthetics on a pedestrian scale and creates an overall streetscape of visual interest.	
Poor	0
Fair	10
Good	20
TOTAL	
Improvements are complementary to surrounding buildings.	
Poor	0
Fair	10
Good	20
TOTAL	

<u>Improvement</u>	<u>Points</u>
Current condition or appearance of the building façade.	
Poor	20
Fair	10
Good	0
TOTAL	

NOTES:

4.

TOTAL POINTS EARNED:	
---------------------------------	--

Notes:

**City of Alachua Community Redevelopment Agency (CRA)
Business Facade Grant Program (Program)
Florida Public Records Law Requirements**

PUBLIC RECORDS - GRANT RECIPIENT shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, made or received by the GRANT RECIPIENT and their contractors in conjunction with this Contract. Specifically, the GRANT RECIPIENT must:

- a) Keep and maintain public records that ordinarily and necessarily would be required by the CRA in order to perform the services being performed by the GRANT RECIPIENT.
- b) Provide the public with access to public records on the same terms and conditions that the CRA would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
- c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.
- d) Meet all requirements for retaining public records and transfer, at no cost, to the CRA all public records in possession of the GRANT RECIPIENT upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the CRA in a format that is compatible with the information technology systems of the CRA.

The GRANT RECIPIENT shall promptly provide the CRA with a copy of any request to inspect or copy public records in possession of the GRANT RECIPIENT and shall promptly provide the CRA a copy of the GRANT RECIPIENT's response to each such request. Failure to grant such public access will be grounds for immediate termination of this Contract by the CRA.

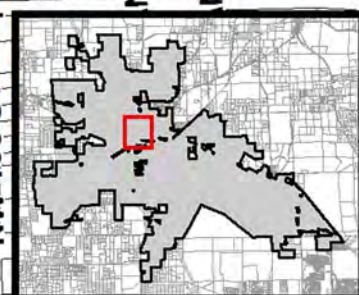
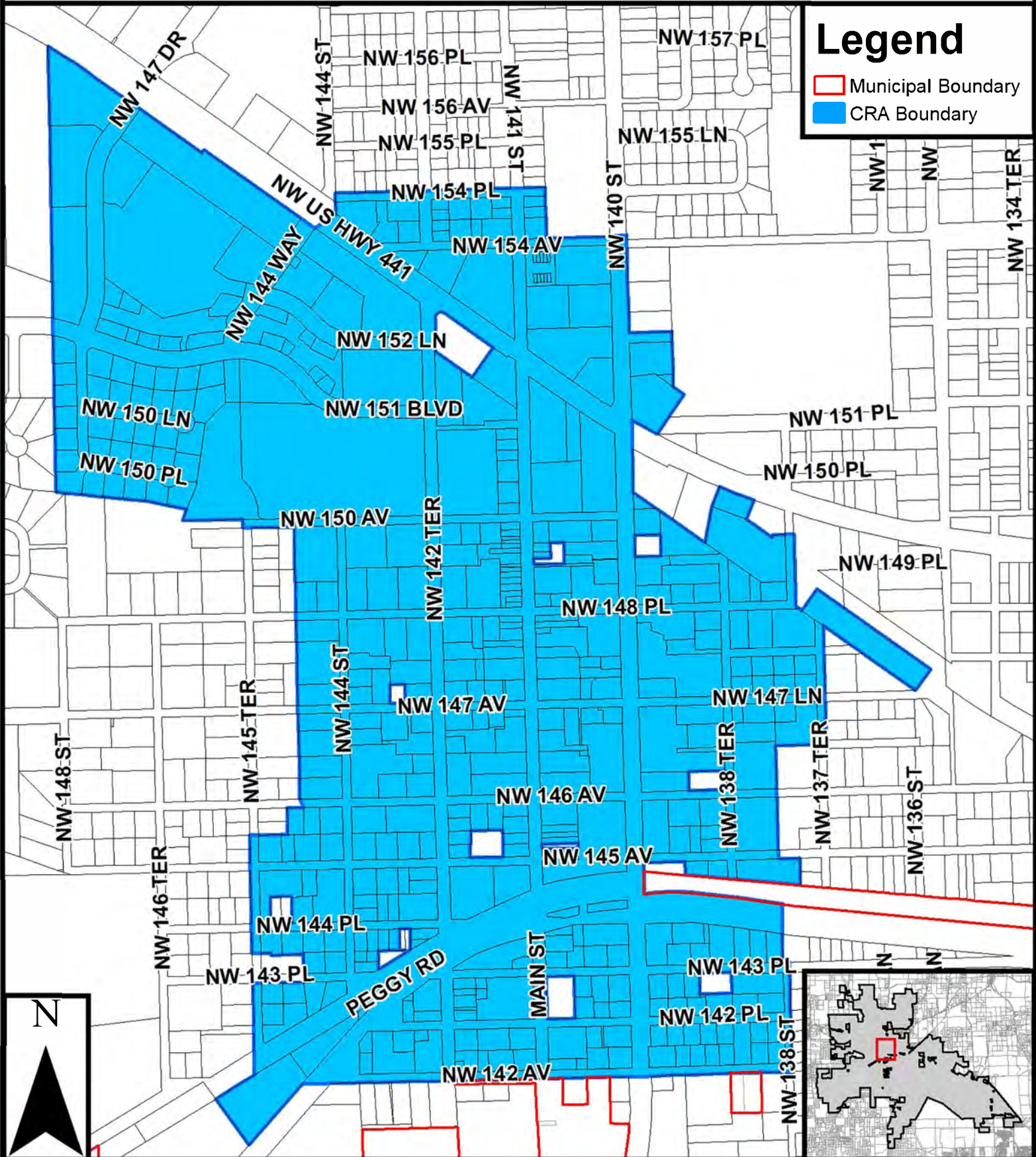
This provision will apply to all services provided unless the GRANT RECIPIENT can demonstrate by clear and convincing evidence that it is not or was not acting on behalf of the CRA under Florida law. The GRANT RECIPIENT will be held liable for plaintiff attorney fees and costs if a suit is properly filed and the court finds that the GRANT RECIPIENT unlawfully refused to comply with a public records request within a reasonable time.

The GRANT RECIPIENT shall contact Deputy City Clerk LeAnne Williams at (386) 418-6100 or lwilliams@cityofalachua.com, concerning any questions the GRANT RECIPIENT may have regarding the duty of the GRANT RECIPIENT to provide Public Records.

THE CRA OF ALACHUA RIGHT TO AUDIT

RIGHT TO AUDIT. The GRANT RECIPIENT agrees to furnish such supporting detail as may be required by the CRA to support charges or invoices, to make available for audit purposes all records covering charges pertinent to the purchase and to make appropriate adjustments in the event discrepancies are found. The CRA will pay the cost of any audit. The CRA shall have the right to audit the GRANT RECIPIENT's records pertaining to the work/product for a period of three (3) years after final payment.

Appendix D: Map of the Community Redevelopment Area



Prepared by the City of Alachua
Planning & Community Development Department
Prepared October 23, 2012
Revised July 2013

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance.



Business Facade Grant Program Property Owner Authorization

I, _____, understand that _____, is the leaseholder (the "Lessee" of the property located at _____ (the "Property" and is _____ considering making certain improvements to the Property which may be funded in part by the City of Alachua Community Redevelopment Agency Business Facade Grant Program, hereinafter referred to as "Program." For the purposes of this authorization, hereinafter the Community Redevelopment Agency shall be referred to as "CRA" and the City of Alachua as "City".

I have reviewed the Program Policies and Procedures and the Program application to be submitted to the CRA by the Lessee. I agree and consent to the proposed improvements to the building located at the Property, as described and depicted in the Lessee's application for participation in the Program. I understand that the Lessee shall assume responsibility for completing all proposed improvements, and that I am not financially responsible for the Lessee's participation in the Program.

I understand and agree that neither the CRA nor the City shall assume any responsibility or liability for the improvements proposed by the Lessee or any other part for any action or failure of any contractor or other third party acting on behalf of the Lessee, and in no way does the CRA or the City guarantee any work to be done or material to be supplied for.

I further agree to hold the CRA and the City harmless from and indemnify them for and against any and all claims which may be brought or raised against the CRA, the City, or any of its officers, representatives, agents or contractors acting on their behalf regarding any matters relevant to the participant obligations under the Program.

I affirm to the CRA and the City that the Lessee holds a valid lease which shall remain valid for no less than six (6 months following the date of application for Program funding.

I have read the above statements and acknowledge and agree that the terms stated therein are met. I have no objection to the Lessee pursuing the funding under the Program for the improvements described in the Lessee's application for participation in the Program, and I authorize the Lessee to make the proposed improvements to the building at the Property as described in the Lessee's application.

Signature of Property Owner _____ Date _____

Typed or Printed Name of Property Owner _____

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20____, by _____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of _____

City of Alachua Community Redevelopment Agency (CRA)
 Business Façade Grant Program
Funding Priority Rating Sheet

ABOUT

The Business Façade Grant Program Funding Priority Rating Sheet offers a point system that rates how well the proposed Project meets the objectives listed in the CRA Amended Community Redevelopment Plan and the CRA Market Study & Economic Development Implementation Plan. Projects must get a **minimum of 30 points** to be eligible for Façade Grant Program Funding.

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<u>Economic Development</u>	<u>Points Total</u>
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NO	0
Business is a use recommended to be targeted to revitalize downtown by the <i>Alachua CRA Market Study & Economic Development Implementation Plan</i> (see page 40):	
YES	10
NO	0
TOTAL	

NOTES:

2. Historic Preservation

Rehabilitation of historic properties is an important CRA objective. As encouraged in the CRA Community Redevelopment Plan, historic properties “should be maintained and respected in a manner that upholds their integrity as cultural resources.”

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Good	20
If structure is not a “contributing structure” to the City of Alachua Downtown Historic District, the proposed improvements respect the historic character of the Community Redevelopment Area and the Downtown Historic District.	
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Fair	5
Good	15
TOTAL	

NOTES:

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Streetscape Aesthetics and Functionality	Points
Improvements enhances building aesthetics on a pedestrian scale and creates an overall streetscape of visual interest.	
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Fair	10
Good	20
TOTAL	
Improvements are complementary to surrounding buildings.	
Poor	0
Fair	10
Good	20
TOTAL	

Improvement	Points
Current condition or appearance of the building façade.	
Poor	20
Fair	10
Good	0
TOTAL	

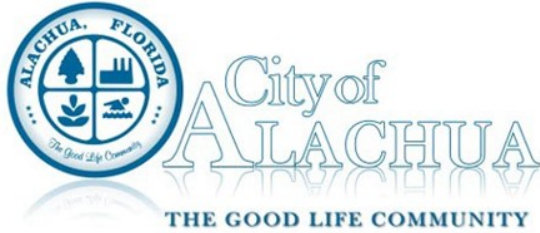
NOTES:

4.

TOTAL POINTS EARNED:	50
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Notes:

The current awning is weathered and faded.



Commission Agenda Item

MEETING DATE: February 9, 2026

SUBJECT: Staff Updates

PREPARED BY: Susan King

RECOMMENDED ACTION:

Receive updates

Summary

CRA Planning Workshops

The second *Ideas to Action: CRA Planning Workshop* took place on Thursday, January 22, 2026, at the James A. Lewis Commission Chambers. The purpose of the CRA Planning Workshop series and the associated Downtown & CRA Priority Initiatives Survey was to gather input from residents, business owners, property owners, and other stakeholders to identify key priorities, challenges and opportunities related to Downtown and CRA initiatives.

The workshop was attended by approximately 20 participants, who provided input through facilitated activities and discussion. Staff presented the 10 focus areas of the City of Alachua Amended Community Redevelopment Plan on posters. The workshop attendees participated in a voting exercise using “dot voting” to prioritize goals from CRA Plan they felt were most important to them.

The Workshop participants ranked the goals as follows:

- Economic Development (14)
- Wayfinding Signage (10)
- Historic Preservation (9)
- Parking (8)
- Information Campaigns/Marketing (7)
- Parks & Open Space (5)
- Public Participation (5)
- Streetscapes (4)
- Housing (3)

In the second exercise, participants used sticky notes to recommend initiatives aligned with each CRA Plan goal. Some of the priority initiatives identified through this exercise included:

- Downtown mixed-use development
- Small business assistance and support
- Attracting an anchor business
- Gateway arch over Main Street
- Electronic message board on 441 and in front of City Hall
- Preserve old downtown storefronts
- Accessible parking
- Rails to trails
- Sidewalks on NW 142nd Terrace and in all residential areas
- Removable bollards for events on Main Street

The third CRA Planning Workshop is scheduled for Thursday, February 26, 2026. Staff will summarize and review the findings with the Board and request board direction on how the CRA Board wants to incorporate identified priorities into future CRA planning, project development and funding decisions.

Proposed Grants-in-Aid Program

Staff and the CRA Advisory Board propose a streamlined **Grants-in-Aid Program** to support reinvestment, activation and long-term revitalization within the Downtown/CRA area. The program would consolidate funding opportunities into a single structure with multiple grant categories, using a single application, review and reimbursement process. This approach improves clarity for applicants while allowing the CRA Board to adjust funding priorities annually.

Proposed Grant Categories

- **Facade Grant:** Exterior building improvements that enhance the visual character of downtown.
- **Vibrancy Grant:** Improvements and activities that activate public spaces, encourage pedestrian activity and go beyond what is typically allowed in the Façade Grant.
- **Downtown Building Improvement Grant:** Helps pay for structural improvements necessary to bring older commercial buildings into code compliance, making them available for use.

Program Administration

Grants would be awarded on a reimbursement basis following project completion and inspection. Category-specific eligibility, maintenance requirements, grant caps and match requirements would apply and may be adjusted annually by the CRA Board.

Board Direction Requested

Staff requests feedback and recommendations from the board on the proposed program

structure and grant categories.

New Billboard Design Concepts

At the direction of the CRA Board during its November 10, 2025 meeting, OutFront Media is developing several new billboard design concepts for Board review and feedback. The concepts will focus on promoting the Levitt AMP Alachua Music Series and highlighting free, family-friendly, outdoor music in downtown Alachua. The proposed billboard design is intended to advance CRA goals by positioning downtown Alachua as a vibrant, family-friendly destination, encouraging visitation and supporting increased tourism and economic activity within the downtown area.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

- 1. Downtown & CRA Priority Initiatives Survey
- 2. CRA Workshop Reminder Postcard



From Ideas to Action: CRA Planning Workshops

DOWNTOWN & CRA PRIORITY INITIATIVES SURVEY

This survey helps guide the City of Alachua’s Community Redevelopment Agency (CRA) in identifying priority projects and investments for Downtown Alachua. Your input will support discussions at the upcoming “From Ideas to Action” CRA Planning Workshops.

* Indicates required question

About you

1. How are you connected to Downtown Alachua / CRA area? *

Check all that apply.

- Business owner
- Property Owner
- Employee
- Visitor
- Other: _____

2. On average, how often do you visit Downtown Alachua and/or the CRA?

Mark only one oval.

- Daily
- Weekly
- Monthly
- Rarely

Community Priorities

Rate the importance of each goal (1 = lowest and 5 = highest)

3. Walkability (human-scale design that encourages people to walk rather than drive)

1 2 3 4 5

☆ ☆ ☆ ☆ ☆

4. Parking (convenient access to businesses and destinations)

1 2 3 4 5

☆ ☆ ☆ ☆ ☆

5. Streetscapes (design and visual character of downtown streets)

1 2 3 4 5

☆ ☆ ☆ ☆ ☆

6. Business support (programs, policies and resources that help local businesses start, grow, and succeed)

1 2 3 4 5

☆ ☆ ☆ ☆ ☆

7. Historic preservation (protecting and enhancing historic buildings, landmarks and cultural character)

1 2 3 4 5



8. Mixed-use development (combining residential, commercial, office and civic uses in the downtown area to create a vibrant, economically resilient downtown)

1 2 3 4 5



9. Housing (availability and variety of residential options located near shops, jobs, services and amenities)

1 2 3 4 5



10. Lighting (to highlight architectural features, support nighttime activities, and contribute to an inviting and vibrant downtown atmosphere)

1 2 3 4 5



11. Public Spaces (places to meet, relax, and host events, strengthening community connections and contributing to a vibrant, active downtown)

1 2 3 4 5



12. Events (to activate public spaces, support local businesses, and help create a lively, welcoming sense of community)

1 2 3 4 5



13. Wayfinding Signage (to improve accessibility, highlight key destinations, and enhance the overall visitor and pedestrian experience)

1 2 3 4 5



14. Multimodal transportation (supporting multiple ways of getting around, including walking, biking, transit and driving)

1 2 3 4 5



15. Other

Priority Initiatives

Most important actions or projects the CRA needs to focus on to advance redevelopment goals, address community needs and implement the CRA Plan

16. Of the priority initiatives listed below, select up to 5 that you feel are the most important:

Check all that apply.

- Facade improvements
- Business support programs
- Infrastructure upgrades
- Streetscapes redesign and/or enhancements
- Parking solutions
- Public art
- Signage
- Redevelopment
- Housing
- Trail connectivity
- Event programming
- Other: _____

17. What initiative(s) from the above list do you think would have the biggest positive impact?

Economic Development & Business Environment

Rate the importance of each economic development strategy (1 = lowest and 5 = highest):

18. Attracting retail (diverse mix of shops and services that meet community needs and draw visitors)

1 2 3 4 5



19. Providing support for existing businesses (programs and strategies that help current businesses remain successful and grow)

1 2 3 4 5



20. Redevelopment incentives (financial tools, policies or programs that encourage reinvestment in existing buildings and properties)

1 2 3 4 5



21. Broadband improvements (upgrades and expanded access to high-speed internet infrastructure)

1 2 3 4 5

☆ ☆ ☆ ☆ ☆

22. Mixed-use development (combining residential, commercial, office and civic uses in the downtown area to create a vibrant, economically resilient downtown)

1 2 3 4 5

☆ ☆ ☆ ☆ ☆

23. Co-working and/or popup spaces (providing flexible, short-term or shared spaces for entrepreneurs, remote workers, artists and small businesses)

1 2 3 4 5

☆ ☆ ☆ ☆ ☆

24. What types of businesses would you like to see in the CRA?

Quality of Life & Placemaking

25. Prioritize the following improvements (#1 = highest priority and #8 = lowest priority)

Mark only one oval per row.

	1	2	3	4	5	6	7	8
Shade	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Trees	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restrooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gathering spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike racks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public art	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor seating	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

26. What types of community events would you like to see in the CRA?

Final Thoughts

27. Additional suggestions for improving Downtown Alachua and/or the CRA:

28. Would you like project updates? (If yes, please provide email and/or mailing address.)

This content is neither created nor endorsed by Google.

Google Forms



ALACHUA CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA WORKSHOP REMINDER

- FROM IDEAS TO ACTION - CRA PLANNING WORKSHOPS

- Date:** Thursday, January 22, 2026
- Time:** 5:30 PM to 7:30 PM
- Location:** James A. Lewis Commission Chamber
15100 NW 142 Terrace, Alachua, FL
- Agenda:** **Collaborative Idea Session**
- Recap of 1st Meeting
 - Overview of Proposed Initiatives
 - Prioritize the Top Ten Initiatives
 - Stakeholder Input Session

For additional information, please contact the Alachua CRA:
Office (386) 418-6134 or Cell (386) 853-5294 (call or text)
sking@cityofalachua.org

Your input matters!

Community members are encouraged to complete a short survey prior to the upcoming CRA Workshop. Please scan the QR code below to take the survey.



Copies of the survey are available via email or in person at City Hall during regular business hours.

