

**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:** April 6, 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**

A) BILLBOARD DESIGN

##### **II. NEW BUSINESS**

A) APPROVE MEETING MINUTES- FEBRUARY 9, 2026

B) CRA FISCAL YEAR 2024-2025 AUDIT

C) CRA FISCAL YEAR 2024-2025 ANNUAL REPORT

D) STAFF UPDATES

E) REQUEST FOR REALLOCATION OF CRA FUNDS

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

**IV. CITIZENS COMMENTS**

**ADJOURN**



## Commission Agenda Item

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**MEETING DATE:** April 6, 2026

**SUBJECT:** Billboard Design

**PREPARED BY:** Susan King

**RECOMMENDED ACTION:**

Receive presentation

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### Summary

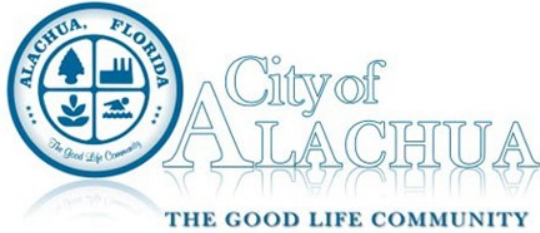
At the November 10, 2025 meeting, the CRA Board requested that staff explore a range of design concepts for the three billboards along I-75. In response, staff contacted several marketing firms to solicit proposals and pricing for developing a comprehensive billboard strategy and design.

### FINANCIAL IMPACT

### ADDITIONAL FINANCIAL INFORMATION

### ATTACHMENTS

None



## Commission Agenda Item

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**MEETING DATE:** April 6, 2026

**SUBJECT:** Approve Meeting Minutes- February 9, 2026

**PREPARED BY:** Brenda Flieger

**RECOMMENDED ACTION:**

Approve Meeting Minutes- February 9, 2026

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### Summary

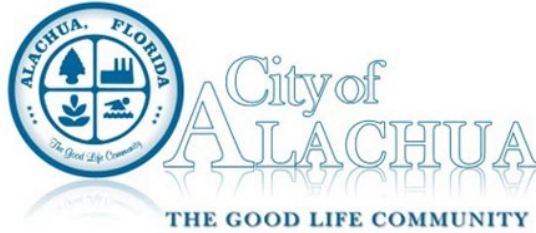
Approve Meeting Minutes- February 9, 2026

### FINANCIAL IMPACT

### ADDITIONAL FINANCIAL INFORMATION

### ATTACHMENTS

1. 26.02.09.M.CRAB



Community Redevelopment Agency Meeting Minutes  
February 9, 2026 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

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### CALL TO ORDER

Walter Welch- Chair 5:00 p.m.

### APPROVAL OF THE AGENDA

Member Jennifer Ringersen moved to approve the agenda; seconded by Member Dayna Williams.

Motion passed by unanimous consent.

### I. OLD BUSINESS

## II. NEW BUSINESS

### A) APPROVE MEETING MINUTES - NOVEMBER 10, 2025

**Member Ringersen moved to approve the meeting minutes from the November 10, 2025 meeting; seconded by Vice Chair Shirley Green Brown.**

**Motion passed by unanimous consent.**

### B) APPROVE MEETING MINUTES- DECEMBER 8, 2025 SPCBAB

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

**Motion passed by unanimous consent.**

- 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.

Susan King, Community Redevelopment Coordinator, 02/09/26, Facade Grant Application, filed.

Scott Walker, City Attorney, 02/09/26, CRA Resolution 26-02, by title only, submitted.

**Member Jacob Fletcher moved that the Board 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 to adopt resolution CRA26-02 with the stipulation that the where as grant recipient recital includes specific reference to MattiMay Holdings LLC as reference in the above; seconded by Member Williams.**

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

### D) STAFF UPDATES

Susan King, Community Redevelopment Coordinator, 02/09/26, Staff Report, filed.

Bryan Thomas, Director of Planning and Community Development, 02/09/26, Clarification Information, submitted.

**III. BOARD COMMENTS/DISCUSSION**

**IV. CITIZENS COMMENTS**

Mandy Bucci

**ADJOURN**

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

Chair Welch adjourned the meeting. 5:55p.m.

**ATTEST:**

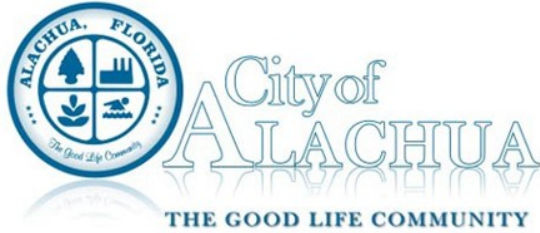
**COMMUNITY REDEVELOPMENT  
AGENCY OF THE CITY OF ALACHUA,  
FLORIDA:**

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**Rodolfo Valladares, CRA**  
Executive Director

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Walter Welch, CRA Chair



## Commission Agenda Item

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**MEETING DATE:** April 6, 2026

**SUBJECT:** CRA Fiscal Year 2024-2025 Audit

**PREPARED BY:** Susan King

**RECOMMENDED ACTION:**

Receive the presentation and adopt Resolution CRA 26-03

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### Summary

The City of Alachua Community Redevelopment Agency's Fiscal Year 2024-2025 financial statements have been completed by Purvis, Gray and Company, the City's independent Certified Public Accountants. A representative of Purvis, Gray and Company will present the results of the Fiscal Year 2024-2025 audit process. Overall, the CRA received an unmodified ("clean") opinion as it pertains to the financial statements for the year ended September 30, 2025. This is the highest audit opinion that can be received.

### FINANCIAL IMPACT

### ADDITIONAL FINANCIAL INFORMATION

### ATTACHMENTS

1. Resolution CRA 26-03 accept financial audit
2. 01032AR25 Final City of Alachua CRA
3. 01032AR25 Final SAS114 City of Alachua CRA

**RESOLUTION CRA26-03**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF ALACHUA, FLORIDA; ACCEPTING THE FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Alachua CRA has been presented with and reviewed the Financial Statements of the City of Alachua CRA, presented by Purvis, Gray & Company for the fiscal year ending September 30, 2025;

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

1. Upon reviewing the Financial Statements, the City of Alachua CRA does hereby accept the report.
2. That this resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session, this 6th day of April, 2026.

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

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Walter Welch, CRA Chair

**SEAL**

**ATTEST:**

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Rodolfo Valladares, CRA Executive Director

# 2025

Community Redevelopment Agency  
City of Alachua, Florida

Financial Statements and  
Independent Auditor's Report

September 30, 2025

**PURVIS GRAY**  
CERTIFIED PUBLIC ACCOUNTANTS

**FINANCIAL STATEMENTS  
AND  
INDEPENDENT AUDITOR’S REPORT  
COMMUNITY REDEVELOPMENT AGENCY**

**CITY OF ALACHUA, FLORIDA**

**SEPTEMBER 30, 2025**

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## INDEPENDENT AUDITOR'S REPORT

To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

### Report on the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and the major fund of the Community Redevelopment Agency (the CRA), a component unit of the City of Alachua, Florida, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the CRA, as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the CRA, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### CERTIFIED PUBLIC ACCOUNTANTS

Gainesville | Ocala | Tallahassee | Sarasota | Orlando | Tampa

[purvisgray.com](http://purvisgray.com)

Members of American and Florida Institutes of Certified Public Accountants

To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

## INDEPENDENT AUDITOR'S REPORT

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the CRA's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Other Matters***

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial

To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

### INDEPENDENT AUDITOR'S REPORT

reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 31, 2026, on our consideration of the CRA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control over financial reporting and compliance.

*Purvis Gray*

March 31, 2026  
Gainesville, Florida

**ORGANIZATION CHART  
SEPTEMBER 30, 2025  
COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA**

CRA Board:

Walter Welch - Chair

Shirley Green Brown - Vice Chair

Jacob Fletcher - Member

Jennifer Ringersen - Member

Dayna Williams - Member

Rodolfo Valladares - Executive Director

CRA Advisory Board:

Rudy Rothsieden - Chair

Kelly Harris - Vice Chair

Bryan Boukari - Member

Mandy Bucci - Member

Leon Barrows - Member

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2025**

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The Management's Discussion and Analysis (MD&A) of the City of Alachua Community Redevelopment Agency (CRA) is intended to provide an overview of the CRA's financial position and results of operations for the fiscal year ended September 30, 2025.

Since the MD&A is designed to focus on the current year's activities, resulting changes, and currently known facts, it should be read in conjunction with the CRA's financial statements (beginning on page 13), including the accompanying notes, to enhance the understanding of the CRA's financial performance. Please note the CRA provides prior year comparative financial information as required by Governmental Accounting Standards Board (GASB) Statement No. 34.

***Financial Highlights***

- At September 30, 2025, the CRA had a restricted fund balance of \$595,593 resulting from unspent tax increment financing revenues and an additional non-spendable balance of \$8,121.
- The current year net decrease of \$52,605 in the CRA fund balance was the result of planned expenditures in regards to capital projects that were spent during the fiscal year.

***Overview of the Financial Statements***

This MD&A is intended to serve as an introduction to the CRA's basic financial statements. The CRA's basic financial statements consist of the following components: (1) government-wide financial statements, (2) fund financial statements, (3) notes to the financial statements, and (4) required supplementary information. This report also contains other supplementary information in addition to the basic financial statements themselves.

**Government-wide Financial Statements**

- The CRA's total net position increased by \$248,904 over the prior reported period. Increased net position was achieved, primarily, as a result of unspent planned expenses related, primarily, to capital projects during the fiscal year.
- The CRA does not currently have long-term debt.
- Total net position of \$3.02 million is comprised of the following:
  1. The \$2.41 million net investment in capital assets includes property and equipment, net of accumulated depreciation.
  2. \$601.1 thousand of net position is restricted by externally imposed constraints such as debt covenants, grantors, laws, regulations, or by enabling legislation.

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2025**

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**Government-wide Financial Statements**

The *government-wide financial statements* are designed to provide readers with a broad overview of the CRA's finances, in a manner similar to a private sector business, and consist of the following two statements:

- The *statement of net position* presents information on all of the CRA's assets, liabilities, deferred outflows of resources, and deferred inflows of resources, with the difference between these elements reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the CRA is strengthening or weakening.
- The *statement of activities* presents information showing how the CRA's net position changed during the most recent fiscal year, focusing on both the gross and net costs that are supported by the CRA's general tax increment funding and other revenues, primarily ones intended to recover all or a significant portion of their cost through user fees and charges.

Both of these financial statements distinguish functions of the CRA and are principally supported by tax increment funding that is based on property valuation. The governmental activities of the CRA are intended to rehabilitate, conserve, and redevelop areas within the geographical boundaries of the district.

The government-wide financial statements can be found on pages 13-14 of this report.

**Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The CRA, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Funds can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds. The CRA only reports as a governmental fund.

- As of September 30, 2025, the CRA's governmental fund reported an ending fund balance of \$603,714, a decrease of \$52,605, in comparison with the prior fiscal year. This was the result of planned expenditures during the fiscal year for capital projects that were preserved from the previous year for future use.
- The governmental fund revenues were \$762,467 or \$112,764 more than the previous fiscal year. The increase in revenues is related to a combination of higher property valuations and a T-Mobile Hometown grant received for the renovation of Theatre Park.

**Governmental Funds**

Governmental funds essentially account for the same functions reported as governmental activities in the government-wide financial statements. However, unlike government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of *spendable resources*, as well as on balances of *spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2025**

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Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for the *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Because of the different measurement focus (current financial resources versus total economic resources), a reconciliation of the governmental fund Balance Sheet to the government-wide Statement of Net Position and a reconciliation of the governmental fund Statement of Revenues, Expenditures, and Changes in Fund Balances to the government-wide Statement of Activities is provided (see pages 16 and 18) to facilitate the comparison between governmental funds and governmental activities. The flow of current financial resources will reflect bond proceeds and inter-fund transfers as other financial sources as well as capital expenditures and bond principal payments as expenditures. The reconciliation will eliminate these transactions and incorporate the capital assets and long-term obligations (bonds and others) into the Governmental Activities column (in the Government-wide statements).

The CRA reports one (1) individual governmental fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the CRA general fund.

The CRA adopts an annual budget for its general fund. Budgetary comparison schedules have been provided as required supplementary information to demonstrate budgetary compliance. The basic governmental fund statements can be found on pages 15-18 of this report.

**Notes to the Financial Statements**

The notes provide additional information that is essential to fully understand the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 19-22 of this report.

**Other Information**

In addition to the financial statements and notes, budgetary comparisons can be found on pages 23-24 of this report.

***Government-wide Financial Analysis***

Net position may serve over time as a useful indicator of a government's financial position. In the case of the CRA, assets exceeded liabilities by \$3,021,024 at the close of the fiscal year ended September 30, 2025.

A portion of the CRA's net position, \$601,150 represents resources subjected to external restrictions on how they may be used.

The largest portion of the CRA's net position (\$2,419,874 or 80.10%) reflects its investment in capital assets (e.g., land, infrastructure, buildings, and equipment), less any related outstanding debt used to acquire those assets. The CRA uses these capital assets to provide services within the district;

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2025**

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consequently, these assets are not available for future spending. Albeit the CRA has no outstanding debt at the end of the fiscal year, any of the CRA's investment in its capital assets would be reported net of any related debt since the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Reported below is a condensed Statement of Net Position to demonstrate the changes from year to year. For more detailed information, see the Statement of Net Position on page 13.

**Community Redevelopment Agency  
City of Alachua, Florida  
Statement of Net Position  
As of September 30, 2025 and 2024**

	Governmental Activities		Total % Change
	2025	2024	2024-2025
Current Assets and Other Assets	\$ 818,394	\$ 736,744	11.08%
Capital Assets	2,419,874	2,117,688	14.27%
<b>Total Assets</b>	<b>3,238,268</b>	<b>2,854,432</b>	<b>13.45%</b>
Other Liabilities	217,244	82,312	163.93%
<b>Total Liabilities</b>	<b>217,244</b>	<b>82,312</b>	<b>163.93%</b>
Net Position			
Net Investment in Capital Assets	2,419,874	2,117,688	14.27%
Restricted	601,150	654,432	-8.14%
<b>Total Net Position</b>	<b>\$ 3,021,024</b>	<b>\$ 2,772,120</b>	<b>8.98%</b>

**Normal Impacts**

There are six (6) basic (normal) transactions that will affect the comparability of the Statement of Net Position summary presentation.

- Net Results of Activities: will impact (increase/decrease) current assets and liabilities, and unrestricted net position.
- Borrowing of Capital: will increase current assets and long-term debt.
- Spending Borrowed Proceeds on New Capital: will reduce current assets and increase capital assets with a secondary impact being that an increase in invested capital assets, and an increase in related net debt will not change the net investment in capital assets.

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2025**

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- Spending of Non-Borrowed Current Assets on New Capital: will reduce current assets, increase capital assets, reduce unrestricted net position, and increase net investment in capital assets.
- Principal Payment on Debt: will reduce current assets and long-term debt and increase net investment in capital assets.
- Reduction of Capital Assets through Depreciation: will reduce net investment in capital assets.

**Community Redevelopment Agency  
City of Alachua, Florida  
Changes in Net Position  
As of September 30, 2025 and 2024**

	<b>Governmental Activities</b>		<b>Totals % Change</b>
	<b>2025</b>	<b>2024</b>	<b>2025-2024</b>
<b>Revenues:</b>			
General Revenues:			
Intergovernmental	\$ 679,753	\$ 617,647	10.06%
Other	82,714	32,056	158.03%
Total Revenues	<u>762,467</u>	<u>649,703</u>	17.36%
<b>Expenses:</b>			
Economic Environment	<u>513,563</u>	<u>513,146</u>	0.08%
Total Expenses	<u>513,563</u>	<u>513,146</u>	0.08%
Increase (Decrease) in Net Position	248,904	136,557	82.27%
Net Position - Beginning	<u>2,772,120</u>	<u>2,635,563</u>	5.18%
Net Position - Ending	<u>\$ 3,021,024</u>	<u>\$ 2,772,120</u>	8.98%

**Government-wide Net Position**

The CRA's total net position at the end of fiscal year 2025 improved by \$248,904 resulting from unspent planned expenditures related to capital projects during the fiscal year.

**Governmental Activities**

The CRA's net position within governmental activities increased by \$248,904 during fiscal year 2025 due to unspent planned expenses related to capital projects during the fiscal year.

Major changes in revenues were caused by the following:

- For the fiscal year ended September 30, 2025, intergovernmental revenue increased by \$62,106, resulting from higher property valuations over the prior year.

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2025**

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Major changes in expenditures were caused by the following:

- Expenditures for governmental activities experienced a minimal increase of \$417 for fiscal year 2025.

***Fund Financial Analysis***

The CRA uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental Funds**

The primary purpose of the CRA's *governmental fund* is to provide information on near-term inflows, outflows, and balances of *spendable resources*. Such information is useful in assessing the CRA's financing requirements. In particular, *assigned and unassigned fund balance* may serve as a useful measure of a government's net resources, available for spending, at the end of the fiscal year.

As of the end of fiscal year 2025, the CRA's governmental fund reported an ending fund balance of \$603,714, a decrease of \$52,605 in comparison to the prior year.

**CRA Budgetary Highlights with Variances**

The CRA Budget was adopted at \$1,041,399 for the fiscal year 2025. An additional budget amendment was done for the T-Mobile Hometown grant award of \$50,300, for the renovation of Theatre Park. The final fiscal year 2025 budget was \$1,091,699.

**General Fund Actual Results Highlights with Variances**

At September 30, 2025, the CRA's General Fund experienced a positive variance between its final operating revenue budget and actual operating revenue in the amount of \$18,751. This was due, primarily, to intergovernmental revenue related to grant reimbursement award for billboard advertising. The CRA's General Fund experienced a positive variance between its final operating expenditure budget and actual operating expenditures of \$276,627. This was primarily due to lower operating and capital expenses than projected.

**Capital Asset and Debt Administration**

The CRA's capital assets for its governmental activities as of September 30, 2025, totaled \$2.41 million (net of accumulated depreciation), and includes land, buildings, improvements other than buildings, equipment, infrastructure, and construction in progress.

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2025**

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**Community Redevelopment Agency  
City of Alachua, Florida  
Capital Assets  
As of September 30, 2025 and 2024**

	<b>Governmental Activities</b>		<b>Total % Change</b>
	<b>2025</b>	<b>2024</b>	<b>2024-2025</b>
Land	\$ 108,981	\$ 108,981	0.0%
Buildings	40,658	40,658	0.0%
Improvements Other Than Buildings	2,556,244	2,548,989	0.3%
Furniture, Fixtures, and Equipment	3,602	3,602	0.0%
Construction in Progress	424,203	24,190	1653.6%
Less: Accumulated Depreciation	(713,814)	(608,732)	17.3%
<b>Total Assets</b>	<b>\$ 2,419,874</b>	<b>\$ 2,117,688</b>	<b>14.3%</b>

The CRA continues to focus on expanding the economic growth of the district by maintaining its current infrastructure capabilities.

Major capital asset events during the current fiscal year were primarily related to renovations for Theatre Park. CRA capital expenditures for the fiscal year were \$407,268. This amount was \$220,756 less than the budgeted capital amount of \$628,024.

Additional information on the CRA's capital assets can be found in Note 3 on page 22 of this report.

**Long-term Debt**

At the end of fiscal year 2025, the CRA had no outstanding long-term debt.

The CRA, as a component unit of the City of Alachua, shares the same credit rating. The City of Alachua's credit rating by Moody's Investor Service was Aa2 for the fiscal year.

**Economic Factors and Next Year's Budgets and Rates**

- Fiscal year 2025 tax increment value was based on 1987 overall district property valuation of \$6,295,700.
- Fiscal year 2025 increment revenue was based on City of Alachua and Alachua County millage rates of 5.9500 and 7.618 mills, respectively.

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2025**

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- The unemployment rate for the Gainesville MSA was 4.5%, which includes the City of Alachua. This is a 28.57% increase from the previous fiscal year's rate of 3.5%.
- The final certified overall value of property within the CRA increased to \$57.7 million, representing an increase of 8.86% from the prior year value of \$53.0 million.
- During the current fiscal year, tax increment revenues totaled \$663,416, representing an increase of 9.89%.
- Next fiscal year increment revenue is based on City of Alachua and Alachua County millage rates of 6.2500 and 7.6000 mills, respectively.

**Requests for Information**

This financial report is designed to present users with a general overview of the CRA's finances and to demonstrate the CRA's accountability. If you have questions concerning any of the information provided in this report or need additional financial information, contact Finance and Administrative Services, P.O. Box 9, Alachua, Florida, 32616-0009. Additional information can be found on our website: [www.cityofalachua.com](http://www.cityofalachua.com).

## **FINANCIAL STATEMENTS**

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

**Assets**

Cash and Cash Equivalents	\$	809,317
Due from Other Governments		956
Inventory		4,961
Prepaid Items		3,160
Capital Assets Not Being Depreciated:		
Land		108,981
Construction in Progress		424,203
Depreciable Capital Assets, Net		1,886,690

**Total Assets**

3,238,268

**Liabilities**

Accounts Payable		203,063
Due to City		3,813
Other Accrued Liabilities		10,368

**Total Liabilities**

217,244

**Net Position**

Net Investment in Capital Assets		2,419,874
Restricted for Redevelopment Projects		601,150

**Total Net Position**

\$ 3,021,024

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
STATEMENT OF ACTIVITIES  
YEAR ENDED SEPTEMBER 30, 2025**

	<b>Expenses</b>	<b>Net Revenue (Expense) and Changes in Net Position</b>
<b>Functions</b>		<b>Total Governmental Activities</b>
Governmental Activities:		
Economic Environment	\$ 513,563	\$ (513,563)
Total Governmental Activities	\$ 513,563	(513,563)
General Revenues:		
Tax Increment Revenues		663,416
Intergovernmental Revenue		16,337
Investment and Other Income		82,714
Total General Revenues		762,467
<b>Change in Net Position</b>		248,904
<b>Net Position, Beginning of Year</b>		2,772,120
<b>Net Position, End of Year</b>		\$ 3,021,024

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
BALANCE SHEET  
SEPTEMBER 30, 2025**

	<b>General Fund</b>
<b>Assets</b>	
Cash and Cash Equivalents	\$ 809,317
Due from Other Governments	956
Inventory	4,961
Prepaid Items	3,160
<b>Total Assets</b>	<b>818,394</b>
<b>Liabilities and Fund Balance</b>	
<b>Liabilities</b>	
Accounts Payable	203,063
Other Accrued Liabilities	10,368
Due to City	1,249
<b>Total Liabilities</b>	<b>214,680</b>
<b>Fund Balance</b>	
Non-Spendable:	
Prepays	3,160
Inventory	4,961
Restricted for:	
Economic Environment	595,593
<b>Total Fund Balance</b>	<b>603,714</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$ 818,394</b>

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

<b>Fund Balance - Total Governmental Funds</b>	\$	603,714
<p>Capital assets reported for governmental activities are not financial resources and, therefore, are not reported in the governmental funds:</p>		
Cost of Assets		3,133,688
(Accumulated Depreciation)		(713,814)
<p>Long-term liabilities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. All liabilities, both current and long-term, are reported in the statement of net position. Long-term liabilities at year-end consist of:</p>		
Due to City		(2,564)
<b>Net Position of Governmental Activities</b>	<b>\$</b>	<b><u>3,021,024</u></b>

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
YEAR ENDED SEPTEMBER 30, 2025**

	<b>General Fund</b>
<b>Revenues</b>	
Tax Increment Revenues	\$ 663,416
Intergovernmental Revenue	16,337
Investment and Other Income	82,714
<b>Total Revenues</b>	<b>762,467</b>
<b>Expenditures</b>	
Economic Environment:	
Personal Services	96,576
Operating Expenses	304,533
Grants and Aid	6,695
Capital Outlay	407,268
<b>(Total Expenditures)</b>	<b>(815,072)</b>
<b>Net Change in Fund Balance</b>	<b>(52,605)</b>
<b>Fund Balance, Beginning of Year</b>	<b>656,319</b>
<b>Fund Balance, End of Year</b>	<b>\$ 603,714</b>

See accompanying notes.

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCE OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

**Net Change in Fund Balance - Total Governmental Funds** \$ (52,605)

**Amounts Reported for Governmental Activities in the Statement of  
Activities are Different Because:**

Governmental funds report capital outlays as expenditures.  
However, in the statement of activities, the cost of those assets  
is depreciated over their estimated useful lives and reported as  
depreciation expense:

Expenditures for Capital Assets	407,268
Depreciation Expense	(105,082)

Some expenses reported in the statement of activities do not  
require the use of current financial resources and, therefore,  
are not reported as expenditures in governmental funds.

Change in Due to City Liability	(677)
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**Change in Net Position of Governmental Activities** \$ 248,904

See accompanying notes.

**NOTES TO FINANCIAL STATEMENTS**

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025**

**Note 1 - Summary of Significant Accounting Policies**

**Financial Reporting Entity**

In 1982, the Community Redevelopment Agency (the CRA) was established by the City of Alachua, Florida (the City) pursuant to Ordinance 82-5 to carry out the community redevelopment purposes of Florida Statute, Chapter 163. Subsequent amendments were made to the CRA through Ordinances 98-4, 98-24, 99-03, and 13-07. The City Commission serves as the CRA Board and the City maintains operational responsibility for the CRA's activity. Although legally separate, the CRA is appropriately blended as a governmental fund type component unit into the primary government of the City.

The accounting policies of the CRA conform to accounting principles generally accepted in the United States of America (GAAP) applicable to governmental units. The Governmental Accounting Standards Board is the standard setting body for governmental accounting and financial reporting.

**Government-Wide and Fund Financial Statements**

The government-wide financial statements report information on all of the governmental activities of the CRA. The government-wide focus is more on the sustainability of the CRA as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The fund financial statements focus on short-term results of operations and financing decisions at a specific fund level. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of activities demonstrates the degree to which the direct expenses of a given functional category are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific functional category. Program revenues include operating and capital grants and contributions.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The basic financial statements consist of the government-wide financial statements and fund financial statements. The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Tax increment financing from property taxes are recognized as revenue in the year when levied for. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Only current assets and deferred outflows of resources and current liabilities and deferred inflows of resources are generally included on their balance sheet. Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide governmental activities column, a reconciliation is sometimes necessary to explain the adjustments needed to reconcile the fund based financial statements to the governmental activities column of the government-wide presentation.

The CRA's operating statements present sources (revenue and financing sources) and uses (expenditures and other financing uses) of available spendable resources during the period. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025**

are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the CRA considers revenues to be available if they are collected within 60 days of the end of the fiscal year. Expenditures generally are recorded when a liability is incurred, as under accrual accounting, except for debt service expenditures, which are recognized when due.

Tax increment financing revenue and associated interest with the current fiscal period are both considered to be measurable and have been recognized as revenues of the current fiscal year, if available.

When both restricted and unrestricted resources are available for use, it is the CRA's policy to use restricted resources first, and then unrestricted resources as they are needed.

The CRA reports the general fund as a major governmental fund. The general fund is used to account for all financial resources received by the CRA. The general fund serves as the primary operating fund of the CRA. The CRA does not have any non-major funds.

**Assets, Liabilities, and Net Position**

*Deposits and Investments:* The CRA's cash and cash equivalents are considered to be cash on hand, demand deposits, and highly liquid instruments with original maturities of three months or less from the date of acquisition.

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as qualified public depositories, a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral for their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions providing full insurance for public deposits. The City had deposits only with qualifying institutions as of September 30, 2025.

*Capital Assets:* Capital assets include land, buildings, and building improvements titled within the designated redevelopment area.

Capital assets titled to the CRA are reported in governmental activities in the government-wide financial statements. The CRA utilizes the City's capitalization policy and capitalizes assets with a cost in excess of \$5,000 and an estimated life greater than one year. Buildings and building improvements are depreciated using the straight-line method over the asset's estimated useful life, which generally consist of a range between 10-50 years. Capital assets are recorded at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized but are expensed as incurred.

*Nature and Purpose of Fund Balance:* In the fund financial statements, the governmental fund reports fund classifications that comprise a hierarchy based primarily on the extent to which the CRA is bound to honor constraints on the specific purposes for which amounts in the fund can be spent. Amounts that are restricted to specific purposes either by: a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments, or b) imposed by law through

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025**

constitutional provisions or enabling legislation are classified as restricted fund balances. Amounts that can only be used for specific purposes pursuant to constraints imposed by the CRA Board through an ordinance or resolution are classified as committed fund balances. Amounts that are constrained by the CRA's intent to be used for specific purposes but are neither restricted nor committed are classified as assigned fund balances. Assignments are made by the CRA Board or the City Manager. Non-spendable fund balances include amounts that cannot be spent because they are either: a) not in spendable form, or b) legally or contractually required to be maintained intact. Unassigned fund balance represents fund balance that is not restricted, committed, or assigned to specific purposes within the general fund.

Unspent tax increment financing revenues are restricted for future redevelopment projects and are reported as restricted fund balance in the financial statements. Unassigned fund balance represents fund balance that has not been restricted, committed, or assigned to specific purposes within the general fund.

*Compensation Costs:* The CRA has no employees of its own. Instead, the CRA reimburses the City for the portion of salaries and benefits attributable to CRA activities based on the estimated time spent on those activities as projected during the annual budget process. Any long-term payroll and benefit liabilities, such as compensated absences, other postemployment benefits, or pension liabilities, are reported on the City's financial statements.

*Net Position:* The government-wide statements utilized a net position presentation. Net investment in capital assets is that portion of net position that relates to the CRA's capital assets reduced by accumulated depreciation. Restricted net position is unspent tax increment financing revenues that are restricted for future redevelopment projects. Unrestricted net position represents the net position of the CRA that is not restricted for any project or purpose.

*Use of Estimates:* The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statement and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

*Risk Management:* The CRA is adequately insured for general liability and directors and officers insurance through the purchase of a commercial insurance policy. The amount of settlements has not exceeded insurance coverage in any of the past three years.

**Note 2 - Cash, Cash Equivalents, and Investments**

**Deposits**

At September 30, 2025, the carrying amount of the CRA's cash deposits was \$809,317. All of the City's cash deposits are held in banks that qualify as a public depository under the *Florida Security for Public Deposits Act* (the Act) as required by Chapter 280, Florida Statutes. Under the Act, all qualified public depositories are required to pledge eligible collateral having a market value equal to or greater than the average daily or monthly balance of all public deposits, times the depository's collateral pledged level. The pledging level may range from 25% to 125% depending upon the depository's financial condition and

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025**

establishment period. All collateral must be deposited with an approved financial institution. In event of default by a qualified public depository, all claims for public deposits would be satisfied by the State Treasurer from the proceeds of federal deposit insurance, pledged collateral of the public depository in default and, if necessary, a pro rata assessment to the other qualified public depositories in the collateral pool. Therefore, all cash and time deposits held by banks are fully insured and collateralized.

**Note 3 - Capital Assets**

Capital asset activity for the year ended September 30, 2025 follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Capital Assets Not Being Depreciated:				
Land	\$ 108,981	\$ -	\$ -	\$ 108,981
Construction in Progress	24,190	400,013	-	424,203
Total Capital Assets Not Being Depreciated	<u>133,171</u>	<u>400,013</u>	<u>-</u>	<u>533,184</u>
Capital Assets Being Depreciated:				
Building	40,658	-	-	40,658
Improvements Other Than Buildings	2,548,989	7,255	-	2,556,244
Equipment	3,602	-	-	3,602
Total Capital Assets Being Depreciated	<u>2,593,249</u>	<u>7,255</u>	<u>-</u>	<u>2,600,504</u>
Less Accumulated Depreciation:				
Building	(19,887)	(2,065)	-	(21,952)
Improvements Other Than Buildings	(585,844)	(102,474)	-	(688,318)
Equipment	(3,001)	(543)	-	(3,544)
Total Accumulated Depreciation	<u>(608,732)</u>	<u>(105,082)</u>	<u>-</u>	<u>(713,814)</u>
Total Capital Assets Being Depreciated	<u>1,984,517</u>	<u>(97,827)</u>	<u>-</u>	<u>1,886,690</u>
<b>Total Capital Assets, Net</b>	<u>\$ 2,117,688</u>	<u>\$ 302,186</u>	<u>\$ -</u>	<u>\$ 2,419,874</u>

Depreciation expense in the amount of \$105,082 was charged to the economic environment function in the statement of activities.

**Note 4 - Tax-Increment Financing Revenue**

The CRA is primarily funded through tax-increment financing revenue. This revenue is computed by applying the operating tax for Alachua County (the County) and the City multiplied by 95% of the increased value of property in the CRA over the base property value. The City and County are required to fund this amount annually without regard to tax collections or other obligations.

**REQUIRED SUPPLEMENTARY INFORMATION  
(UNAUDITED)**

**REQUIRED SUPPLEMENTARY INFORMATION**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**CITY OF ALACHUA**  
**SCHEDULE OF REVENUE, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCES - BUDGET TO ACTUAL (BUDGETARY BASIS) - GENERAL FUND**  
**YEAR ENDED SEPTEMBER 30, 2025**

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues</b>				
Tax Increment Revenues	\$ 290,929	\$ 290,929	\$ 663,416	\$ 372,487
Intergovernmental Revenue	372,487	372,487	16,337	(356,150)
Miscellaneous	30,000	80,300	82,714	2,414
<b>Total Revenues</b>	<u>693,416</u>	<u>743,716</u>	<u>762,467</u>	<u>18,751</u>
<b>Expenditures</b>				
Economic Environment:				
Personal Services	100,167	100,167	96,576	3,591
Operating Expenses	357,582	328,008	304,533	23,475
Grants and Aid	25,000	15,500	6,695	8,805
Total Economic Environment	<u>482,749</u>	<u>443,675</u>	<u>407,804</u>	<u>35,871</u>
Capital Outlay	538,650	628,024	407,268	220,756
Reserve for Contingency	20,000	20,000	-	20,000
<b>(Total Expenditures)</b>	<u>(1,041,399)</u>	<u>(1,091,699)</u>	<u>(815,072)</u>	<u>276,627</u>
<b>Net Change in Fund Balance</b>	(347,983)	(347,983)	(52,605)	295,378
<b>Fund Balance, Beginning of Year</b>	<u>347,983</u>	<u>347,983</u>	<u>656,319</u>	<u>308,336</u>
<b>Fund Balance, End of Year</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 603,714</u>	<u>\$ 603,714</u>

See note to required supplementary information.

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF ALACHUA, FLORIDA  
NOTE TO REQUIRED SUPPLEMENTARY INFORMATION  
SEPTEMBER 30, 2025**

**Note 1 - Budgetary Procedures and Budgetary Accounting**

The Community Redevelopment Agency (CRA) adheres to the following procedures in establishing the budgetary data reflected in the accompanying financial statements:

The CRA's budget is first adopted by the CRA's Board and is then presented to the City of Alachua, Florida (the City) Commission for ratification prior to September 30. The City Commission serves as the CRA and governing board. The CRA receives recommendations from an appointed five-member advisory board.

Budget oversight rests with the Planning and Community Development Department. There was one budget amendment affecting the CRA during the fiscal year.

The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the fund level.

## **OTHER REPORTS**

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of the Community Redevelopment Agency (the CRA), a component unit of the City of Alachua, Florida, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements, and have issued our report thereon dated March 31, 2026.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the CRA's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the CRA's internal control. Accordingly, we do not express an opinion on the effectiveness of the CRA's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**CERTIFIED PUBLIC ACCOUNTANTS**

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To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the CRA's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRA's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Purvis Gray*

March 31, 2026  
Gainesville, Florida

## INDEPENDENT ACCOUNTANT’S REPORT ON COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES – INVESTMENT OF PUBLIC FUNDS

To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

We have examined the Community Redevelopment Agency’s (the CRA) compliance with Section 218.415, Florida Statutes, as of and for the year ended September 30, 2025. Management is responsible for the CRA’s compliance with those requirements. Our responsibility is to express an opinion on the CRA’s compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the CRA complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination of the CRA’s compliance with specified requirements.

In our opinion, the CRA complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies and pass-through entities, the CRA Board members, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

*Purvis Gray*

March 31, 2026  
Gainesville, Florida

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## INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 163.387(6) AND (7), FLORIDA STATUTES

To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

We have examined the Community Redevelopment Agency's (the CRA) compliance with Section 163.387(6) and (7), Florida Statutes, as of and for the year ended September 30, 2025, as required by Section 10.556(10)(a), *Rules of the Auditor General*. Management is responsible for the CRA's compliance with those requirements. Our responsibility is to express an opinion on the CRA's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA complied, in all material respects, with the requirements referenced above. An examination involves performing procedures to obtain evidence about whether the CRA complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material non-compliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination of the CRA's compliance with specified requirements.

In our opinion, the CRA complied, in all material respects, with Section 163.387(6) and (7), Florida Statutes, for the year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies and pass-through entities, the CRA Board members, and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.

*Purvis Gray*

March 31, 2026  
Gainesville, Florida

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## MANAGEMENT LETTER

To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

### Report on the Financial Statements

We have audited the financial statements of the Community Redevelopment Agency (the CRA), a component unit of the City of Alachua, Florida, as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 31, 2026.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and Chapter 10.550, *Rules of the Auditor General*.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Reports on an examination conducted in accordance with American Institute of Certified Public Accountants *Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in that report, which is dated March 31, 2026, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. No such findings were noted in the preceding financial audit report.

### Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This is disclosed in Note 1 of the financial statements.

### Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the CRA has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the CRA did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

## MANAGEMENT LETTER

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the CRA. It is management's responsibility to monitor the CRA's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., *Rules of the Auditor General*, the CRA must state whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did/did not operate within the CRA's geographical boundaries during the fiscal year under audit. Management affirms the following program administrators operated PACE programs within the CRA's geographic boundaries during the year ended September 30, 2025:

- |   |  |
|---|--|
| ■ Ygrene Energy Fund Florida LLC<br>6403 Blue Lagoon Drive<br>Suite 400<br>Miami, Florida 33126<br><a href="mailto:Customer.care@ygrene.com">Customer.care@ygrene.com</a><br>866-634-1358 | ■ Florida PACE Funding Agency<br>6650 Professional Parkway<br>Suite 102<br>Sarasota, Florida 34240<br><a href="mailto:Info@FloridaPACE.gov">Info@FloridaPACE.gov</a><br>850-400-7223 |
|---|--|

### Special District Component Unit

Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special agency that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, *Rules of the Auditor General*, the CRA reported:

#### Unaudited

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as 0.
- b. The total number of independent contractors to whom non-employee compensation was paid in the last month of the district's fiscal year as 0.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0.
- d. All compensation earned by or awarded to non-employee independent contractors, whether paid or accrued, regardless of contingency as \$0.

To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

#### MANAGEMENT LETTER

- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as Theater Park, with a total of \$614,031.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, as \$50,300.

#### **Additional Matters**

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate non-compliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

#### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, and the Board of Directors and management of the CRA, and is not intended to be, and should not be, used by anyone other than these specified parties.

*Purvis Gray*

March 31, 2026  
Gainesville, Florida

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## COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

We have audited the financial statements of the governmental activities and the major fund of the Community Redevelopment Agency (the CRA), a component unit of the City of Alachua, Florida, for the year ended September 30, 2025. Professional standards require that we provide you with the following information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter dated August 12, 2021, and in our required auditor's communication letter to you dated September 22, 2025. Professional standards also require that we communicate to you the following information related to our audit.

### **Qualitative Aspects of Accounting Practices**

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the CRA are described in Note 1 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during the year. We noted no transactions entered into by the CRA during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. We did not identify any particularly sensitive estimates in the financial statements.

The financial statement disclosures are neutral, consistent, and clear.

### **Difficulties Encountered in Performing the Audit**

We encountered no significant difficulties in dealing with management in performing and completing our audit.

### **Corrected and Uncorrected Misstatements**

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. No such misstatements have been identified.

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To the Downtown Redevelopment Trust Board  
Community Redevelopment Agency  
City of Alachua, Florida

**Disagreements with Management**

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor’s report. We are pleased to report that no such disagreements arose during the course of our audit.

**Management Representations**

We have requested certain representations from management that are included in the management representation letter dated March 31, 2026.

**Management Consultations with Other Independent Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to the CRA’s financial statements or a determination of the type of auditor’s opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

**Other Audit Findings or Issues**

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the CRA’s auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

**Other Matters**

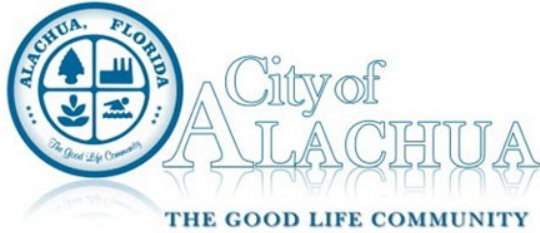
We applied certain limited procedures to the required supplementary information (RSI) as identified in the table of contents of the financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

**Restriction on Use**

This information is intended solely for the use of the Board of Directors and management of the CRA and is not intended to be, and should not be, used by anyone other than these specified parties.

*Purvis Gray*

March 31, 2026  
Gainesville, Florida



## Commission Agenda Item

**MEETING DATE:** April 6, 2026

**SUBJECT:** CRA Fiscal Year 2024-2025 Annual Report

**PREPARED BY:** Susan King

**RECOMMENDED ACTION:**

---

### Summary

Staff has prepared the Alachua CRA Annual Report for Fiscal Year 2024-2025.

Both the FY 24-25 Annual Report and complete audit report of the Alachua CRA redevelopment trust fund must be published online and sent to taxing entities by March 31, 2026.

Per Section 163.371 of the Florida Statutes, the CRA Annual Report must include the following:

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

The FY 2024–2025 Annual Report highlights the activities and accomplishments of the Alachua CRA from October 1, 2024, through September 30, 2025. It also provides a summary evaluating the extent to which the CRA has achieved the goals outlined in its Community Redevelopment Plan.

### FINANCIAL IMPACT

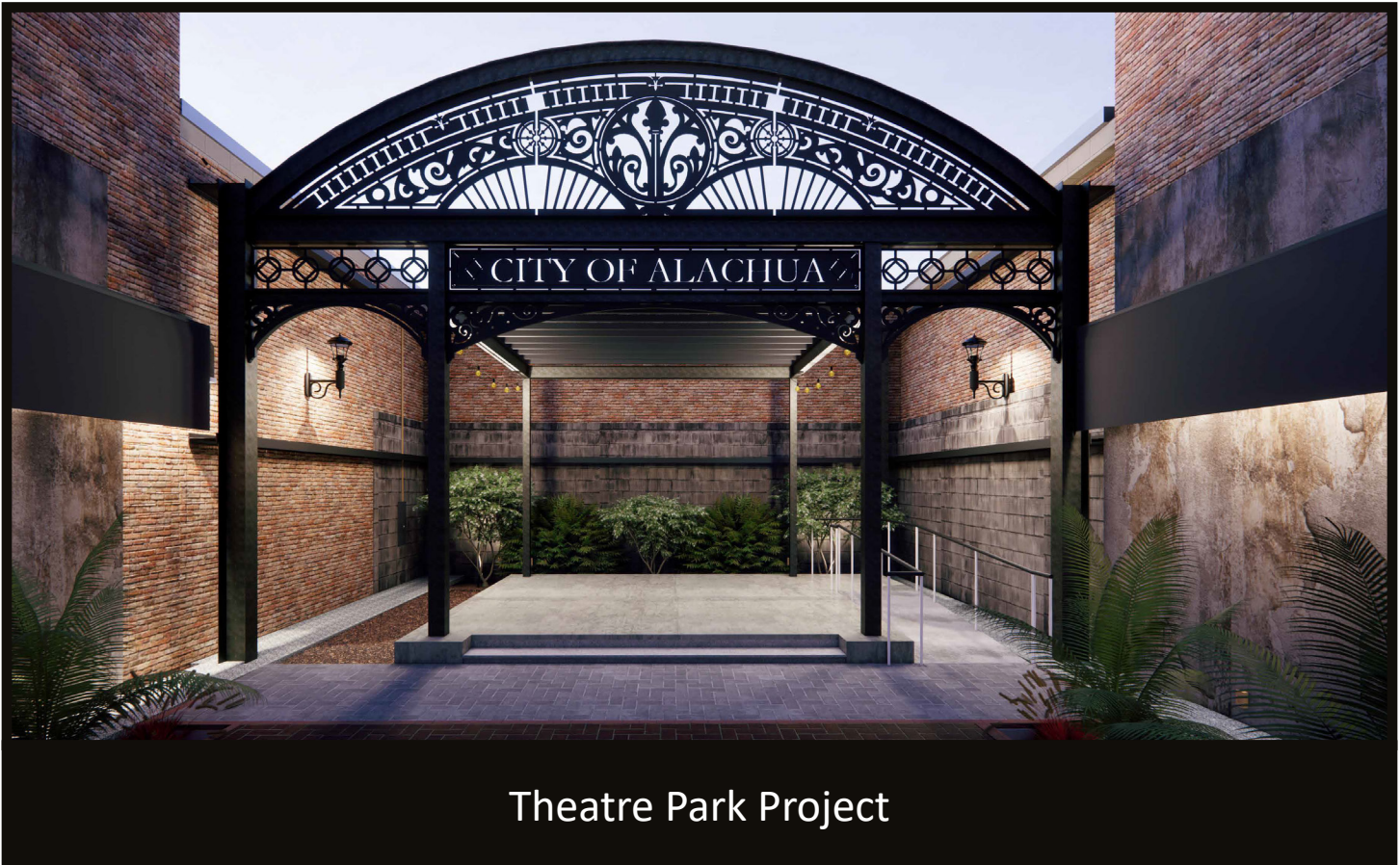
### ADDITIONAL FINANCIAL INFORMATION

## **ATTACHMENTS**

1. FY 24-25 Annual Report - Summary
2. Notice Regarding FY 2024 - 2025 Annual Report



**ALACHUA CRA**  
COMMUNITY REDEVELOPMENT AGENCY



Theatre Park Project

# ANNUAL REPORT

- Fiscal Year 2025 -

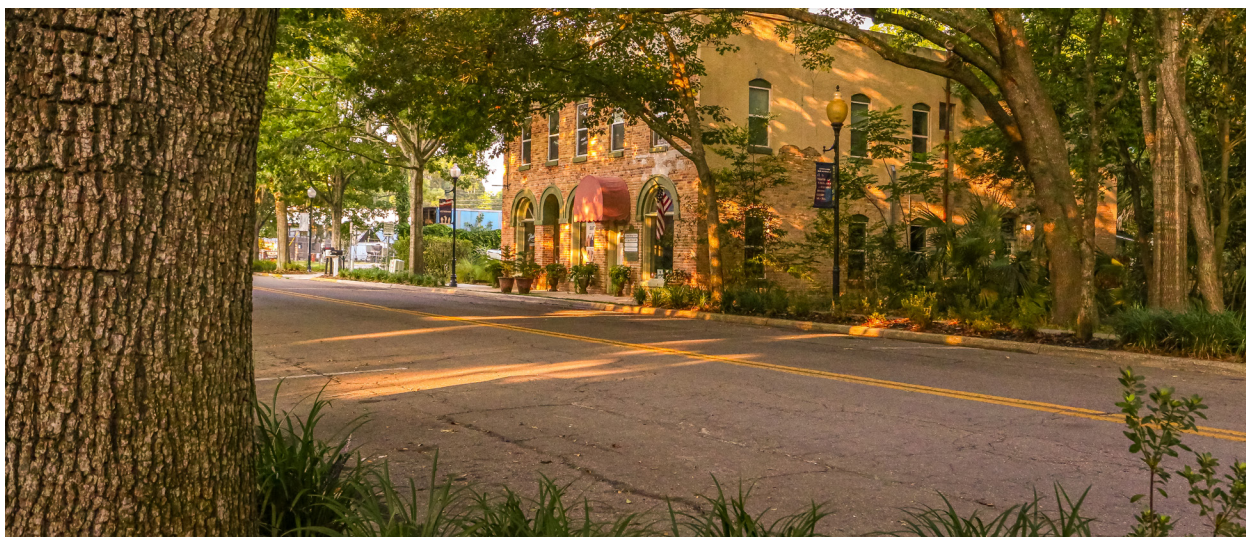
October 1, 2024 - September 30, 2025





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# About the Alachua CRA

## COMMUNITY REDEVELOPMENT DISTRICT

- 256 Acres, including public right-of-ways
- 466 Parcels; 18 Parcels owned by the City of Alachua
- 87 Commercial/Industrial Parcels
- 103 Businesses
- 286 Dwelling Units
- 153 Historic buildings (102 contributing & 51 noncontributing)

## ASSESSED VALUES - BASE YEAR & CURRENT YEAR

Base Year (1987)	Taxable Value - Taxable Properties	\$6,295,700.00
Current Year (2024)	Taxable Value - Taxable Properties	\$57,764,929.00
Current Year (2024)	Incremental Value - Taxable Properties	\$51,469,229.00
Total Expenditures from the Redevelopment Trust Fund		\$621,954.00

## CRA PROJECTS - FY 2024 - 2025

Projects started	25
Projects Completed	15
Total Amount expended for affordable housing	0

Per Section 163.371 of the Florida Statutes, the Alachua CRA must provide an annual report along with a complete audit report of the redevelopment trust fund each fiscal year. This reporting allows for transparency and accountability to better serve the redevelopment area.

An Annual Report must include the following information in two separate documents:

- **Audit** - a stand-alone, independent audit as a separate document
- **Performance Data & Plan Goals & Objectives** - including: 1) total number of projects started and completed with the estimated cost of each project; 2) total expenditures from the redevelopment trust fund; 3) originally assessed real property within the CRA on the day the agency was created; 4) total assessed real property values of the property within the boundaries of the CRA as of January 1 of the reporting year; and 5) total amount expended for affordable housing for low-income and middle income residents.

This Annual Report highlights the Alachua CRA's activities and achievements in the 2025 Fiscal Year, from October 1, 2024 through September 30, 2025.



# About the Alachua CRA

## INTRODUCTION

The state of Florida enacted legislation in 1969 (Chapter 163, Part III) that enabled local governments to create areas defined as community redevelopment districts for the purpose of carrying out redevelopment activities under the auspices and direction of a Community Redevelopment Agency (CRA).

## DEFINITIONS

- **Redevelopment** consists of any projects or activities within a community redevelopment district to eliminate or prevent blight and rehabilitate or conserve areas in a community.
- **Community Redevelopment District** includes areas within a city characterized by blight or insufficiencies, such as the presence of dilapidated structures, a shortage of affordable housing, substandard infrastructure, insufficient roadways and inadequate parking.
- A **Community Redevelopment Agency (CRA)** is a dependent special district in which any future increases in property taxes are set aside to support economic development and redevelopment projects within that district. A CRA board is created by the local government to direct the agency and administer any activities or projects within the community redevelopment district. Approximately 220 CRAs operate in the state of Florida at this time.
- The **Community Redevelopment Plan** serves as the framework for any redevelopment efforts undertaken by the CRA. The plan addresses the unique needs and insufficiencies in the district, outlines the overall goals, identifies the types of enhancement projects planned for the area, and implements strategies for revitalizing the area.
- **Funding** for redevelopment projects is provided via a mechanism called tax increment financing (TIF). Properties within a community redevelopment district are assessed on a fixed date, deemed “frozen value.” Any increase in property value when compared to the frozen value is additional tax revenue and is considered “increment.” Increment tax revenue is deposited into the CRA Trust Fund and dedicated to redevelopment efforts in CRA district. Additional funding may come from redevelopment bonds and grants, land sales or leases, and loans. Increment revenue can be used immediately, saved for a particular project or can be bonded to maximize the funds available. Any funds received from a tax increment financing area must be used for specific redevelopment purposes within the targeted area and not for general government purposes.



# About the Alachua CRA

## HISTORY OF THE ALACHUA CRA

The Alachua Community Redevelopment Agency (CRA) was established in 1982 with the goal of reviving a neglected and blighted district encompassing 256 acres, including the historic downtown business district and the surrounding area.

The original Alachua Community Redevelopment Plan was adopted in April 1982 by Ordinance 0-82-5. The City of Alachua adopted an amended Community Redevelopment Plan in May of 2000 through Ordinance 0-00-18. The plan was updated in 2013. The provisions of the Plan shall remain in effect and serve as a guide for future redevelopment activities in the Alachua CRA through 2043. The plan must maintain statutory compliance and be consistent with the local Comprehensive Plan.

Since its establishment, the CRA has undertaken or promoted redevelopment and improvement projects with the primary goal of creating a more vibrant, livable and healthy downtown area for all citizens. Examples of CRA projects include: streetscape and roadway improvements, parking solutions, sidewalks, community parks and open spaces, street tree plantings, recreation areas, and historic restoration. The Alachua CRA created an incentive program in 2018 through matching business facade grants to encourage commercial building owners to make improvements to their own buildings.

## ORGANIZATION OF THE ALACHUA CRA

The Alachua City Commission serves as the governing board for the CRA. The Alachua CRA has two staff members - an Executive Director and a CRA Coordinator. A five-member CRA Advisory Board, comprised of key stakeholders such as residents and business owners within the redevelopment area, provides recommendations to the CRA.

<b>CRA Board</b>		<b>CRA Advisory Board</b>	
<b>Chair:</b>	<b>Walter Welch</b>	<b>Chair:</b>	<b>Kelly Harris</b>
<b>Vice Chair:</b>	<b>Shirley Green-Brown</b>	<b>Vice Chair:</b>	<b>Mandy Bucci</b>
<b>Member:</b>	<b>Dayna Miller</b>	<b>Member:</b>	<b>Leon Barrows</b>
<b>Member:</b>	<b>Jennifer Ringersen</b>	<b>Member:</b>	<b>Rudy Rothseiden</b>
<b>Member:</b>	<b>Jacob Fletcher</b>	<b>Member:</b>	<b>Bryan Boukari</b>
<b>City Manager:</b>	<b>Rodolfo Valladares</b>	<b>CRA Coordinator:</b>	<b>Susan King</b>
<b>City Attorney:</b>	<b>Folds Walker LLC</b>		<b>CityofAlachua.com</b>



# About the Alachua CRA

## AMENDED COMMUNITY REDEVELOPMENT PLAN

The Amended Community Redevelopment Plan serves as the guiding framework for any redevelopment efforts undertaken by the Alachua CRA. The document addresses the 10 following focus areas to accomplish the CRA mission to rehabilitate, conserve and redevelop areas within the geographical boundaries of the redevelopment area of Alachua.

- Economic Development
- Parks & Open Spaces
- Historic Preservation
- Infrastructure
- Parking
- Streetscapes
- Wayfinding Signage
- Housing
- Marketing
- Public Participation

Present and future redevelopment efforts will particularly concentrate on the following:

- Create a thriving downtown district and attract an eclectic mix of restaurants and shops, as well as an anchor business, such as a brewery;
- Foster the preservation and revitalization of unoccupied, underutilized and/or deteriorating historic buildings in downtown; and
- Utilize the space to encourage outdoor activities and a sense of community for residents and visitors

Redevelopment within the CRA district will not negatively impact the residents of the area in terms of relocation, traffic circulation, environmental quality, availability of community facilities and

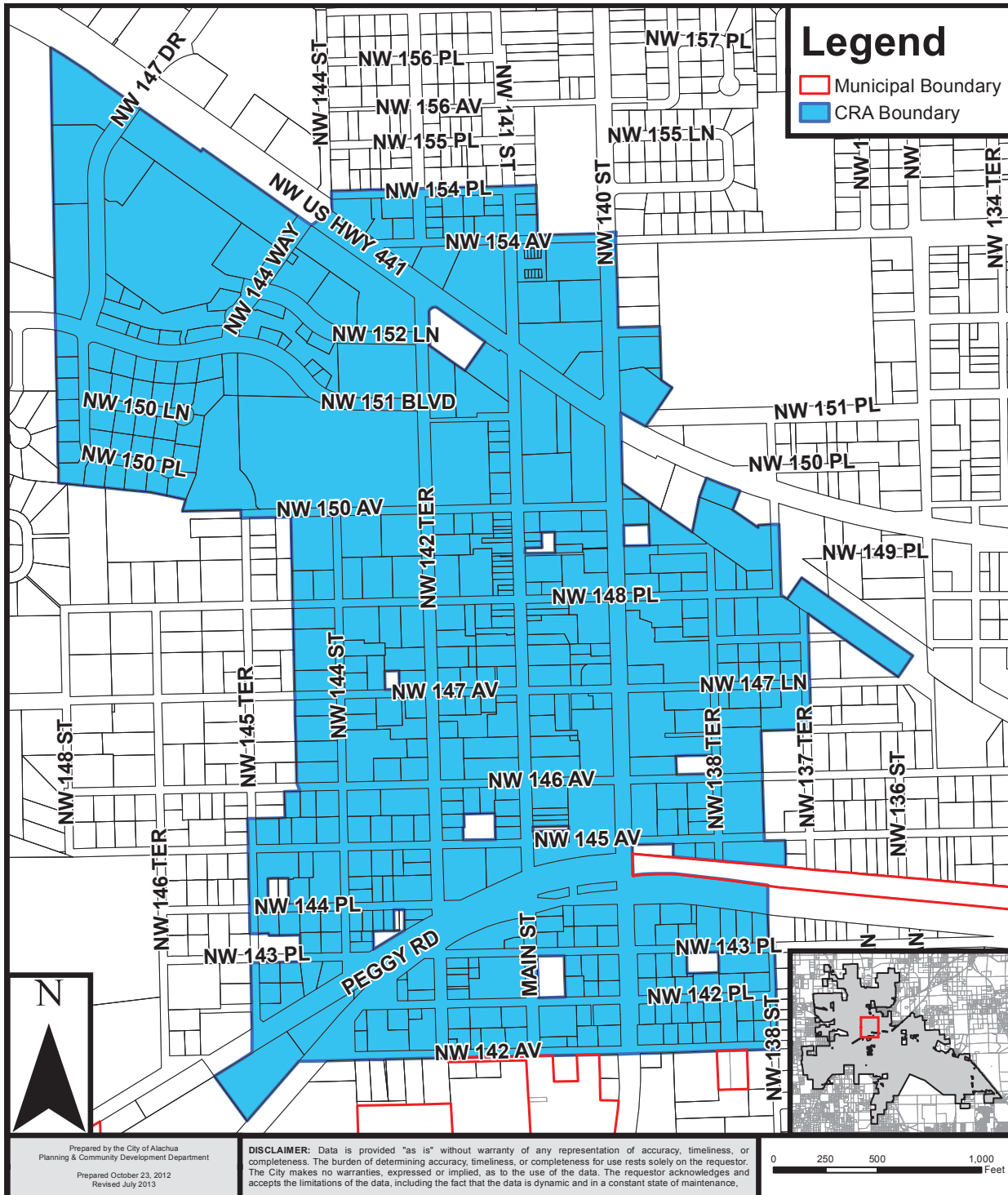
services, school population, or any other factors affecting the physical and social quality of the neighborhood.

The CRA supports the preservation of the existing historic neighborhoods while encouraging the development of affordable housing for senior citizens or low and medium income households.





# Alachua Community Redevelopment Area





## Summary: Performance Data - Plan Goals & Objectives

CRA ACTIVITIES	PROGRESS/STATUS	ESTIMATED EXPENDITURES FOR FY 24-25	CRA PLAN GOAL & OBJECTIVES
Seasonal Decorations & Installation	Completed & Ongoing	\$16,580	<b>STREETSCAPES</b> - Seasonal decorations enhance the historic downtown area for businesses, residents and visitors, while complementing the annual events and festivals held on Main Street and throughout the CRA district.
Christmas on Main Street – Annual Tree Lighting	Completed & Ongoing	\$9,089 (Funded in part by Visit Gainesville, Alachua County)	<b>MARKETING &amp; EVENTS</b> - The annual Tree Lighting event brought local families and visitors downtown to celebrate the holiday season. The collaborative event, hosted by the Alachua CRA, City of Alachua and Alachua Chamber of Commerce, was supported by businesses throughout the downtown area and CRA district. Activities included carriage rides, Santa visits and complimentary photos, a children’s chorus, an Alachua Children’s Theatre performance, live music, appearances by the Grinch and other holiday characters, a bounce house, a snow park, a miniature train, and 25 holiday activity stations. The event drew an estimated 1,200 attendees.
CRA Planning Workshops	Planning Phase		<b>PUBLIC PARTICIPATION</b> – Three “From Ideas to Action: CRA Planning Workshops” are scheduled for FY 25-26. Invitations will be distributed to property and business owners in the CRA. A brief Downtown & CRA Priority Initiatives Survey will also be made available. These efforts aim to engage stakeholders in identifying priority projects and investment opportunities for downtown Alachua and the CRA district.
Main Street Beautification Great American Cleanup Project	Completed & Ongoing	\$1,835 Grant funded	<b>PUBLIC PARTICIPATION</b> - The Main Street Beautification Project was conducted as part of the City of Alachua’s annual Great American Cleanup. A team of fifteen volunteers, alongside CRA staff, planted 111 plants across 20 landscape beds along Main Street.
CRA Landscape Upgrades & Improvements	Completed & Ongoing	\$143,931	<b>STREETSCAPES</b> – The Alachua CRA prioritizes maintaining aesthetic appeal of the redevelopment district. Landscape upgrades and enhancements throughout the CRA district are a key component of the ongoing streetscapes and beautification program.



## Summary: Performance Data - Plan Goals & Objectives

CRA PROJECTS & ACTIVITIES	PROGRESS/STATUS	ESTIMATED EXPENDITURES FOR FY 24-25	PLAN GOALS & OBJECTIVES
I-75 Billboards to Promote Tourism in the Downtown Historic District	Completed & Ongoing	\$24,800 (Funded in part by Visit Gainesville, Alachua County)	WAYFINDING & SIGNAGE: Three billboards were redesigned and installed on I-75 – one north and two south of Alachua’s Exit 399. The signage highlights Alachua’s historic downtown and promotes the “Shop, Dine & Stroll” theme to encourage visitation and boost patronage for downtown businesses.
Billboard Apron Advertising to Promote Tourism & Events in the CRA	Completed & Ongoing	\$1,350	MARKETING & EVENTS - The Alachua CRA utilizes I-75 billboard aprons to promote Alachua’s historic downtown and special events within the district. These marketing efforts help increase foot traffic and support local businesses by boosting patronage during events.
Business Façade Grant	Completed & Ongoing	\$6,695	RESTORATION - Two façade grants were awarded in FY 24-25 to Conestogas Restaurant Inc. and Alachua Commercial Properties LLC to support façade improvements to historic buildings located at 14920 and 14910 Main Street.
Theatre Park Refresh Project - Design Oversight & Construction Administration Services	Ongoing	\$5,520	HISTORICAL PRESERVATION - The CRA contracted with Monarch Design Group to provide design oversight and construction administration services for the Theatre Park Refresh Project. The CRA capital project is scheduled for completion in FY 25-26.
Theatre Park Refresh Project - Construction Services	Ongoing	\$390,091 (partially funded by the T-Mobile Hometown Grant)	HISTORICAL PRESERVATION - The CRA contracted with Innovation Square Development Corp. (Trimark Construction) to provide construction services for the Theatre Park Refresh Project. The CRA capital project is scheduled for completion in FY 25-26.
Main Street Lighting Project	Completed & Ongoing	\$10,626	STREETSCAPES – The Alachua CRA approved and allocated funding for various accent lighting options to create year-round displays that illuminate and showcase the downtown area.
Swick House Signage	Completed	\$635	WAYFINDING & SIGNAGE: New, updated signage was installed in front of the historic Swick House.
Swick House Renovation	Completed & Ongoing	1,224	RENOVATION: Restoration efforts began on the historic Swick House. Renovation and enhancements will continue into FY 25-26.



## Summary: Performance Data - Plan Goals & Objectives

CRA ACTIVITIES	PROGRESS/STATUS	ESTIMATED EXPENDITURES FOR FY 24-25	CRA PLAN GOAL & OBJECTIVES
CRA Streetscape Enhancements	Completed & Ongoing	\$9,802	<b>STREETSCAPES:</b> Activities such as mulching, power washing and tree removal were conducted to improve the overall appearance and functionality of the downtown area.
Towne Centre District – Irrigation replacement	Completed	\$4,164	<b>INFRASTRUCTURE –</b> Outdated and inoperable irrigation equipment was replaced in the CRA’s Towne Centre district to improve the system efficiency and support upcoming landscape enhancement projects.
Towne Centre District - Landscape Makeover on NW 147 Drive	Planning Phase	Estimated Cost \$25,000	<b>STREETSCAPES –</b> A major landscape enhancement and refurbishment project is scheduled for FY 2025–2026 to improve nine landscape beds in the CRA’s Towne Centre District.
Towne Centre District - Irrigation System Installation on NW 147 <sup>th</sup> Drive	Planning Phase	Estimated Cost \$20,000	<b>INFRASTRUCTURE –</b> The installation of a new irrigation system is scheduled for FY 25-26 to support the landscape enhancement and refurbishment project in the CRA’s Towne Centre District.
Farmer’s Market	Planning Phase		<b>MARKETING &amp; EVENTS; PARKS &amp; OPEN SPACE –</b> CRA supported the reestablishment of the downtown farmers market, spearheaded by the Alachua Business League, by facilitating the location approval, providing staff support and waiving special events permit fees. The new “Market on Main” is scheduled to launch on October 4, 2025.
Levitt AMP Alachua Music Series Sponsor	Planning Phase	\$20,000 FY 25-26  Matching grant by Levitt Foundation for Levitt AMP Alachua Music Series – FY 26-28	<b>EVENTS/PARKS &amp; OPEN SPACE:</b> The Alachua CRA approved matching funds annually for three years (FY 26-28) to sponsor the Levitt AMP Alachua Music Series at Skinner Field, contingent upon selection as a Levitt Music Series grant recipient. (Josh’s Place, applicant; Alachua Business League, partner & organizer).

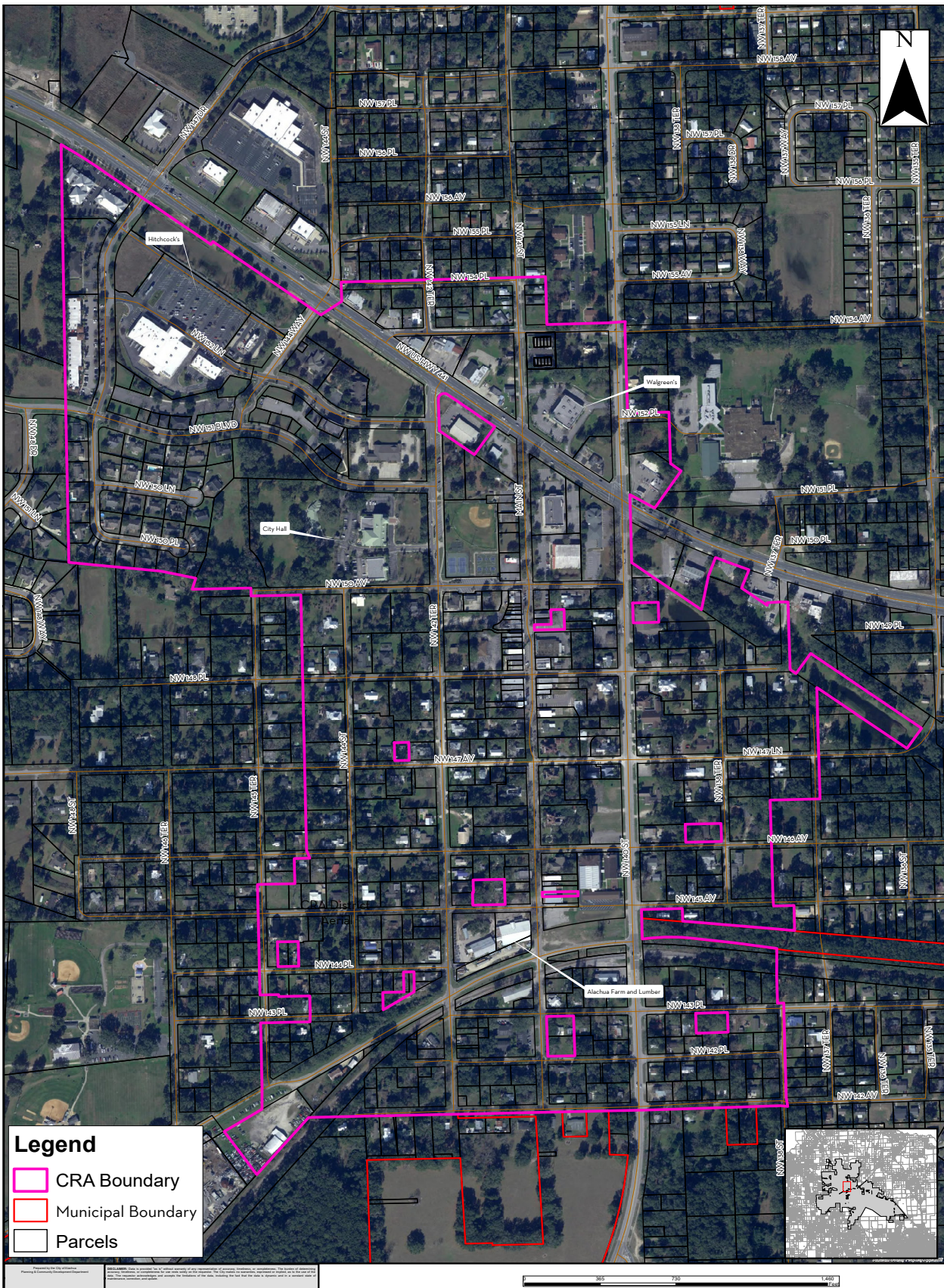


## Summary: Performance Data - Plan Goals & Objectives

CRA ACTIVITIES	PROGRESS/STATUS	ESTIMATED EXPENDITURES FOR FY 24-25	CRA PLAN GOAL & OBJECTIVES
Holiday & Patriotic Replacement Banners	Completed	\$5,937	<b>WAYFINDING &amp; SIGNAGE:</b> Replacement holiday and patriotic banners were purchased for Downtown and the CRA district, supporting seasonal beautification and enhancing the area's visual appeal.
Public WIFI in Theatre Park	Planning Phase	\$2,303  Funded by the T-Mobile Hometown Grant	<b>INFRASTRUCTURE –</b> Public WIFI will be installed in Theatre Park in FY 25-26 as part of the Theatre Park Refresh Project, enhancing connectivity and overall visitor experience.
Electronic Message Board	Planning Phase	Estimated Cost \$25,000	<b>WAYFINDING &amp; SIGNAGE:</b> An electronic message board has been proposed for installation at the corner of Main Street and US-441 either as a stand-alone feature or integrated into a gateway sign. The message board will help promote special events and programs, arts and cultural offerings, ongoing small-scale events and activities, and downtown businesses.
Gateway Sign Parcel	Planning Phase	\$2,067	<b>WAYFINDING &amp; SIGNAGE:</b> Staff retained a law firm to evaluate the feasibility of securing land rights for a parcel located at the corner of Main Street and US-441 for the potential installation of a gateway sign.
2-Hour Parking Signs	Completed	\$314	<b>WAYFINDING &amp; SIGNAGE:</b> Six two-hour parking signs were installed within city landscape beds across a two-block area of the commercial district to encourage parking turnover. Time-limited parking helps prioritize on-street parking spaces for short-term use.
Street Lamp Poles Replacement	Completed	\$16,705	<b>INFRASTRUCTURE -</b> Three decorative streetlamp replacement poles were installed in prominent locations along Main Street to replace damaged light poles and enhance the corridor's overall appearance.

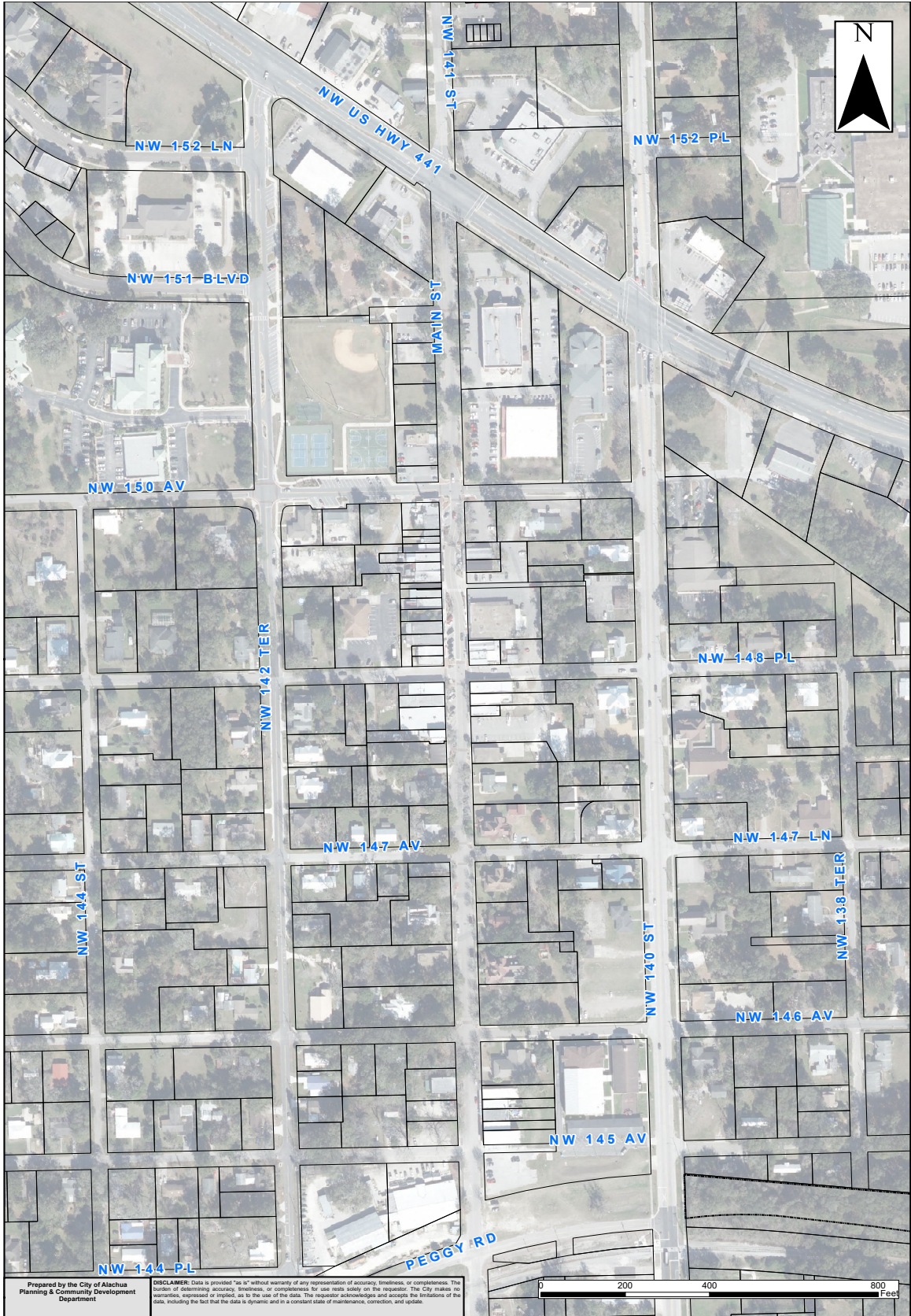


# Alachua CRA Map with District Boundary



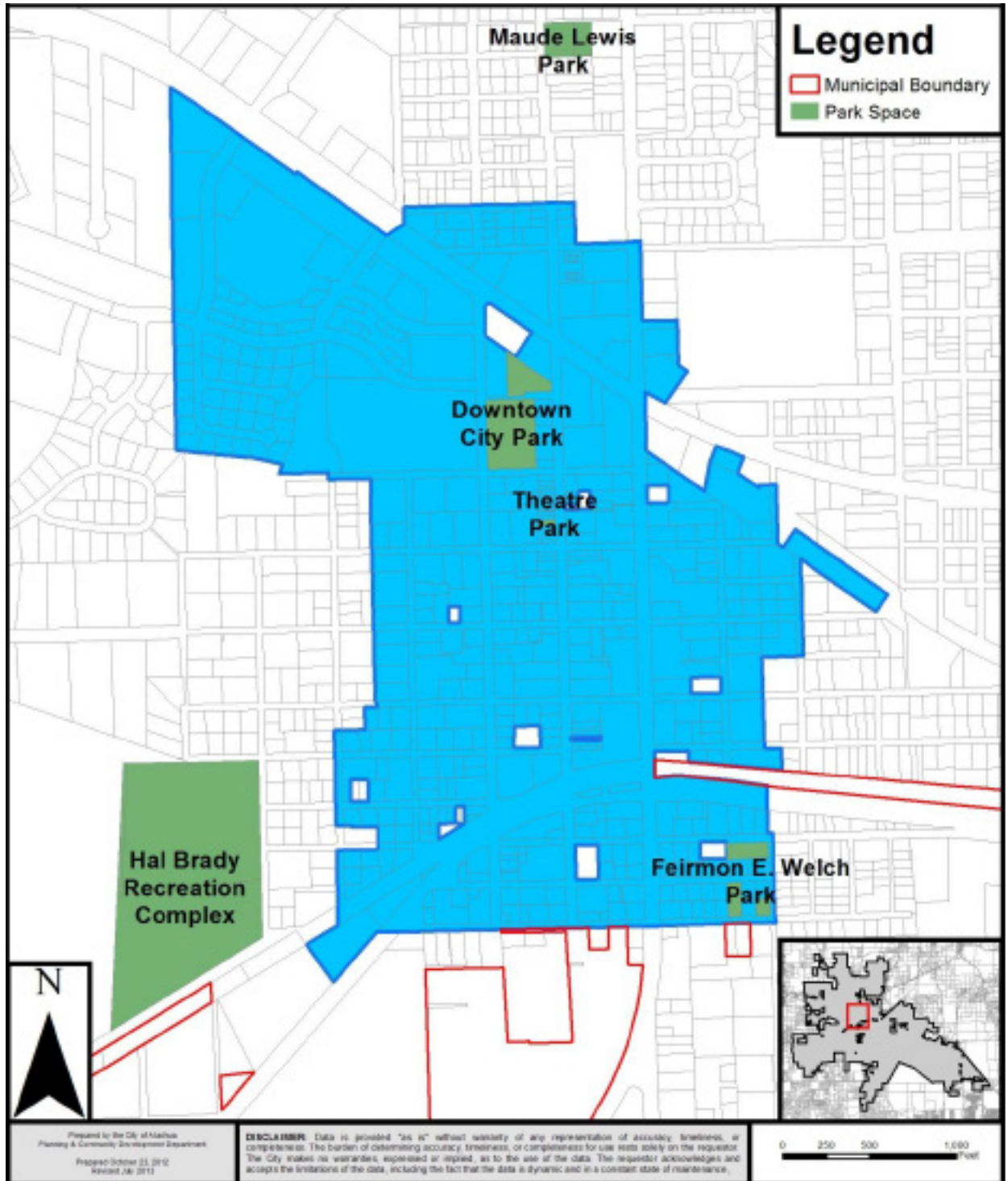


# Alachua CRA - Existing Street Layout



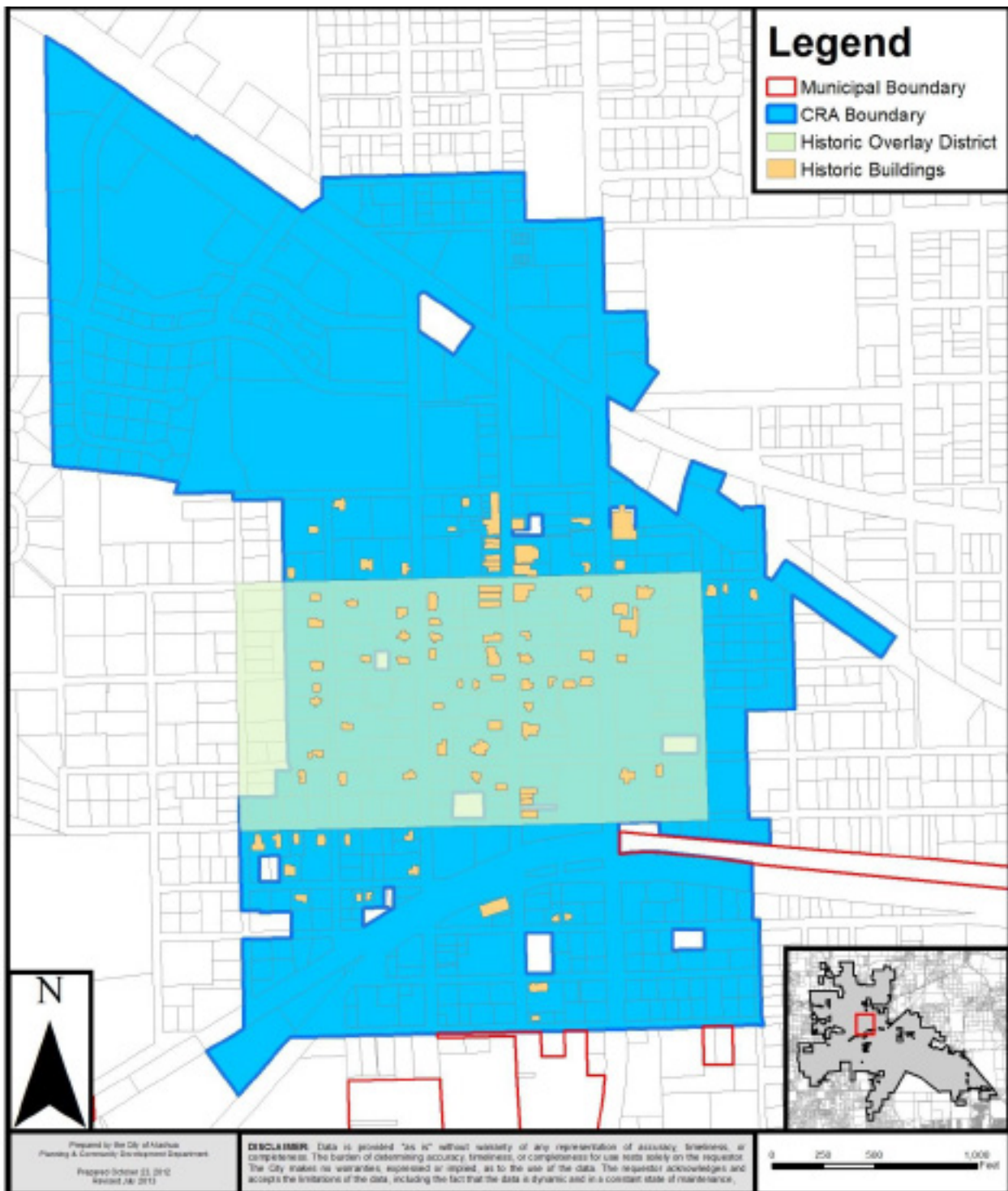


# Alachua CRA - Parks & Open Spaces





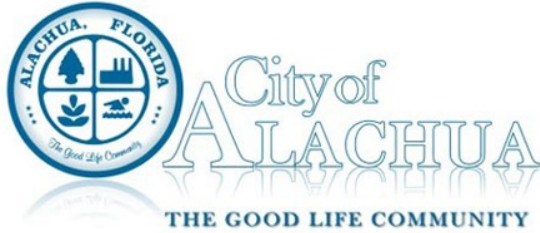
# Historic Overlay District & Historic Buildings



**Notice Regarding FY 2024–2025 CRA Annual Report**

The attached FY 2024–2025 Annual Report is an abbreviated version of the full report.

The complete Annual Report will be attached and made available on Tuesday, March 31, 2026.



## Commission Agenda Item

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**MEETING DATE:** April 6, 2026

**SUBJECT:** Staff Updates

**PREPARED BY:** Susan King

**RECOMMENDED ACTION:**

Receive updates

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### Summary

#### **Overview of "From Ideas to Action: CRA Planning Workshop" Findings: What We Heard**

The third and last public CRA Workshop took place on Thursday, February 26, 2026, at the James A. Lewis Commission Chambers. Approximately 20 people attended the workshop. Notices were posted on the City of Alachua website, social media platforms and public bulletin boards. In addition, workshop reminder postcards were mailed to approximately 350 property and business owners within the CRA district.

#### **The agenda for the third CRA Planning Workshop included the following:**

- Recap of the second workshop;
- Additional stakeholder presentations on proposed CRA initiatives;
- Overview and prioritization of proposed initiatives from the second workshop
- Dot voting for the top ten initiatives (with the results displayed on 10 posters)
- Discussion of logistics, costs and funding options, including public - private partnerships
- Final ranking of the priority initiatives
- Development of an Action Plan
- Additional stakeholder input

The proposed priority CRA initiatives were compiled from workshop discussions, stakeholder presentations, survey responses, past studies and previously proposed projects. To be considered, each initiative was required to align with one of the ten goals identified in the Alachua CRA Plan.

#### **The Final Dot Voting Results are as follows:**

##### Economic Development

- Attracting an anchor business, such as a brewery (16)
- Recruiting a variety of businesses to downtown (5)
- Support for existing downtown businesses (2)
- Downtown mixed-use development (1)

#### Wayfinding Signage

- Electronic message board on 441 (7)
- Business directory sign (4)
- Gateway sign or road arch gateway (2)

#### Historic Preservation

- Incentives for developers (7)
- Preservation & redevelopment of downtown storefronts (4)
- Interactive walking tour (2)

#### Parking

- Additional parking for customers (2)

#### Infrastructure

- Removable bollards for street closures (3)
- More sidewalks in residential area (2)

#### Information Campaigns / Marketing (Event Promotion)

- More downtown events (6)

#### Parks & Open Space

- Skinner Field Project (17)
- Mobile stage (17)
- Parklet (12)
- Gathering spaces for community events (1)

#### Public Participation

#### Streetscapes

#### Housing

### **Final Priority Initiative Ranking**

1. Tie: Skinner Field Project (17) & Mobile Stage (17)
2. Attracting an anchor business, such as a brewery (16)
3. Parklet (12)
4. Tie: Electronic message board on 441 (7) & Incentives for developers (7)
5. More downtown events (6)
6. Recruit a variety of businesses to the downtown district (6)
7. Tie: Business directory sign (4) & Preservation/redevelopment storefront (4)
8. Removable bollards for street closures (3)

- 9. Tie: More sidewalks in residential areas (2); Additional parking for customers (2); Interactive walking tour (2); Support for existing downtown businesses (2); & Gateway sign or road arch gateway (2)
- 10. Tie: Downtown mixed-use development (1) & Gathering spaces for community events (1)

**CRA Advisory Board Recommendation**

At the CRA Advisory Board meeting on March 16, 2026, the CRA Advisory Board unanimously passed the following motion:

- For Staff to investigate the legality of the CRA owning and maintaining a mobile stage with a potential to lease;
- If possible, for the CRA to appropriate up to \$25,000 of CRA funds - half from Grants and Aids (GL# 8200) and half from Capital Improvements (GL# 6300) - to purchase a mobile stage; and
- For the City of Alachua to consider inputting matching funds to increase the potential of purchasing a newer, state-of-the-art mobile stage.

**CRA Board Workshop**

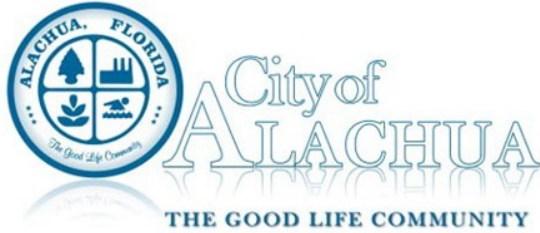
At the February 9, 2026 CRA board meeting, the CRA Board requested that a CRA Board Workshop be scheduled to discuss the priority initiatives identified by stakeholders at the "From Ideas to Action: CRA Planning Workshops." Staff requests that the Board provide potential dates so the CRA Board Workshop can be scheduled and properly advertised.

**FINANCIAL IMPACT**

**ADDITIONAL FINANCIAL INFORMATION**

**ATTACHMENTS**

None



## Commission Agenda Item

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**MEETING DATE:** April 6, 2026

**SUBJECT:** Request for Reallocation of CRA Funds

**PREPARED BY:** Susan King

**RECOMMENDED ACTION:**

Receive presentation on request for reallocation of CRA funds

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### Summary

At the Special CRA Board Meeting on December 8, 2025, the Board approved a Motion authorizing up to \$5,000 in CRA funding to cover the associated expenses related to the intermittent street closure for the Market on Main. Mandy Bucci, representing Josh's Place and Levitt AMP Alachua Music Series, is here today requesting a reallocation of these funds.

### FINANCIAL IMPACT

### ADDITIONAL FINANCIAL INFORMATION

### ATTACHMENTS

None