Chair Walter Welch
Vice Chair Jennifer Ringersen
Member Shirley Green Brown
Member Jacob Fletcher
Member Jackson Youmas

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: September 14, 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) BROWNFIELD ASSESSMENT GRANT REQUEST - CONTINUATION OF 2026-299

II. NEW BUSINESS

A) APPROVE MEETING MINUTES

B) STAFF REPORT

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: September 14, 2026
SUBJECT: Brownfield Assessment Grant Request - Continuation of 2026-299
PREPARED BY: Daniel Blumberg
RECOMMENDED ACTION:
Receive Update

Summary

CRA staff is no longer requesting authorization to enter into the proposed agreement with Terracon for preparation of the EPA Brownfield Assessment Grant application.

FINANCIAL IMPACT

None

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. EPA Brownfield Assessment Grant Application Update

RODOLFO VAALLADARES
EXECUTIVE DIRECTOR

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN THOMAS, AICP
CRA COORDINATOR DR. DANIEL BLUMBERG

On August 10, 2026, CRA staff brought before the CRA Board a request for authorization to enter into an agreement, at no cost to the City, with Terracon to assist the City of Alachua in preparing an application for an Environmental Protection Agency (EPA) Brownfield Assessment Grant. The CRA Board tabled consideration of the request until its next meeting.

Since that time, Terracon has advised staff that, due to anticipated reductions in federal funding for the program and an expectation that no more than approximately 30 grants will be awarded nationwide during the upcoming funding cycle, they believe the City's application would face a significantly more competitive funding environment and would be unlikely to receive an award. Based on that assessment, Terracon has advised that it is no longer able to provide assistance with preparation of the City's grant application.

Accordingly, CRA staff is no longer requesting authorization to enter into the proposed agreement with Terracon for preparation of the EPA Brownfield Assessment Grant application.

City of ALACHUA
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: September 14, 2026
SUBJECT: Approve Meeting Minutes
PREPARED BY: Brenda Flieger
RECOMMENDED ACTION:
Approve Meeting Minutes- August 10, 2026

Summary

Approve Meeting Minutes- August 10, 2026

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 26.08.10.M.CRAB

City of ALACHUA

THE GOOD LIFE COMMUNITY

Community Redevelopment Agency Meeting Minutes
August 10, 2026 at 5:00 PM

Chair Walter Welch
Vice Chair Jennifer Ringersen
Member Jacob Fletcher
Member Shirley Green Brown
Member Jackson Youmas

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 5:14 p.m.

APPROVAL OF THE AGENDA

Vice Chair Jennifer Ringersen moved to approve the agenda; seconded by Member Jacob Fletcher.

Motion passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES- JUNE 8, 2026

Member Shirley Green Brown moved to approve the meeting minutes from the June 8, 2026 meeting; seconded by Vice Chair Ringersen.

Motion passed by unanimous consent.

B) APPOINTMENT TO THE COMMUNITY REDEVELOPMENT ADVISORY AGENCY

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

Member Green Brown moved to adopt Resolution CRA26-04, appointing Bryan Boukari and Leon Barrows to the Community Redevelopment Advisory Board; seconded by Vice Chair Ringersen.

Motion passed by 3-2 roll call vote.

C) PROPOSED ALACHUA CRA PHOTO CALENDAR CONTEST PROGRAM

Daniel Blumberg, Community Redevelopment Coordinator, 08/10/26, Presentation, Filed.

Vice Chair Ringersen moved to adopt Resolution CRA26-05; seconded by Member Fletcher.

Motion passed by 5-0 vote.

D) PROPOSED THEATRE PERFORMANCE SERIES AT ALAN HITCHCOCK THEATER PARK

Daniel Blumberg, Community Redevelopment Coordinator, 08/10/26, Presentation, Filed.

Member Fletcher moved to authorize staff to finalize and issue a Request for

Proposals for an Outdoor Theatre Performance Series at Alan Hitchcock Theatre Park, and return to the CRA Board with responsive proposal(s) and a recommendation for award; seconded by Vice Chair Ringersen.

Motion passed by 5-0 vote.

E) BROWNFIELD ASSESSMENT GRANT REQUEST

Daniel Blumberg, Community Redevelopment Coordinator, 08/10/26, Presentation, Filed.

Vice Chair Ringersen moved to authorize the CRA Coordinator to work with City staff to review and determine if Gainesville's solicitation process for a Brownfield Assessment Grant meets City of Alachua procurement requirements. In addition, if the process meets City of Alachua requirements, authorize the City Manager to negotiate and enter into a contract with Terracon for Brownfield Grant Assessment proposal writing at no cost to Alachua, with the understanding that if awarded the grant, Terracon would be the contractor to perform grant-related work for Alachua, with payment derived from grant funds; seconded by Vice Chair Ringersen.

Citizen Comments:
Tamara Robbins
George Gonzalez

Chair Ringersen rescinded her motion and Member Green Brown rescinded her second. **Vice Chair Ringersen moved to table the remaining two items on the agenda to a date uncertain; seconded by Member Green Brown.**

Vice Chair Ringersen moved to table the remaining two items on the agenda to a date uncertain; seconded by Member Green Brown.

Motion passed by 5-0 roll call vote.

F) STAFF REPORT

Moved to date uncertain

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

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

Motion passed by unanimous consent.

Chair Welch adjourned the meeting. 6:23 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF ALACHUA, FLORIDA:

_____

Rodolfo Valladares, CRA
Executive Director

_____

Walter Welch, CRA Chair

Commission Agenda
Item

MEETING DATE: September 14, 2026
SUBJECT: Staff Report
PREPARED BY: Daniel Blumberg
RECOMMENDED ACTION:
Hear Staff Report and Provide Feedback

Summary

CRA Staff presents the CRA September Staff report to the CRA Board

FINANCIAL IMPACT

0

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Staff Report

ALACHUA CRA
COMMUNITY REDEVELOPMENT AGENCY

STAFF REPORT for the CRA Board September 14, 2026

Florida Redevelopment Week begins today

The Florida Redevelopment Association has launched its inaugural Redevelopment Week to recognize the vital role CRAs play in revitalizing neighborhoods, strengthening local economies, supporting downtowns, and improving quality of life for residents throughout Florida. CRAs also encourage private investment, support small businesses, upgrade infrastructure, and expand affordable housing.

Dr. Blumberg proposed that the City of Newberry and the City of Alachua CRAs both ask Alachua County to recognize Redevelopment Week. Following our joint request, the County agreed to issue the proclamation for Alachua County on September 8, 2026. On this evening's agenda for the City Commission is the request for the City of Alachua to also issue a proclamation declaring this week Florida Redevelopment Week in the City of Alachua. We have much to be proud of already, including this year's reopening of the improved Theater Park, authorization of the Theatre at Theater Park series, and establishment of the CRA Photo Calendar Contest program. These efforts provide a strong foundation for additional redevelopment initiatives that will be brought forward for Board consideration.

Updated Banner Inventory and Rotation Plan

Staff has completed an inventory of existing street lamps and banner mounts. A number of poles were found to be missing hardware for mounting of banners. To reactivate all of the identified poles requires a minimum of 45 new bracket mounts, 55 rods, and stainless steel black banding to attach the bracket mounts (2 per mount). Reactivating these locations and maintaining several backup pieces of each type will require approximately $3,000 in hardware purchases. Going forward, staff will use black stainless steel banding to secure the mounts instead of screwing them directly into the poles. Staff has observed that screw holes can enlarge over time, which can prevent screws from adequately securing the mounts and may have contributed to the number of

missing mounts. The goal is to ensure that banner locations at major entrances to the CRA and along Main Street remain active.

Staff has completed an inventory of the CRA's more than 1,280 banners and relocated them to a new storage area. The banners are now organized on storage racks rather than in bins, and a new inventory-management system has been established.

Staff is planning four banner rotations each year:

- **Spring:** Installation during the first week of March.
- **Independence Day and service-recognition rotation:** Installation during the second week of June.
- **Fall rotation:** Installation during the second or third week of September.
- **Winter holiday rotation:** Installation during the second or third week of November.

Each rotation will include City branding banners in addition to the applicable seasonal or commemorative banners. This approach is intended to recognize seasons and community events while consistently reinforcing the City of Alachua’s identity and brand throughout the year.

Holiday Tree and Downtown Lighting

As part of the broader inventory review, staff evaluated the history, condition, and annual expenses associated with the City’s holiday tree, which is more than 20 years old, and the existing holiday garlands.

Holiday Tree Rental

The City issued a Request for Quotation for a turnkey rental of a new holiday tree between 25 and 30 feet tall. The selected vendor would provide a fully decorated and illuminated tree and would be responsible for delivery, installation, maintenance, resolution of lighting or operational issues, removal, and other associated services during the display period.

Staff’s preliminary estimate of all expenditures related to the holiday tree indicates an annual cost of approximately $18,600 when labor, storage, installation, maintenance, and repairs are considered.

Based on the information reviewed to date, the cost difference between continuing to maintain the existing tree and renting a new tree may be relatively small. The proposals will allow staff to compare actual pricing, appearance, reliability, and service levels before presenting a recommendation.

Permanent Streetlight-Pole Lighting

The City has issued a Request for Proposals for permanent lighting wraps on the streetlight poles along Main Street and the immediately adjacent side streets. The lighting would remain installed

throughout the year and would replace the aging holiday garlands that are currently installed and removed each season.

The combined annual cost to the City and CRA for installing, removing, storing, maintaining, and repairing the existing garlands is estimated at approximately $19,325.

To evaluate a range of alternatives, the solicitation will request pricing for the following options:

1. White lighting on all included streetlight poles.
2. Multicolor lighting on Main Street and white lighting on the adjacent side streets.
3. Multicolor lighting on both Main Street and the adjacent side streets.

Based on preliminary estimates, the all-white option could have a simple payback period of approximately five years. The Main Street multicolor and side-street white option could have a payback period of approximately 11 years, while the all-multicolor option could have a payback period of approximately 15 years.

These figures are preliminary and are provided for planning purposes only. Actual costs and estimated payback periods will be recalculated after proposals are received.

Adopt-A-Median Research

Staff researched the requirements for re-establishing an Adopt-A-Median program along U.S. 441.

The Florida Department of Transportation advised that commercial advertising is prohibited within the State right-of-way. This prohibition includes private business names, logos, and interchangeable recognition plaques, even when a private entity funds median maintenance.

Because these restrictions would prevent the type of sponsor recognition typically associated with an Adopt-A-Median program, staff does not recommend continuing efforts to re-establish the program along State-controlled roadways at this time.

Proposed Additional Planning Workshops

The CRA has completed three workshops as part of the planned “From Ideas to Action” CRA Planning Workshop series.

Staff has planned and advertised the two remaining workshops for September 21 at 5:30 PM and October 8 at 5:30 PM, respectively, bringing the total number of workshops to five.

Fourth Workshop

The fourth workshop will be held at the Swick House and will focus on major policy, financial, and redevelopment issues, including:

- The potential effect on CRA revenues if voters approve Amendment 3 on November 3, 2026
- A CRA budgeting exercise
- A review of identified transformational-project opportunities in Downtown Alachua.

If approved by voters, Amendment 3 would:

- Increase the homestead exemption for non-school taxes to $150,000 in 2027 and $250,000 in 2028, with inflation adjustments thereafter.
- Reduce the annual cap on assessment increases for non-homestead properties from 10 percent to 5 percent.
- Limit the purposes for which counties and municipalities may use ad valorem tax revenues.
- Take effect January 1, 2027, if approved by voters.
- Initial calculations show that the FY28 CRA budget would be reduced by $106,000 and that the FY29 budget would see a further reduction of $60,000 if Amendment 3 is approved.

Fifth Workshop

The fifth and final workshop will be held at City Hall. Staff will summarize the workshop series for the community and provide a final opportunity for public comment. Following the workshop, staff will present the findings to the CRA Advisory Board for feedback before bringing them to the CRA Board for final consideration and approval.

Billboard Update

Staff has invited representatives from the creative agencies to attend the CRA Board meeting and explain their vision for the updated billboards. The presentations are currently anticipated for November 9, 2026.

The billboard aprons (bottom text panels) are being updated to advertise “Trick or Treat on Main - 10/31 @ 5:30 p.m.” during October and then “Christmas on Main - 12/4 @ 5:00 p.m.”

Events

Staff has been participating in coordination meetings with the Chamber of Commerce and City departments for upcoming events, including the 2026 Alachua Christmas Parade and Christmas on Main.

Staff will apply again this year through the Visit Gainesville, Alachua County Special Event Sponsorship program and request the full $5,000 sponsorship in support of Christmas on Main. As part of the sponsorship, the event must be promoted to audiences outside Alachua County. Planned advertising includes targeted Facebook ads, traditional print media, and promotional

spots on WUFT-FM radio, which offers municipalities a buy-one-get-one promotion for each advertisement purchased.

Budget Update

As of June 30, 2026, the CRA had slightly more than $538,000 remaining in its Fiscal Year 2026 budget. Of that amount, slightly more than $328,000 is allocated for capital improvements.

These existing funds, together with anticipated Fiscal Year 2027 revenues, may provide the initial funding necessary to advance a significant transformational project.

The CRA Board would review and approve any specific capital project, financing method, or fund allocation before implementation.