



ALACHUA CRA
COMMUNITY REDEVELOPMENT AGENCY

Chair Gib Coerper
Vice Chair Edward Potts
Member Dayna Miller
Member Jennifer Ringersen
Member Shirley Green Brown

City Manager Mike DaRoza
City Attorney Marian Rush

The Community Redevelopment Agency Advisory Board will conduct a
**Community Redevelopment Agency Advisory Board
Meeting
At 5:00 PM**

to address the item(s) below.

Meeting Date: July 22, 2024

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

Community Redevelopment Agency Advisory Board Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

- A) APPROVE MEETING MINUTES**
- B) APPROVE MEETING MINUTES: 24.05.06.CRAB.M**
- C) STAFF UPDATES**

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



ALACHUA CRA

COMMUNITY REDEVELOPMENT AGENCY

Community Redevelopment Agency Meeting Minutes May 6, 2024

Chair Gib Coerper
Vice Chair Edward Potts
Member Dayna Miller
Member Jennifer Ringersen
Member Shirley Green Brown

City Manager Mike DaRoza
City Attorney Marian Rush

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

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Meeting Location: James A. Lewis Commission Chambers

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COMMUNITY REDEVELOPMENT AGENCY MEETING

CALL TO ORDER

Gib Coerper- Chair 5:00 p.m.

APPROVAL OF THE AGENDA

Member Edward Potts moved to approve the agenda; seconded by Member Jennifer Ringersen.

Motion passed by unanimous consent .

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of CRA Meeting Minutes-April 22, 2024

Member Ringersen moved to approve the minutes from the April 22, 2024, meeting; seconded by Member Shirley Green Brown.

Motion passed by unanimous consent.

- B. CRA Advisory Board Member Appointments

City Attorney Marian Rush read Resolution CRA 24-04 by title only.

Member Potts motioned to approve Resolution CRA 24-04 appointing Rudy Rothseiden to the Community Redevelopment Advisory Board; seconded by Member Ringersen.

Motion passed by 5-0 roll call vote.

- C. Alan Hitchcock Theatre Park Refresh Project

Barnett Chenault, Monarch Design Group, presented.
Received and filed.

Community Redevelopment Coordinator, Susan King, presented.
Received and filed.

Member Ringersen moved to accept the recommendation of the Community Redevelopment Advisory Board and move forward with Option 2; seconded by Member Green Brown.

Motioned passed 4-1 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Member Ringersen moved to adjourn; seconded by Member Potts.

Motion passed by unanimous consent.

Chair Coerper adjourned the meeting. 5:50 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT AGENCY
OF ALACHUA, FLORIDA

W. Michael DaRoza, CRA Executive
Director

Gib Coerper, CRA Chair

Theatre Park Refresh Project Update

The Theatre Park Refresh Project has been broken down into three (3) phases: Phase 1 – Restoration, including stabilization, restoration and any needed repairs on the brick walls; Phase 2 – Enhancement, including the fabrication and installation of a pergola with a performance stage and other outdoor amenities; and Phase 3 – Beautification, including landscaping, hardscaping, accent rocks and borders, and French drains. Monarch Design Group is currently working on the final schematic design documents, structural inspection report and recommendations, and cost estimations for the various phases. The next steps will be the completion and submittal of design development and construction documents.

T-Mobile Hometown Grant

Staff has recently submitted a proposal to a T-Mobile Hometown Grant Program requesting \$50,000 to be allocated to the Theatre Park Refresh Project. This grant program is offered to small and rural towns with populations less than 50,000 for the purpose of helping jump-start and support revitalization projects to restore, renovate or refresh community spaces that help “foster local connections.” If awarded, the Hometown Grant will help cover the costs of landscaping, hardscaping, accent rocks and borders, and French drains. Phase 3 or the Beautification Phase will be the final step in completing the project and showcasing the newly renovated and enhanced Theatre Park to our residents and visitors.

Christmas on Main

The Alachua Chamber hosted the first 2024 “Christmas on Main” committee meeting to discuss this year’s Tree Lighting to be held on Friday, December 6, from 5 to 8 pm, and the Alachua Christmas Parade on December 14, starting at 11 am. Staff booked two horse-drawn carriages from Pinto Carriage Works and the “Willow Express,” the trackless, miniature train from Willow Gardens. The committee proposed adding a new activity - a “Snow Play” area with 10 tons of snow within a picket-fence enclosure to be located behind the Alachua Chamber building. Other suggestions for this year’s “Christmas on Main” included: providing a stage and quality sound system at the Tree Lighting for the children’s choir; requesting assistance from local churches to stage a live nativity scene and organize a group of Christmas carolers; inviting the Alachua Children’s Theatre to perform; using a snow machine during the Tree Lighting and at the entrance of “Santa’s Workshop;” and hiring holiday-themed characters to stroll down Main Street. Staff will seek grant funding from the Visit Gainesville Small Cities and Towns Grant program to offset the costs of this signature holiday event.

Downtown 5-Year Action Plan Update

Downtown Strategies delivered the revised Downtown 5-Year Action Plan for review. Some of the initiatives mentioned in the plan included the following: 1) expanding the façade grant program to include Design Technical Assistance Grants to assist downtown property

owners with renderings and design concepts for exterior property improvements; 2) adding a Vibrancy Grant Program as a complement to the Façade Program to assist in activating downtown sidewalks and storefronts; 3) adding Christmas-like lights to street trees along Main Street to add vibrancy and create a visual link between North and South Main Street; 4) converting unused or minimally-used spaces into parklets to be used for outdoor dining; 5) installing removable bollards to help facilitate street closures for events and various activities; 6) facilitating, supporting and promoting a number of small-scale creative events and retail promotions, such as sip-n-shops, cookie strolls, art walks and culinary events; 7) reestablishing the Farmers Market; 8) assembling a Business Recruitment Packet for Main Street Alachua; 9) taking steps to acquire key downtown properties to use as development incentives and/or catalytic redevelopment projects; and 10) recruiting a traffic-generating “anchor.”

Wayfinding Signage Update

Staff is still working to secure the additional land rights needed to install the Gateway Sign on the corner of Main Street and US-441. The survey and appraisal of the 2,036 SF parcel has been completed and forwarded to the property owner for review. Staff is pursuing a donation of this additional property. ThemeWorks was selected to do the design development and engineering. Once the final design is approved, ThemeWorks will fabricate and install the Gateway Sign

upon which an electronic message board will be added. The expected completion date will be late 2024 or early 2025 due to ThemeWorks' backlog of previously-scheduled jobs.