CITY OF ALACHUA
DOWNTOWN REDEVELOPMENT TRUST BOARD
January 16, 2013

MEETING STATISTICS: A meeting of the City of Alachua Downtown Redevelopment Trust Board was held in the James A. Lewis Commission Chambers of the City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, on Wednesday, January 16, 2013, with Chair Darryl Tompkins presiding.

BOARD MEMBERS PRESENT: Chair Darryl Tompkins, Vice Chair Bryan Boukari, Mike Del Rosal, Kathi Schibuola, and Valerie Taylor.

BOARD MEMBERS ABSENT: Frank Sodek

STAFF PRESENT: Traci Cain, City Manager; Adam Boukari, Assistant to the City Manager; Marcian Brown, Finance Director; Kathy Winburn, Planning & Community Development Director; Justin Tabor, City Planner; Brandon Stubbs, City Planner; and Matt Hirsch, Planning Assistant.

OTHERS PRESENT: Doug Hancock, Sign Pro; Patricia Lee, community member; and Gib Coerper, Mayor.

CALL TO ORDER: Chair Darryl Tompkins called the meeting to order at 3:00 pm.

ROLL CALL: Chair Darryl Tompkins did the roll call and there was a quorum.

APPROVAL OF THE AGENDA:

Chair Darryl Tompkins motioned to approve the Agenda as prepared.

Valerie Taylor seconded the motion.

Motion passed 6-0.

APPROVAL OF MINUTES

Bryan Boukari motioned to approve the December 12, 2012 meeting minutes.

Valerie Taylor seconded the motion.

Motion passed 6-0

AGENDA ITEMS:

1. Swick House Renovation Status Report & Request for Reservation of Funds

Grafton Wilson, Risk Management Director, presented the Staff report to the Board, and availed himself for questioning.

The Board asked if the roof of the building was leaking.

Mr. Wilson explained that the roof had been patched previously, but the roof is damaged and would need to be repaired.

The Board asked for clarification of the fees that were presented in the Staff report.

Mr. Wilson explained the fees and where the fees were coming from.

The Board asked if the kitchen was going to be remodeled along with the house.

Mr. Wilson explained that if the kitchen were to be updated it would have to meet ADA requirements and that Staff could not justify the additional cost.

The Board explained how the proposed plan for the Swick House fits with the Board's vision and the importance of the Swick House to the community.

The Board expressed its concerns about agreeing to fund new projects, while other projects are currently being funded and/or requiring funds.

Brian Boukari stated that it may be in the best interest to the Board to develop a priority schedule for projects that the CRA intends to fund; this would ensure that projects that are in different phases of completion are not delayed.

Valerie Taylor motioned for approval to approve and reserve $250,000 in DRTB funds for the renovation of the property at 15010 NW 142nd Terrace, also known as the Swick House, so the landmark property that is a part of the Municipal Complex may be renovated, brought to ADA compliance and made available for public use as a meeting and community center to generate and support added activity in the downtown area.

Mike Del Rosal seconded the motion but not to cover the cost of renovation, but to cover the cost of proposal and to limit the funds to $250,000.

Motion passed 5-0.

2. Main Street Landscape Plan

Adam Boukari, Assistant City Manager, Elisabeth Manly, and Lauri Hall, presented the Staff report to the Board and availed themselves for questioning.

The Board asked about the plans of removing trees along the proposed section boarding US Highway 441.

Ms. Hall explained that healthy trees would not be removed; there would not be a complete removal of the existing trees.

The Board asked for clarification that the brick pavers would be smooth enough for the City of Alachua's walking shoppers and wheel chairs.

Ms. Manly explained that all construction would be ADA compliant.

The Board asked Staff to explain more of the hardscaping aspect of the project.

Mr. Boukari explained that the benches and light fixtures were going to be repainted a high gloss black, and to carry that look throughout the downtown area.

The Board and Staff agreed to revisit the project at another meeting

3. Amendment To The Community Redevelopment Plan

Kathy Winburn, Planning & Community Development Director, presented the Staff report to the Board and availed herself for questions.

The Board commented that the document should state that this is an Amended and Fully Restated Community Redevelopment Plan.

Brian Boukari motioned for approval of the amended Community Redevelopment Plan on condition the document states that it is the Amended and Fully Restated Community Redevelopment Plan.

Mike Del Rosal seconded the motion

Motion passed 5-0

4. Financial Update

Marcian Brown, Finance Director, presented the Staff report to the Board and availed himself for questioning.

No comments.

The Board thanked Mr. Brown for the update.

5. Capital Improvement Project Update

Mike New, Public Services Director, presented the Staff report to the Board and availed himself for questioning.

The Board suggested that Staff look at the possibilities of using the funds from the reconstruction of the baseball field for the Project Legacy land and to replace the baseball field with a passive park.

Mr. New explained that there would have to be a motion to decide if reallocating funding is the way to go because construction costs are imminent.

Gib Coerper, Mayor, addressed the Board and explained that the City Commission has voted to keep the field a baseball field.

The Board thanked both Mr. New and Mayor Coerper for the update.

6. Mural Opportunities

Doug Hancock, Sign Pro, made a presentation to the Board and availed himself for questioning.

The Board asked about the cost for one or two murals.

Mr. Hancock explained that it would depend on the size and location of the murals, but $10,000 to $12,000 would cover the cost of each mural project.

The Board explained that the property owners would have to agree to having murals painted on their buildings.

The Board thanked Mr. Hancock for his time and work, then explained that the Board will take the proposal under consideration for a future meeting.

OPEN DISCUSSION

Mr. Tompkins suggested April 17, 2013 for the public hearing for the community redevelopment plan update.

Valerie Taylor made a motion to hold the next meeting on April 17, 2013.

Mike Del Rosal seconded the motion.

Motion passed 5-0

Patricia Lee, community member, suggested to the Board that the Board help create an additional CRA district north of US Highway 441.

Ms. Lee also voiced her concern about the lack of restroom facilities in the parks.

The Board explained that the current CRA district only extends one block north of US Highway 441 and that the Board is working on projects in that area.

The Board explained that anyone who would like to form their own CRA talk with the City Planners.

Mr. Boukari made motion to approve the meeting minutes from December 12, 2012 meeting.

Valerie Taylor seconded the motion.

Motion passed 5-0

ADJOURNMENT

Darryl Tompkins made a motion to adjourn.

Valerie Taylor seconded the motion.

Motion passed 5-0.

Meeting adjourned at 5:35pm.

DARRYL J. TOMPKINS
CHAIR