



**General Policy Committee Meeting**  
**MINUTES**

**October 9, 2025, 1:00 p.m.**  
**City Hall, Roberta Lisle Kline Conference Room (Room 16)**  
**200 East University Ave**  
**Gainesville, FL 32601**

Members Present: Commissioner Book, Commissioner Chestnut, Commissioner Duncan-Walker, Mayor Pro Tem Eastman, Commissioner James Ingle, Mayor Ward, Commissioner Willits

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**A. CALL TO ORDER**

The meeting was called to order at 1:00 p.m.

**B. ADOPTION OF THE AGENDA**

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Chestnut

**Motion: The General Policy Committee adopt the agenda.**

Aye (6): Commissioner Book, Commissioner Chestnut, Commissioner Duncan-Walker, Mayor Pro Tem Eastman, Commissioner James Ingle, and Mayor Ward

Absent (1): Commissioner Willits

Approved (6 to 0)

**C. APPROVAL OF THE MINUTES**

**1. Approval of Minutes from the September 25, 2025 General Policy Committee Meeting (B)**

**Moved by** Commissioner Duncan-Walker

**Seconded by** Commissioner James Ingle

**Recommendation:** The General Policy Committee approve the minutes from the September 25, 2025, meeting.

**Motion: Approve as recommended.**

Aye (6): Commissioner Book, Commissioner Chestnut, Commissioner Duncan-Walker, Mayor Pro Tem Eastman, Commissioner James Ingle, and Mayor Ward

Absent (1): Commissioner Willits

Approved (6 to 0)

## **D. BUSINESS DISCUSSION ITEMS**

### **1. 2025-813 Economic Development Incentive Program Discussion (B)**

Commissioner Willits joined the meeting at 1:04 p.m.

Cynthia Curry, City Manager, gave an overview of the item.

Rick Smith, Director of Gainesville Community Reinvestment Area (CRA), gave a presentation on the Corridor Improvement and Economic Development Incentive Program.

Brian Singleton, Special Advisor to City Manager, spoke to the item that streetscaping and traffic calming will be included in the proposal.

Public Comment: Edward Jennings

**Moved by** Commissioner Chestnut

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The General Policy Committee: 1) approve the Corridor Improvement and Economic Development Program and 2) allocate \$2 million in funding from the GCRA budget for the 8<sup>th</sup> and Waldo Project to launch the Program.

**Motion: Approve as recommended and add 3) extend the project to NE 26th Terrace.**

Aye (7): Commissioner Book, Commissioner Chestnut, Commissioner Duncan-Walker, Mayor Pro Tem Eastman, Commissioner James Ingle, Mayor Ward, and Commissioner Willits

Approved (7 to 0)

**2. 2025-491 N.E 8th Avenue and NE Waldo Road (B)**

Cynthia Curry, City Manager, introduced the item.

Andrew Persons, Chief Operating Officer - Governmental Operations, gave an overview of the item.

Danika Oliverio, Project Manager, NV5, gave a presentation on the update of the N.E 8th Avenue and N.E Waldo Road project.

Brian Singleton, Special Advisor to City Manager, spoke to the item that developing Fire Station 3 site is projected to be around \$20,000,000, and also as to the timeline of demolition in order to keep the pool operational as long as possible.

Robert Walpole, Chief Operating Officer, NV5, spoke to the item related to the costs of the project.

Roxana Gonzalez, Director of Parks, Recreation and Cultural Affairs, spoke to the item related to the fields, and operational and maintenance costs.

Cathy Atria, Deputy Superintendent, spoke to the item related to a public partnership with the city retaining ownership of Citizens' Field.

Suzanne Wynn, Executive Director of Planning, Construction and Maintenance, spoke to the item related to the timeline for completion.

Public Comment: Edward Jennings

Recess: 3:22 p.m.

Reconvene: 3:33 p.m.

Commissioner Eastman joined the meeting at 3:34 p.m.

**Recommendation:** The General Policy Committee: 1) hear an update and presentation on the proposed plans to revitalize the Dr. Martin Luther King, Jr, Recreational Complex and Citizens Field; 2) evaluate funding options from GCRA, Wild Spaces Public Places, and HUD Section 108 and provide direction regarding proposed reprioritization; 3) approve preparation of a solicitation for final design, remediation, permitting, and construction services for site build out; 4) return to Commission with consultant team selection, scope and fee to advance the Phase 1 design to support the stadium infrastructure; and 5) provide direction on additional recreational elements to include in Phase 1.

**Moved by** Commissioner Chestnut  
**Seconded by** Commissioner James Ingle

**Motion 1: Authorize staff for the Land Sale of Citizen Field to the SBCA with the following stipulations: 1) New Stadium be ready for 2028 school year, 2) Deed restriction-that the property must remain as a stadium, staff shall report the status to the city within 60 days regarding this request, and 3) The stadium would be available for city events 5 times per year.**

Aye (7): Commissioner Book, Commissioner Chestnut, Commissioner Duncan-Walker, Mayor Pro Tem Eastman, Commissioner James Ingle, Mayor Ward, and Commissioner Willits

Approved (7 to 0)

**Moved by** Commissioner Chestnut  
**Seconded by** Commissioner James Ingle

**Motion 2: 1) Direct staff to begin solicitation for architectural and engineering design services for remediation, sitework, a new Competition Pool and Aquatic Center with a community pool component, multipurpose Fields, and site preparations for a future Senior Citizen Community Center, ensuring the work stays within currently available funding, 2) Provide periodic updates to the City Commission on the engineer and architect firm progress, 3) Approve preparation of a solicitation for final design, remediation, permitting, and construction services for site build out, and 4) Return to the City Commission with consultant team selection, scope and fee to advance the Phase 1 design to support the stadium infrastructure, 5) Add a discussion of tiers 1 and 2 and the senior citizens community center at the Joint City/County Commission meeting on December 10, 2025.**

Aye (7): Commissioner Book, Commissioner Chestnut, Commissioner Duncan-Walker, Mayor Pro Tem Eastman, Commissioner James Ingle, Mayor Ward, and Commissioner Willits

Approved (7 to 0)

**3. 2025-622 City Commission Meeting Calendar and Recess Dates (B)**

Kristen Bryant, City Clerk, clarified that if there is a need for a November runoff, the City Commission typically adds an additional recess at that time.

**Moved by** Commissioner James Ingle  
**Seconded by** Commissioner Chestnut

**Recommendation:** The General Policy Committee approve the City Commission meeting calendar and recess dates.

**Motion: Approve as recommended.**

Aye (7): Commissioner Book, Commissioner Chestnut, Commissioner Duncan-Walker, Mayor Pro Tem Eastman, Commissioner James Ingle, Mayor Ward, and Commissioner Willits

Approved (7 to 0)

**4. 2025-771 Discuss City Manager Recruitment (NB)**

**Recommendation:** The General Policy Committee discuss City Manager recruitment considerations.

**Item continued to the next General Policy Committee meeting.**

**E. MEMBER COMMENT**

Cynthia Curry, City Manager, mentioned that GRU approved the IT Service Level Agreement.

Commissioner Eastman: Mentioned the unprecedented intergovernmental cooperation for an important project like the 8th and Waldo project.

Commissioner Chestnut: Added to the comment that this project has been years in the making.

**F. NEXT MEETING DATE - October 23, 2025**

**G. ADJOURNMENT**

The meeting adjourned at 4:52 p.m.

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Kristen J. Bryant, JD, CMC  
City Clerk