



**City Commission Regular Meeting  
MINUTES**

**January 15, 2026, 10:00 a.m.  
City Hall Auditorium  
200 East University Avenue  
Gainesville, FL 32601**

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

Members Absent: Commissioner James Ingle

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**A. CALL TO ORDER**

Meeting called to order at 10:00 a.m.

**B. INVOCATION**

Pastor Beth Snarr, First United Methodist Church

**C. ADOPTION OF THE AGENDA**

**Moved by** Commissioner Duncan-Walker

**Seconded by** Mayor Pro Tem Eastman

**Motion: The City Commission adopt the regular and consent agenda.**

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

Absent (1): Commissioner James Ingle

Approved (6 to 0)

**D. CONSENT AGENDA**

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Duncan-Walker

**Motion: The City Commission adopt the regular and consent agenda.**

Approved On Consent

**1. Approval of Minutes from the June 17, December 4, December 8, 2025 and January 8, 2026 City Commission Meetings (B)**

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission approve the minutes from the June 17, December 4, December 8, 2025 and January 8, 2026 meetings.

Approved On Consent

**2. 2025-975 Asset Management Processes (B)**

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission accept the City Auditor's report, as approved and recommended by the Audit Committee.

Approved On Consent

**3. 2026-03 Resignations from the City of Gainesville Advisory Boards and Committees (B)**

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission accept the resignations of Allison Stevens and Lynn Janoski from the City Beautification Board effective immediately.

Approved On Consent

**4. 2026-04 Appointments to the City of Gainesville Advisory Boards and Committees (B)**

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission appoint:

- Nicholas Christian and Jason Leagle to the City Beautification Board for a term expiring November 1, 2028.

- Kista King to the Citizens Advisory Committee for Community Development for a term expiring October 31, 2028;

- Reappoint Tiffany Lang to the Gainesville Art in Public Places Trust for a second term expiring September 29, 2028.

- Reappoint Richard Allen to the Gainesville Community Reinvestment Area Advisory Board for a term to expire January 14, 2028;

- Reappoint Elisabeth C. Manley to the Tree Advisory Board for a term expiring December 31, 2028;

- Confirm the selection of and appoint Ryan Klein as a member of the Tree Board of Appeals for a second term expiring January 4, 2029.

Approved On Consent

**5. 2026-05 2026 Committee Meeting Dates for the Audit Committee and Finance Committee (NB)**

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission approve the 2026 meeting dates for the Audit Committee and Finance Committee.

Approved On Consent

**6. 2026-06 Children's Trust of Alachua County Additional Funding for Gun Violence Prevention (B)**

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The Commission: 1) accept the additional funding not to exceed \$150,000.00; and authorize the City Manager or designee: 2) enter into an amended agreement with the Children's Trust of Alachua

County to memorialize the additional funding allocation; and 3) execute necessary documents subject to approval by the City Attorney as to form and legality.

Approved On Consent

**7. 2026-12 Proposed General Government Fiscal Year 2027 Budget Development Calendar (NB)**

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission approve the Fiscal Year 2027 budget development calendar.

Approved On Consent

**8. 2026-13 Settlement of Workers' Compensation Claim (NB)**

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission authorize Special Counsel to prepare and execute the appropriate documents for a lump-sum settlement of Terrence Williams' workers' compensation claim of \$50,000.

Approved On Consent

**9. 2026-14 Credit Price for the Duval Regional Stormwater Park Credit Basin (B)**

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission adopts a sales price of \$4,570.90 per phosphorus credit for the Duval Regional Stormwater Park basin.

Approved On Consent

**10. 2024-556 Informational Item: Upcoming City Events List (NB)**

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission receive the informational list.

Approved On Consent

**11. 2026-21 ConnectFree Funding for Woodland Park II (B)**

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission 1) award up to 189,885.00 in ConnectFree funds to Woodland Park Phase II; and 2) authorize the City Manager or designee to execute any documents necessary to such funding, subject to City Attorney approval as to form and legality.

Approved On Consent

**12. 2026-23 National Endowment for the Arts, Grants for Arts Projects FY26 Award (B)**

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission to: 1) authorize the City Manager or designee to accept a grant from the National Endowment for the Arts in the amount of \$19,000 for cultural programming, and 2) authorize the City Manager or designee to execute a grant award agreement and other grant related documents with the National Endowment for the Arts, subject to approval by the City Attorney as to form and legality.

Approved On Consent

**13. 2026-39 The U.S. Department of Justice, Office of Justice Programs, Office of Juvenile Justice and Delinquency Prevention FY 2025 Internet Crimes Against Children Task Force Program (B)**

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission authorize the City Manager or designee to: 1) accept the U.S. Department of Justice, Office of Justice Programs, Office of Juvenile Justice and Delinquency Prevention FY 2025 Internet Crimes Against Children Task Force grant award; and 2) execute all documents and contracts related to the grant award, subject to approval of the City Attorney as to form and legality.

Approved On Consent

**14. 2026-40 Florida Department of Health MIH Model Communities Project Funding (B)**

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission: 1) authorize the City Manager or designee to accept funding not to exceed \$101,666.67 from the Florida Department of Health; and 2) execute necessary documents subject to approval by the City Attorney as to form and legality.

Approved On Consent

**E. EARLY PUBLIC COMMENT ON AGENDA ITEMS**

**F. BUSINESS DISCUSSION ITEMS - MORNING**

**1. Discussion Item: Community Tragedy**

Mayor Ward gave comments on the tragedy in the community yesterday, January 14, 2026.

Nelson Moya, Police Chief, recounted the events from yesterday, gave an update on the investigation, and mentioned mental health resources through the co-responder team.

Mayor Pro Tem Willits gave comments on the tragedy in the community yesterday, January 14, 2026.

Commissioner Duncan-Walker gave comments on the tragedy in the community yesterday, January 14, 2026.

Andrew Persons, Interim City Manager, gave comments on the tragedy in the community yesterday, January 14, 2026.

Brandace Stone, Director of Community Health Initiatives, gave an overview of services available through the co-responder program.

Brittany Coleman, Gun Violence Intervention Program Manager, spoke regarding her team's efforts during yesterday's tragedy.

Joseph Hillhouse, Fire Chief, gave comments on the tragedy in the community yesterday, January 14, 2026.

Heard

**2. 2026-24 FY2025 Quarterly Report Gainesville Community Reinvestment Area (B)**

Rick Smith, Director of Gainesville Community Reinvestment Area, gave a presentation on Quarterly Report Gainesville Community Reinvestment Area.

Sheyla De Santana, Community Reinvestment Area Project Manager IV, gave a presentation on the new 8th & Waldo Economic Development Initiative.

Daniel Blumberg, Community Reinvestment Area Project Manager IV, gave a presentation on the Downtown Gainesville Strategic Plan.

Additional presentation slides will be added to the minutes.

Andrew Persons, Interim City Manager, spoke to the item related to resources soon to be available through an ICMA grant related to economic development.

Public Comment: Kali Blount

**Recommendation:** The City Commission hear an update and provide feedback.

Heard

**G. RESOLUTIONS – MORNING (Roll Call Required)**

**1. 2026-28 Replacement Resolution for the Creation and Operation of the Downtown Advisory Board (B)**

Rick Smith, Director of Gainesville Community Reinvestment Area, gave an overview of the Replacement Resolution for the Creation and Operation of the Downtown Advisory Board.

Brian Singleton, Acting Chief Operating Officer - Governmental Operations, spoke to the item related to the downtown trash receptacles.

Kristen Bryant, City Clerk, spoke to the motion related to the correct resolution number.

Public Comment: Kali Blount

Sean McDermott, Assistant City Attorney Senior, spoke to the item.

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Chestnut

**Recommendation:** The City Commission adopts the proposed resolution which repeals Resolution 2024-244 and amends and restates the creation and operation of the Downtown Advisory Board.

**Motion: Approve as recommended.**

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

Absent (1): Commissioner James Ingle

Approved (6 to 0)

Recess: 12:03 p.m.

**12:00-1:00 PM Lunch Break**

**H. CALL TO ORDER**

Meeting called to order at 1:00 p.m.

**I. GAINESVILLE HISTORY MOMENT**

To be presented by Ms. Donna Waller.

**J. EARLY PUBLIC COMMENT ON AGENDA ITEMS**

**K. GENERAL PUBLIC COMMENT**

Kali Blount, Jim Konish

**L. BUSINESS DISCUSSION ITEMS - AFTERNOON**

**1. 2026-41 Approval of Ground Lease and Development Agreement for Lot #10 Mixed-Use Development (B)**

Andrew Persons, Interim City Manager, gave an overview of the item with the highlights of the ground lease and development agreement.

Anthony Lyons, Vice President AMJ Inc., gave an overview of the item, and mentioned the discrepancy in the price paid to the city was a bit more to cover the required real estate fees.

Sean McDermont, Assistant City Attorney, spoke to the item that the agreement supersedes any previous agreements.

Public Comment: Kali Blount

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission approve the Ground Lease Agreement and Development Agreement for the Lot #10 Mixed-Use Development and authorize the City Manager or designee to execute the agreements and all related documents, subject to review and approval by the City Attorney as to form and legality.

**Motion: Approve as recommended.**

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

Absent (1): Commissioner James Ingle

Approved (6 to 0)

**M. RESOLUTIONS - AFTERNOON (Roll Call Required)**

**N. PUBLIC HEARINGS (Including Planning Petitions)**

**1. 2025-687 Land Use Change for 2.87 Acres of Property Located NW of Intersection at NW 6th Avenue and NW 14th Terrace (B)**

Ari Rabinovich, Planner I, gave a presentation on the Land Use Change for 2.87 Acres of Property Located NW of Intersection at NW 6th Avenue and NW 14th Terrace.

Gerry Dedenbach, Executive Vice President for NV5 Inc., gave a presentation on the Land Use Change for 2.87 Acres of Property Located NW of Intersection at NW 6th Avenue and NW 14th Terrace.

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Chestnut

**Recommendation:** The City Commission adopt the proposed ordinance.

**Motion: Approve as recommended.**

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

Absent (1): Commissioner James Ingle

Approved (6 to 0)

**2. 2025-688 Quasi-Judicial – Rezoning 2.87 Acres of Property Located NW of NW 6th Avenue and NW 14th Terrace (B)**

Ari Rabinovich, Planner I, gave a presentation on the Rezoning for 2.87 Acres of Property Located NW of Intersection at NW 6th Avenue and NW 14th Terrace.

Gerry Dedenbach, Executive Vice President for NV5 Inc., incorporates by reference all backup published with items 2025-687 and 2025-688.

Andrew Persons, Interim City Manager, spoke to the item.

**Moved by** Mayor Pro Tem Eastman

**Seconded by** Commissioner Chestnut

**Recommendation:** The City Commission adopt the proposed ordinance.

**Motion: Approve as recommended on first reading.**

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

Absent (1): Commissioner James Ingle

Approved (6 to 0)

**O. ORDINANCES: ADOPTION READING - AFTERNOON (Roll Call Required)**

**P. ORDINANCES: SECOND READING - AFTERNOON (Roll Call Required)**

**1. 2025-282 Quasi-Judicial Hearing – Historic Property Tax Exemption – 1021 NE 4th Street (B)**

**Moved by** Commissioner Chestnut

**Seconded by** Commissioner Book

**Recommendation:** The City Commission: 1) approve Part 2 of the Historic Property Tax Exemption Application; and 2) adopt the proposed ordinance.

**Motion: Approve as recommended on second reading.**

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

Absent (1): Commissioner James Ingle

Approved (6 to 0)

**2. 2025-370 Quasi-Judicial Hearing – Historic Property Tax Exemption – 425 NE 3rd Street (B)**

Andrew Persons, Interim City Manager, spoke to the item related to the updating of the tax exemption.

**Moved by** Commissioner Book

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission: 1) approve Part 2 of the Historic Property Tax Exemption Application; and 2) adopt the proposed ordinance.

**Motion: Approve as recommended on second reading.**

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

Absent (1): Commissioner James Ingle

Approved (6 to 0)

**3. 2025-515 Quasi-Judicial Hearing - Historic Designation of “The Gainesville Lodge,” the former Travelodge, 413 West University Avenue (B)**

**Moved by** Commissioner Willits

**Seconded by** Mayor Pro Tem Eastman

**Recommendation:** The City Commission adopt the proposed ordinance to approve the local designation of “The Gainesville Lodge,” located at 413 West University Avenue, and add the property to the Local Register of Historic Places.

**Motion: Approve as recommended on second reading.**

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

Absent (1): Commissioner James Ingle

Approved (6 to 0)

**Q. ORDINANCES: FIRST READING - AFTERNOON (Roll Call Required)**

**1. 2024-315 Land Development Code Amendment – Public Notice and Definitions (B)**

Nathaniel Chan, Planner III, gave a presentation on the Land Development Code Amendment – Public Notice and Definitions.

Kim Tanzer, Applicant, gave a presentation on the Land Development Code Amendment – Public Notice and Definitions.

Peggy Carr, Applicant, gave a presentation on the Land Development Code Amendment – Public Notice and Definitions.

Public Comment: Robert Mounts

**Recommendation:** The City Commission adopt the proposed ordinance.

**Moved by** Commissioner Book

**Seconded by** Commissioner Chestnut

**Motion: 1) Approve ordinance 2024-315 on first reading, and 2) Direct staff to come back in the 4th Quarter of 2026 with increased and enhanced policies and mechanisms for public engagement with Gainesville Neighborhood Voices and community groups.**

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

Absent (1): Commissioner James Ingle

Approved (6 to 0)

## **R. COMMISSION COMMENT**

Mayor Ward showed pictures of Lot #10 from 1972 and other notable Gainesville locations, taken by Philip O. Sparks, and an additional photo of City Hall that was uncredited; and saw that during the GRU Authority meeting, GRU is going to ask the City Commission to sign a resolution in support of a bond issuance.

The photographs are attached to the minutes.

Commissioner Eastman: Mentioned that bond council would like both bodies to sign parallel resolutions.

Recess: 4:47 p.m.

### **4:30 - 5:30 PM Dinner Break**

## **S. CALL TO ORDER**

Meeting called to order at 5:31 p.m.

Commissioner Duncan-Walker did not return from recess.

**T. PLEDGE OF ALLEGIANCE**

Mayor Ward led the Pledge of Allegiance.

**U. PROCLAMATIONS & SPECIAL RECOGNITIONS**

**1. 2026-27 Certificate of Recognition for 2025 City's Small Business Mentoring Initiative (B)**

Mayor Ward presented the certificates to the participants of the City's Small Business Mentoring Initiative.

**Recommendation:** To be presented to the 2025 Business Mentoring Participants.

Heard

**V. EARLY PUBLIC COMMENT ON AGENDA ITEMS**

**W. BUSINESS DISCUSSION ITEMS A - EVENING**

**1. 2025-356 Advisory Board and Committee Reports (B)**

Commissioner Duncan-Walker joined the meeting at 5:38 p.m.

Leslie Ladendorf, Assistant Director of Parks, Recreation, and Cultural Affairs, introduced the item.

Sean Johnson, Public Recreation and Parks Board Chair, gave a presentation on the board's annual report.

John Gustke, Nature Centers Commission Chair, gave a presentation on the board's annual report.

**Recommendation:** The City Commission hear presentations and take action deemed necessary.

Heard

**X. RESOLUTIONS - EVENING (Roll Call Required)**

**1. 2026-22 Resolution to Surplus Vacant Parcels within the Heartwood Subdivision (B)**

Andrew Persons, Interim City Manager, gave an overview of the item.

Public Comment: Armando Grundy-Gomez

**Moved by** Commissioner Willits

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission adopt the Resolution which declares the remaining sixteen vacant parcels in the Heartwood Development as surplus for affordable housing; and pursuant to the Real Property Policy, contact the list of affordable housing providers, and begin accepting applications seven calendar days from Commission approval of the resolution.

**Motion: Approve as recommended.**

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

Absent (1): Commissioner James Ingle

Approved (6 to 0)

## Y. BUSINESS DISCUSSION ITEMS B - EVENING

### 1. 2026-18 Heartwood Subdivision Update (B)

Rick Smith, Director of Gainesville Community Reinvestment Area, gave a presentation on the Heartwood Subdivision Update.

Public Comment: Armando Grundy-Gomes

Commissioner Eastman left the meeting at 6:17 p.m.

**Moved by** Commissioner Chestnut

**Seconded by** Commissioner Willits

**Recommendation:** The City Commission (1) approve the proposed amendments to the “Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Heartwood Community”; (2) pursuant to the City’s Real Property Policy, authorize the City Manager or designee to accept applications beginning seven calendar days from the City Commission approval of the surplus resolution from interested affordable housing providers that will implement the Community Land Trust model on the lots to be conveyed pursuant to the terms as provided herein; and (3) authorize the City Manager or designee to convey the lots to the responsive and responsible entity at no cost and enter into a “Property

Conveyance and Funding Agreement” in the amount of \$1,408,924.00 for the construction of sixteen single-family homes on the subject lots, subject to approval as to form and legality by the City Attorney.

**Motion: Approve as recommended.**

Aye (5): Commissioner Book, Commissioner Chestnut, Commissioner Duncan-Walker, Mayor Ward, and Commissioner Willits

Absent (2): Mayor Pro Tem Eastman, and Commissioner James Ingle

Approved (5 to 0)

**Z. ORDINANCES: ADOPTION READING - EVENING (Roll Call Required)**

**AA. ORDINANCES: SECOND READING - EVENING (Roll Call Required)**

**AB. ORDINANCES: FIRST READING - EVENING (Roll Call Required)**

**AC. COMMISSION COMMENT**

Commissioner Book: Mentioned a commission intern that the other members of the commission can assign projects to.

Andrew Persons, Interim City Manager, mentioned the festivities scheduled for Martin Luther King, Jr. Day; that the city received the President's Award; and a new role was added, permit expeditor/ombudsmen to be filled by Ralph Hilliard.

Commissioner Chestnut: Asked about the intern logistics.

Sean McDermott, Assistant City Attorney, commented related to interns.

Kristen Bryant, City Clerk, spoke to the comment related to interns.

Mayor Ward: Mentioned a number of events occurring this weekend.

**AD. ADJOURNMENT**

Meeting adjourned at 6:47 p.m.

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Kristen J. Bryant, JD, CMC  
City Clerk