

**Gainesville Community Reinvestment Area Advisory Board**

**Applicant Package - Member**

Gainesville Community Reinvestment Area Advisory Board - Member

**Term:** 07 December 2023 - 03 Oct 2025

**Positions Available:** 4

**Number of applicants in this package:** 4

- Allen, Richard R
- Calhoun, Michelle
- Hill, Nickolas
- Nordqvist, Joakim

**Name:** Allen, Richard R

**Address:** 1110 NE 3rd St, Gainesville, FL, 32601-4350

**Email:** rallen@synogen.com

**Board Name:** Gainesville Community Reinvestment Area Advisory Board

**Please confirm Full Name, including middle initial, prefix, and physical mailing address:**

Richard R Allen

1110 NE 3rd St., Gainesville, FL 32601

**In what city district do you live?:**

District 4

**Employer:**

VOS Systems LLC

**Phone Number:**

(352) 317-2954

**Occupation:**

Co-Founder/Executive Director, Technology Company

**Why are you interested in serving on this board? (Please answer separately for each board you are applying to.):**

I believe in people working together for the common good, and I have a long history of helping build consensus among people of disparate views. I believe I could play a constructive role in helping the Plan Board help the Commission in its decisions on Land Use and Zoning Changes, Special Use Permits and in changes to the Comprehensive Plan and Land Development Code.

**How many terms have you served on this board previously?:**

None

**Disclaimer:**

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**Do you claim any exemption to public record disclosure pursuant to FLA. STAT. Section 119?:**

No

**Have you been removed from any advisory board for attendance, behaviour or another reason?:**

No

**What is your gender identity?:**

Male

**Optional: Ethnicity:**

Caucasian/Non-Hispanic

**Are you a City of Gainesville Employee?:**

No

**Are you a City of Gainesville Intern?:**

No

**Are you currently on a City Advisory Board/Committee?:**

No

**Some of the boards and committees appointed by the City Commission are required to comply with Chapter 112, Florida Statutes, the Financial Disclosure Law. If applicable, would you be willing to file the required financial statement?:**

Yes

**Do you affirm that your personal and business (if applicable) affairs within the City of Gainesville and Alachua County are in substantial compliance with all city and county regulatory and taxing authorities rules and regulations? \*:**

Yes

**Do you agree with the following statement? Appointees to advisory board/committees are required to attend scheduled meetings as specified in the "Advisory Board Handbook." \*:**

Yes

**Do you agree with the following statement? I understand that this completed application is the property of the City of Gainesville, is subject to public record requests and I hereby certify that the statements made on this application are true and correct. :**

Yes

**Time of Submission:** 07/26/23 4:58:07 PM

**Attachments:**

- Bio - R Allen NFP short 2023.pdf

**Richard R. Allen**  
**1110 NE 3<sup>rd</sup> St.**  
**Gainesville, FL 32601**

### **Business Background**

Richard is an entrepreneur whose companies have spanned technology, electronics, medical device and biologics. Among the eight companies he has co-founded are the tissue biologics company RTI Surgical (Nasdaq); orthopedic surgical devices company Orthohelix (Nasdaq); peripheral nerve graft company Axogen (Nasdaq); and MRI-guided radiation therapy device company ViewRay (Nasdaq).

### **Current Business**

Richard's most recent company is VOS Systems, LLC ([www.vosIQ.com](http://www.vosIQ.com)), a GPS satellite tracking and Internet-of-Things device company, located in the historic Firestone Building at 304 W. University Ave. During the Covid pandemic, VOS produced the AlertTrace electronic contact tracing device which was used by the US military and companies worldwide.

### **International Philanthropy**

In 2004 Richard and his wife Susan Mastin joined friends and fellow Rotarians in co-founding Sustainable Cambodia ([www.sustainablecambodia.org](http://www.sustainablecambodia.org)). Incorporating Rotary's ideals of empowerment and service, only native Cambodians are employed as paid staff, and all non-Cambodians are unpaid volunteers. Through this unique model, Sustainable Cambodia works with the families in rural Cambodian villages to help them achieve sustainability and self-sufficiency through clean water, agriculture, income generation and schools.

### **Nonprofits**

Richard has served on the boards of the Cade Museum of Creativity and Invention, Gainesville Area Innovation Network, Alachua Circle of Change, Rotary Club of Gainesville, and Gainesville Neighborhood Voices. He has been an active volunteer with Challenge Day, Gainesville Rebuild, Habitat for Humanity, and the Boy Scouts among others.

Richard has received the Service Above Self award from Rotary International for his Cambodia work. Since 2004, Sustainable Cambodia's unique empowerment model has helped tens of thousands of Cambodian families and children to rebuild their lives.



**Name:** Calhoun, Michelle

**Address:** 4517 NW 58th Place, Gainesville, Fl, 32653

**Email:** shelly.calhoun@td.com

**Board Name:** Gainesville Community Reinvestment Area Advisory Board

**Please confirm Full Name, including middle initial, prefix, and physical mailing address:**

Michelle Anne Calhoun

**In what city district do you live?:**

District 2

**Employer:**

TD Bank

**Phone Number:**

3522810669

**Occupation:**

Mortgage Loan Officer/ Banker

**Why are you interested in serving on this board? (Please answer separately for each board you are applying to.):**

I am interested in contributing to my community's homeownership needs. I participated on a Board in Delray Beach Florida called the Delray Beach Land Trust.

**How many terms have you served on this board previously?:**

0

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**Do you claim any exemption to public record disclosure pursuant to FLA. STAT. Section 119?:**

No

**Have you been removed from any advisory board for attendance, behaviour or another reason?:**

No

**What is your gender identity?:**

Female

**Optional: Ethnicity:**

Caucasian/Non-Hispanic

**Are you a City of Gainesville Employee?:**

No

**Are you a City of Gainesville Intern?:**

No

**Are you currently on a City Advisory Board/Committee?:**

No

**Some of the boards and committees appointed by the City Commission are required to comply with Chapter 112, Florida Statutes, the Financial Disclosure Law. If applicable, would you be willing to file the required financial statement?:**

Yes

**Do you affirm that your personal and business (if applicable) affairs within the City of Gainesville and Alachua County are in substantial compliance with all city and county regulatory and taxing authorities rules and regulations? \*:**

Yes

**Do you agree with the following statement? Appointees to advisory board/committees are required to attend scheduled meetings as specified in the "Advisory Board Handbook." \*:**

Yes

**Do you agree with the following statement? I understand that this completed application is the property of the City of Gainesville, is subject to public record requests and I hereby certify that the statements made on this application are true and correct. :**

Yes

**Time of Submission:** 10/03/23 1:22:22 PM

**Attachments:**

- Michelle Calhoun Resume.pdf

# MICHELLE CALHOUN

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4517 NW 58<sup>th</sup> Place Gainesville, Florida 32653 | 352-281-0669 | calfive@aol.com

## SUMMARY

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My area of expertise is in 33 years of residential real estate originations, management, underwriting guidelines, government audits, technology implementation, etc. I have managed the origination of mortgages from quoting the rate thru payoff. Specifically, originating Mortgage loans and knowing the underwriting standards to stay ahead of industry changes and drive sales and production with the help of my team. I have developed strong leadership skills as well as strategic planning skills. I work well independently and strive to always exceed expectations. I understand how rates are set; pricing is reached as well as closing costs on loans that may vary state by state. I understand the many different products in lending including FHA, VA, USDA, Construction, Cross Border, Jumbo and Conventional as well as High Wealth loans. This includes first lien mortgages as well as Home Equity and Home Equity Lines of Credit.

## EXPERIENCE

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02/2018- present

### **Mortgage Loan Officer / TD Bank**

Mortgage originations, sales, rates and terms negotiated while providing guidance for the customer in the best product to meet their needs. Coordinate with Processing, Underwriting, Disclosure and Closing Teams to meet deadlines. Certifications in Cross Border (International customer loans), Construction and Renovation loan, Wealth, Mobile Home, First Time Homebuyer loans and government grant second lien programs.

08/2009 – 11/2017

### **Director of Real Estate/ Mortgage Manager Campus USA Credit Union**

- I increased production over 450% since arriving at CAMPUS in eight years
- I oversaw staff who originated over \$13 million in mortgages on average per month and serviced over \$400 million in the mortgage servicing portfolio. When arriving at CAMPUS, they closed \$26 million total in 2009. In 2017, we closed \$160 million.
- Specific duties included setting production goals and designing a strategy to meet those goals. Assisting potential homebuyers in obtaining a mortgage, negotiating rates/ terms and getting them to the closing table while delivering excellent customer service. Setting rates, fees, and terms for the department so we could breakeven and / or make a profit. Designing employee compensation plans to motivate staff to meet production goals. Developing a marketing strategy and implementing that strategy. Working with Accounting and Technology Departments. Designing and presenting at public speaking engagements such as Homebuyer seminars to market our brand. I also created presentations for Sr. Management, the BOD, local builders and realtor offices. Hiring, interviewing, writing performance plans, and oversee all Human Resource needs were met. I oversee the whole real estate program for CAMPUS which also included conforming to government regulations and laws and communicating, training and implementing changes with my staff. I implemented and programmed a new mortgage software for the originations systems and the servicing systems to comply with government regulations. We first started escrowing during my tenure for taxes and insurances with no NCUA audit findings. I worked with branches to assist in meeting their mortgage goals.

11/1990 – 07/2009

### **Mortgage Originations Manager, IBM Southeast Employees' Federal Credit Union**

- I oversaw a staff of 27 employees who produced over \$20 million per month on average and serviced over \$400 million in mortgage portfolio.

## EDUCATION

### **FLORIDA ATLANTIC UNIVERSITY, BOCA RATON, FLORIDA**

- Bachelor of Business Administration

**Name:** Hill, Nickolas

**Address:** 934 NW 42nd Terrace, Gainesville, FL, 32605

**Email:** ni127505@gmail.com

**Board Name:** Gainesville Community Reinvestment Area Advisory Board

**Please confirm Full Name, including middle initial, prefix, and physical mailing address:**

Nickolas S. Hill, 934 NW 42nd Terrace, Gainesville, FL 32605

**In what city district do you live?:**

District 2

**Employer:**

Inspire Placemaking Collective, Inc.

**Phone Number:**

727-809-2442

**Occupation:**

Planner

**Why are you interested in serving on this board? (Please answer separately for each board you are applying to.):**

It is with great excitement that I submit my application to serve on the City of Gainesville Community Reinvestment Area Advisory Board. There are numerous rationales as to why I wish to volunteer for the City in this capacity, but the three primary reasons I chose to apply are identified below:

**I am committed to redevelopment planning.** As a planning consultant for numerous cities and counties throughout the State of Florida, I have committed my career to addressing issues at the local level. As a professional, I have strived to empower communities to make plans tackling difficult challenges such as slum and blight, economic stagnation, housing deterioration and shortages, failing infrastructure, and long-standing, generational inequities—often at the direction of Community Redevelopment Agencies (CRAs). Some of my past CRA clients have included the Cities of Tampa, Groveland, Mt. Dora, St. Augustine, Kissimmee, Palatka, and Panama City.

**I am passionate about community service.** As a current member of the City Plan Board who has never failed to prepare for, or attend, a meeting, I have demonstrated my commitment to serving Gainesville in a board capacity. I am hoping to expand my service and responsibilities to the City further if I am appointed to the Community Reinvestment Area Advisory Board.



**I am invested in the future of the Reinvestment Area.** In 2023, our local planning practice made a conscious decision to relocate our Gainesville office to the Reinvestment Area. We chose this location not only because of its proximity to the Downtown or to world-class amenities like Depot Park, but also because we wanted to join the investment momentum occurring in a previously underserved area of the City and support the neighborhood's local economy. My relationship with the Reinvestment Area also extends beyond the professional: my wife and I got married at the Cade Museum, my son and I spend each Saturday at Depot Park, and not a week goes by without my family supporting one of the many dining establishments which call the Reinvestment Area home.

I appreciate your consideration for my appointment and look forward to answering any questions you may have for me before or during the appointment process.

**How many terms have you served on this board previously?:**

0

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**Do you claim any exemption to public record disclosure pursuant to FLA. STAT. Section 119?:**

No

**Have you been removed from any advisory board for attendance, behaviour or another reason?:**

No

**What is your gender identity?:**

Male

**Are you a City of Gainesville Employee?:**

No

**Are you a City of Gainesville Intern?:**

No

**Are you currently on a City Advisory Board/Committee?:**

Yes

**If yes, which City Advisory Board/Committee?:**

City Plan Board

**Some of the boards and committees appointed by the City Commission are required to comply with Chapter 112, Florida Statutes, the Financial Disclosure Law. If applicable, would you be willing to file the required financial statement?:**

Yes

**Do you affirm that your personal and business (if applicable) affairs within the City of Gainesville and Alachua County are in substantial compliance with all city and county regulatory and taxing authorities rules and regulations? \*:**

Yes

**Do you agree with the following statement? Appointees to advisory board/committees are required to attend scheduled meetings as specified in the "Advisory Board Handbook." \*:**

Yes

**Do you agree with the following statement? I understand that this completed application is the property of the City of Gainesville, is subject to public record requests and I hereby certify that the statements made on this application are true and correct. :**

Yes

**Time of Submission:** 10/02/23 9:53:16 PM

**Attachments:**

- Resume - Nickolas Hill, CRA Advisory Board.pdf

## PROFESSIONAL BIOGRAPHY

With **over five years of community planning experience**, I am well-versed in the field of contemporary urban and regional planning. My professional experience has included working with communities to update comprehensive plans and community redevelopment plans, rewrite land development codes, review development applications, draft coastal management plans and elements, conduct entitlement research and applications, and cultivate equitable community engagement programs throughout Florida.

I am also a **highly proficient Geographic Information System (GIS) specialist** and have **several years of public speaking experience**.

## EDUCATION

Master's of Urban & Regional Planning, University of Florida (May 2019)

Bachelor's of Public Administration and Minor in Urban & Regional Planning, University of Central Florida (May 2015)

## CERTIFICATION

AICP Certification #33455

## PUBLICATIONS

"Innovation During Crisis: Remote Engagement Methods for the Future of Public Participation," 2020

"Comprehensive Planning for Autonomous Vehicles in the American South," 2019

## CONTACT

Phone: (727) 809-2442 / Email: [nhill@inspireplacemaking.com](mailto:nhill@inspireplacemaking.com)

# NICKOLAS HILL, AICP

## COMMUNITY PLANNING PROFESSIONAL

## RELEVANT EXPERIENCE

### Inspire Placemaking Collective – Planner/GIS Specialist

April 2019 - Current

- Manage planning efforts for various **community redevelopment agencies** by performing finding of necessity studies, redevelopment plan updates, GIS mapping and analyses, and hosting formal and informal meetings and workshops with members of the public
- Act as a deputy project manager for numerous **comprehensive plan update** projects. Responsibilities include revising data and analyses, conducting evaluation and appraisal report-based amendments, revising and drafting goals, objectives, and policies, facilitating in-person and online community engagements, and overhauling future land map series using a suite of GIS software
- Provide **development review services** for the Cities of Kissimmee, West Melbourne, Hawthorne, and Manatee County by conducting **site plan reviews** and participating in **development review committee** meetings. Development projects reviewed included commercial retail stores, residential subdivisions, mixed-use developments, industrial parks, and event spaces
- Aid in the revision of numerous **land development code rewrites** by drafting new code language, researching best practices, and checking for consistency with other planning-related documents
- Draft, submit and represent various **planning applications** (including annexations, future land use map amendments, rezonings, and variances) for residential, nonresidential, and mixed-use projects
- Perform a majority of the firm's **GIS**-related tasks, assignments, and analyses, including map and template creation, shapefile production and revision, and data management and organization

**Notable projects include:** *Downtown Kissimmee CRA Plan, Panama City Downtown North CRA Plan, Channel District of Tampa CRA Plan, Groveland CRA Plan, Palatka CRA Plan, Mt. Dora Findings of Necessity Study, City of Green Cove Springs Downtown Master Plan, City of Palm Bay 2045 Comprehensive Plan Update, Sumter County 2040 Comprehensive Plan Update, City of Lake Wales 2040 Comprehensive Plan Update, Volusia County Growth Management Commission Staff Planner, US Highway 27 Clewiston Corridor Vision Plan, City of New Smyrna Beach Land Acquisition Prioritization, City of Titusville Sustainability Action Plan (Phase I – Public Engagement Process)*

### CHW, Inc. – Planning/GIS Technician

October 2016 – April 2019

- Critiqued and provided recommendations for **preliminary and final development plans** to ensure consistency with local ordinances
- Conducted **due diligence** utilizing a wide variety of planning tools including GIS software, code research, historical investigations, infrastructure examinations, and impact fee verifications
- Helped lead the firm's **GIS** practice, which included shapefile creation, interpretation, and projection, authoring metadata, and producing hundreds of planning and stormwater-related maps

**Name:** Nordqvist, Joakim

**Address:** 14313 SW 70 Street, Archer, 32618

**Email:** joakimbnordqvist@hotmail.com

**Board Name:** Gainesville Community Reinvestment Area Advisory Board

**Please confirm Full Name, including middle initial, prefix, and physical mailing address:**

Joakim (Jay) B. Nordqvist

14313 SW 70th Street

Archer, Florida 32618

**In what city district do you live?:**

I do not live in Gainesville

**Employer:**

GSE Engineering & Consulting, Inc.

**Phone Number:**

352.377.3233

**Occupation:**

Civil Engineer

**Why are you interested in serving on this board? (Please answer separately for each board you are applying to.):**

I currently serve on the GCRAAB. I was recently elected and serve as Vice Chair. I am very interested in continuing my service to the board.

I remained an active community member in Gainesville since moving back in 1994, having participated in multiple public forums and served on committees. I originally moved to Gainesville as a UF student in 1979.

I work, live, and play in the City of Gainesville and Alachua County. I am an active participant in the Downtown community events, committees, and public meetings/forums. I own property within the CRA district and City. I believe the CRA district and surrounding communities face issues, but hold the potential for continued improvements.

Having served a full term of the GCRAAB, I believe I have made positive contributions to the various items that have become before the Committee. I respect and enjoy working with the GCRA staff. I would like to continue to contribute for another term.

**How many terms have you served on this board previously?:**

One full term

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No

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No

**What is your gender identity?:**

Male

**Are you a City of Gainesville Employee?:**

No

**Are you a City of Gainesville Intern?:**

No

**Are you currently on a City Advisory Board/Committee?:**

Yes

**If yes, which City Advisory Board/Committee?:**

Gainesville Community Reinvestment Area Advisory Board

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Yes

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Yes

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Yes

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Yes

**Time of Submission:** 09/29/23 3:51:10 PM