

Economic Development Advisory Committee

September 28, 2023

11:00 am

Mentholee Norfleet Municipal Building

25420 W Newberry Rd, Newberry, FL 32669

Pages

1. **Call to Order**
2. **Approval of the Agenda**
3. **Approval of Minutes** 1
4. **Municipal and Community Partner Outreach Meetings**
 - City of Newberry Discussion of Economic Development Priorities
5. **Draft 2022-2023 Accomplishments Report & 2023-2024 Work Plan** 10

Please review the draft document and provide feedback before the October meeting.
6. **Update on Small Farmer Grant Program**

Update on current awards and areas of refinement before 2024 request for applications.
7. **Member Comments**
8. **Adjournment**
9. **Upcoming 2023-2024 EDAC Meetings**
 - October 26, 2023 (UF Innovate - Sid Martin Biotech, Possible Review of EcoLoop Applications)
 - Tentative 2024 Meetings
 - January 25, 2024 - Archer, Election of New Chair/Vice Chair
 - February 22, 2024 - Lacrosse
 - March 28, 2024 - Hawthorne, Review Small Farmer Grants Scores
 - April 25, 2024 - High Springs

THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

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Meeting Minutes

Thursday, August 24, 2023

2:30 PM

Gainesville Regional Airport, Airport Authority Board Room
3880 NE 39th Avenue, Gainesville, FL 32601,

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

JEFFREY ARNOLD
MARLON C. BRUCE
MICHAEL CARNEVALE
LINDA JAMES
CAROLYNN NATH KOMANSKI
MARC LEFTON
RICHARD SMITH
TRACEY TODD
ELLIOTT WELKER
RICHARD WILHELM

THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

DRAFT MINUTES

Thursday, August 24, 2023

2:30 PM

Gainesville Regional Airport, Airport Authority Board Room
3880 NE 39th Avenue, Gainesville, FL 32601,

EDAC Members Present: Jeffrey Arnold, Marlon Bruce, Michael Carnevale, Linda James, Carolyn Nath Komanski, Rick Smith, Elliott Welker

Others Present: Kim Worley, Landon Harrar, Mikayla Birnstiel, Sean McLendon

CALL TO ORDER The meeting was called to order by Chair Komanski at 2:43 PM in workshop mode due to a lack of quorum. Quorum was achieved at 3:22 PM by the arrival of Chair Welker.

INTRODUCTIONS AND WELCOME

REVIEW OF AGENDA Marlon Bruce motioned to approve the agenda. Carolyn Nath Komanski seconded the motion, and it passed unanimously.

APPROVAL OF MINUTES Marlon Bruce motioned to approve the June 22, 2023, EDAC Meeting Minutes. Carolyn Nath Komanski seconded the motion, and it passed unanimously.

MUNICIPAL AND COMMUNITY PARTNER OUTREACH MEETINGS

City of Waldo Discussion of Economic Development Priorities. Manager Kim Worley present the following slides covering the City of Waldo's priorities.



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Strengths

- * 301 junction 301/24
- * Historic Charm
- * Lake Alto
- * Fire Department
- * People
- * School Building & Campus
- * Utilities
- * Vacant Land
- * Physical Size of City
- * City Officials Open to Growth
- * Parks
- * Green Space/wetlands
- * Affordable Housing
- * Railroad
- * Awesome Library
- * Waldo Square

Strengths Continued

LOCATION * LOCATION * LOCATION

Starke 12 miles travel time 13 minutes
Gainesville 14 miles travel time 16 minutes
Hawthorne 15 miles travel time 16 minutes
Ocala 45 miles travel time 47 minutes
Jacksonville 57 miles Travel time 62 minutes
Cedar Key 72 miles Travel time 83 minutes
Crescent Beach 66 miles Travel Time 77minutes
Daytona Beach 92miles Travel Time 105 minutes
Tampa 142 miles Travel Time 134 minutes
Tallahassee 159 miles Travel Time 152 minutes
Miami 349 miles Travel Time 317 minutes

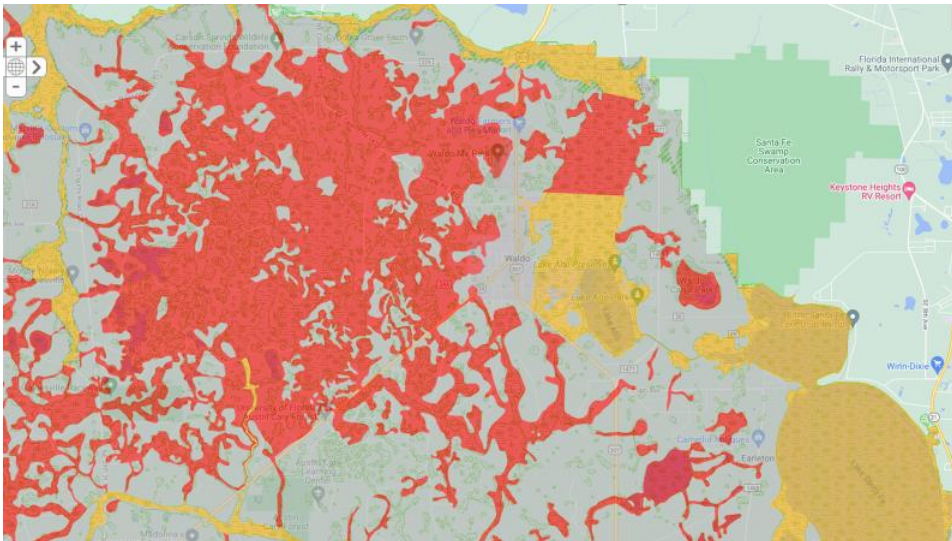
WEAKNESS

- * Reputation
- * No Real downtown area
- * No Local School
- * Lack of Law Enforcement
- * Limited downtown parking
- * Exclusion of Hub Zone
- * Railroad
- * Trash/clean up town
- * Residents fight change/want change
- * Waldo is wet- wetlands surround us
- * Governor's office omitted Waldo from Opportunity Zone
- * Property/Buildings overpriced rent/purchase
- * Traffic Speed
- * Traffic Lanes excessive
- * Lack of Employment
- * Lack of Desirable Housing
- * Empty Buildings
- * Code Enforcement

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FEMA Zones-2021

- Zone A - 1% annual chance flood hazard with no base flood elevations
- Zone AE - 1% annual chance flood hazard with base flood elevations
- Zone AO - 1% annual chance flood hazard with average depths determined
- Zone X - 0.2% annual chance flood hazard (Not SFHA)
- Zone X - outside the 0.2% annual chance flood hazard (Not SFHA)

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Constellation Charter School

- It took a long time – Constellation Charter School opened this month – August 10, 2023
- Kids planted a welcome garden at entry to school, art, and music are offered.
- BIG ISSUE– Fire Marshall has given us 3 years to install a fire sprinkler system. Having issues -2 companies came out – no luck – calling WW GAY – this will be a huge expense – if not done school will be closed down.



Waldo Former Speed Trap

Now Speedway

Still an issue – more cars coming through Waldo with the by-pass around Starke.



ECONOMIC DEVELOPMENT NEEDS

WATER PRESSURE ON HWY 301 NORTH FOR GROWTH – 750gpm WELL WITH VFD PUMP, A 5,000 GALLON HYDROPNEUMATIC TANK AND CHLORINATION FACILITIES. SYSTEM WOULD BE PRESSURE CONTROLLED ESTIMATED COST \$1.8 MILLION –BUSINESS EXPANSION – MOTOR SPORTS, DIXIELAND, PILOT

HOUSING – MID PRICE – WALDO HAS THE PROJECTS AND THE APARTMENTS THAT ARE BOTH AFFORDABLE HOUSING –WE NEED SOMETHING THAT PEOPLE OWN SO THEY WILL HAVE OWNERSHIP IN WALDO – MID PRICE RANGE

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UPDATE –
WATER ISSUE HWY 301
Sold to new owners:
Walton Motor Sports
Pilot
R V Park to north of Pilot
Walton Flea Market
Old Bobby's Hide A Way

WATER BOOSTER PUMP HWY 301 NORTH

Water Booster Pump – project came in higher than planned (\$355,000.00 original budget cost) actual ~\$544,700.00 – using \$300,000 from ARPA funds, income from new connections at Walton Motor Sports -\$189,000, leaving balance of \$55,700.00 which will be paid by landowners that will benefit from the booster pump. Each landowner will pay a percentage of fee based on their past water use. The fee will be added to their water bill and be spread over 60 months 0 percent interest.
Land for Water Booster Pump was donated to the City by Walton Motorsports.



HOUSING ISSUE



The City donated some escheated land to a builder – due to the cost of building the house is going to be too expensive for the area.

Looking at other alternatives – one discussion is tiny homes in designated area.

Received an Economic Development grant from Duke Energy \$20,000.00 to revamp our Plans (economic development, land development, comp plan.

When houses go on market here – they sell before most realtors get signs up.

OTHER ROADBLOCKS FOR GROWTH

LOST REDI – WAIVER AND RURAL CITY CLASSIFICATION THRU CDBG- THIS MEANS WE HAVE TO HAVE MATCH DOLLARS FOR GRANTS THAT WE DO NOT HAVE.

LOSS OF GAS TAX DOLLARS APPROX. \$60,000.00 LOSS

JOINING SHERIFF'S MSTU – BRINGS OUR AD VALOREM FROM 7.5180 WHICH BRINGS IN APPROX. \$226,042.00 TO 6.000 MILLS OR BELOW WHICH WILL DROP AD VALOREM TO APPROX. \$160,000.00 OR LESS

WALTON HAS SAME ISSUES AS LARGER CITY'S – WITH LESS INCOME AND LESS STAFF

LOW INCOME AREA- LIMITED FUNDS

DOWNTOWN



- COMPLETE STREETS WITH FDOT – CHANGE TRAFFIC PATTERN TO ONE LANE ADDING LIGHTED PEDESTRIAN CROSSINGS, RE-VAMP BUILDINGS ADDING OUTDOOR SEATING – BRINGING IN VIABLE BUSINESS, - AFTER TOWN MEETING THIS PROJECT FAILED – CITIZENS WERE AGAINST ONE LANE – FELT WOULD CAUSE BACK UP TRAFFIC ISSUES – ALSO TOOK OUT PARKING FOR DOWNTOWN WITH BIKE PATH.
- ADDITIONAL PARKING, RE-VAMP DOWNTOWN PARK – AREAS FOR FOOD TRUCKS, FESTIVALS, UP-GRADE CABOOSE STAGE AND ADD SOUND SYSTEM TO HAVE MUSIC – EVENTS IN THE PARK

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LAKE ALTO

ADD DOCK TO END OF CANAL
ROAD –WORKING ON
REVAMPED DOCKS, BOAT
LAUNCH, BLUEWAY
OPPORTUNITY -BROCHURE

**BIKE PATH FROM
GAINESVILLE TO
WALDO AND
POSSIBLY BEYOND –
TRAIL TOWN-
NOT SURE WILL
HAPPEN AFTER
MEETING WITH FDOT
AND DOWNTOWN
RE-DO FAILING**



WALDO CITY SQUARE

AUDITORIUM – 225 SEATING CAPACITY – MUSIC, MOVIES, SMALL PLAYS, STORY TELLING, WEDDING, SPEAKERS, MEETING EVENTS, etc. with the addition of Constellation Charter –do music –already had a concert by the music teachers for open house of the parents. Violins, guitar and bass. There will also be art. Working on lights and sound for stage

LIBRARY – MEETING SPACE, EVENT SPACE, REUNIONS, BIRTHDAYS, RECEPTIONS, FESTIVAL USE –working on bar area

GROUNDS- CARS SHOWS, FESTIVALS, RECREATION, PAVILLION, PLAYGROUNDS, MUSIC, ART, ETC.

KITCHEN - LUNCHROOM - AVAILABLE FOR BUSINESS OPPORTUNITY

LOCATED AT THE SQUARE – CITY HALL, HEADSTART UP TO 5 YEARS, CONSTELLATION CHARTER SCHOOL 1ST TO 5TH EXPANDING OVER NEXT THREE YEARS TO 8TH GRADE, LACKING KINDERGARTEN?? WALDO HISTORIC MUSEUM, SHERIFF SUB-STATION



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GREENSPACE

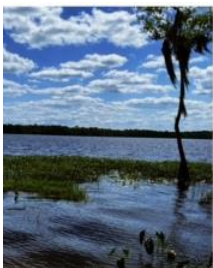
WETLANDS

WILDLIFE

ALTO LAKE

LOCATION

OPPORTUNITY



DISCUSSION
INPUT
IDEAS

Related to the Waldo discussion of Blue Way and Green Way trails, Marlon Bruce made a motion requesting that the County investigate ways of partnering to support the economic development priorities between Waldo and Melrose and Waldo and Starke. The motion was seconded by Michael Carnevale and passed unanimously.

Vice-Chair Komanski made a motion to follow-up at EDAC's 2024 May or June meetings on Waldo's charter school and business recruitment efforts to Waldo City Square and then report the findings to the Board. Marlon Bruce seconded the motion, and it passed unanimously.

Staff reviewed progress on outreach to municipalities through 2024 for the economic development outreach meetings. If Cities are unwilling to participate in a discussion, staff will move on to the next city. Some conversations may come out of order depending upon the availability of the towns.

THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

MEMBERS COMMENTS

ADJOURN The meeting adjourned at 3:45 PM.

Alachua County Economic Development Advisory Committee (EDAC) Accomplishments Report FY2022-23/ Annual Workplan 2023-2024

Date: November 14, 2023

Board/Committee Name: Economic Development Advisory Committee (EDAC)

Chair 2022/2023: Elliott Welker

Board Liaison: Sean McLendon

Brief History of Committee: The reconstitution of the Economic Development Advisory Committee was approved by the County Commission on August 12, 2008. Its purpose is to develop and provide policy recommendations to the Board of County Commissioners for promoting sustainable economic development activities within Alachua County.

Mission Statement: The responsibility of the Economic Development Advisory Committee shall be to develop and provide policy recommendations to the County Commission related to the promotion of sustainable economic development activities within Alachua County.

Note from Chair:

The Economic Development Committee was pleased with its outreach efforts to the municipalities and progress on its work plan. The County is starting to see benefits from large and small economic development capital commitments of the Board. The Committee looks forward to beginning 2024 with new members and challenges.

Major Accomplishments in FY2022-23:

- 2023 Small Municipality and Stakeholder Outreach and Engagement. Continuing their outreach work from 2022, the Committee visited three stakeholders better to understand their interests and preferences for economic development. The Committee will bring the Board summary recommendations on engaging with the small municipalities as they meet with them.
 - June - Gainesville Regional Airport & Airport Authority Meeting
 - August - City of Waldo
 - September - City of Newberry
 - October - UF Innovate Sid Martin

Findings from 2022-2023

- Per the Airport Gateway project work, the Gainesville Airport is interested in getting more shovel-ready sites online for development that can drive demand for airport services. The long-range goal should be promoting good-paying jobs in these development opportunities that employ more than just people with doctorates. The other big economic issue for working folks is affordable childcare. The City and County create an entity that can exclusively focus on creating high-quality development for the study area and looking for funding sources that support it.
- The Committee recommends that the Board engage with municipalities that want to develop shared service inter-city infrastructure projects. Hawthorne and Micanopy discussed the lack of connection to water

- and wastewater systems as an economic development inhibitor and contributor to environmental degradation.
 - The City of Newberry is the champion of a regional waste-water model and presented its plans to the Committee.
 - Hawthorne would like to revisit the distribution of sales tax revenue as they do not see an equivalent benefit from their overall contribution per the current inter-city formula
 - Waldo has emphasized several priority areas around increasing water pressure on Hwy 301, blueways & greenways infrastructure support, and encouraging mid-price housing developments. Related to blue ways & greenways, the Committee recommends the following specific actions as of 2023: investigate ways of partnering to support the economic development priorities between Waldo and Melrose and Waldo and Starke.
- Sports Events Complex Major Project Milestone - Facility ribbon cutting and commencement of services.
- Oversight of the EcoLoop prospect selection methodology and review of applications for Board consideration.
 - The Committee is standing by to vet additional project applications and recommend to the Board on EcoLoop prospects.
- Oversight of (SMAACA Grant) agriculture grants supporting small farms.
 - The Committee has provided staff feedback on improvements to the program for the 2024 funding cycle.
- Oversight of Community Redevelopment Funds for the Gainesville Metropolitan Area - The Committee continued to oversee the Airport Gateway Phase I Analysis.
 - Airport Gateway Objective – Promote a sense of place through a unified vision of 21st-century light industrial and commercial property opportunities in the Airport-Waldo Road and 39th Avenue area (Airport Gateway). This will be achieved via three phases. The first phase will be a City-County jointly funded property analysis and a follow-up market and real estate study of the project area's industrial and commercial property. This analysis will also make recommendations suitable to guide A phase 2 master planning effort.
 - Phase 1 will also provide recommendations about governance, incentives, and public-private collaboration options to promote light industrial and commercial property opportunities.
 - Phase 2: Master Plan - The second phase will be a master planning effort. US Economic Development Administration (USEDA) matching funding will be sought in advance.
 - Phase 3: Construction - The third phase would also seek USED A funding to construct facilities and infrastructure supporting the master plan.

Goals & Objectives for FY2023-24:

- Make recommendations on how the County can promote economic development in the small municipalities. The Committee has an ordered list of meetings. However, if cities are unwilling to participate in a discussion, staff will move on to the next city. Some conversations may come out of order depending upon the availability of the towns.

2024 Tentative Municipal & Stakeholder Meetings

| Location | Topics |
|---|--|
| Archer | Shovel Ready Industrial Lands, P3 Utility Scale Solar PV |
| Lacrosse | General Discussion, Broadband Follow-up w James Woodard |
| Hawthorne | General Discussion, Surtax, Gas Tax Formula, |
| Micanopy | General Discussion, Surtax |
| High Springs | CRA-Downtown Redevelopment, Residential Development |
| Santa Fe College -Charles R. Perry Construction Institute | Construction and Technical Program, Green Jobs Pipeline |

- Further explore regional water and wastewater service for communities to support economic development and environmental goals.
- Support inter-city dialog around blue ways and greenways.
- Make recommendations to promote entrepreneurship in the County
- Continue to engage with all municipal governments to hear their thoughts on economic development
- Monitor and provide recommendations to Alachua County's investment in the Sports Event Center at Celebration Pointe
- Encourage initiative to advance reliable and affordable internet infrastructure in Alachua County.
- Support the development of municipalities' bike/pedestrian plans and ecotourism for integration into a County-wide plan (Trail Towns)
- Monitor and provide input related to CRA projects for East Gainesville – particularly Waldo and 8th Avenue redevelopment proposals.
- Monitor and support the Airport Gateway project in 2023 as the analysis progresses.
- Promote the reuse/circular economy potential in Alachua County (added by BoCC in 2021) - This item will include a review of the business selection criteria
- Monitor and provide recommendations for the development of the business at the Alachua County EcoLoop

Standing Goals:

- Continue to encourage responsible east county development and provide recommendations to BoCC.
- Support initiatives to diversify the local economy in targeted industries.
- Provide recommendations to the BoCC regarding economic development activities and projects at the EcoLoop and East County development as needed.
- Provide recommendations, as necessary, to the BoCC related to future business development; grant funding; zoning; and, incentives zones.
- Committee will take a more public proactive role in the community in evaluating and advancing the County's competitiveness.
- Collaborate with state economic development agencies in promoting economic development in Alachua County.
- Extend invitation to smaller municipalities to participate in EDAC monthly meetings.
- Invite economic development stakeholders to attend one EDAC meeting to discuss alignment and economic development priorities in the community.
- Monitor, support as appropriate, engage, and provide input regarding the Greater Gainesville Chamber's strategic plan and implementation
- Assist County Economic Development Manager in accomplishing the goals and objectives of EDAC work plan.

Last modified September 18, 2023