



ALACHUA COUNTY, FL  
Joint Alachua County BoCC /  
City of Gainesville Special Meeting  
Meeting Agenda

June 17, 2025

1:00 PM

Gainesville City Hall Auditorium  
200 E University Avenue, Gainesville, FL 32601

In-person **Public Comment** is taken after each non-ministerial motion. At the conclusion of the meeting, **individuals** can also speak for up to 3 minutes about any matter during the **General Comment** period.

**View meetings** on Cox Channel 12, the AC TV app on Apple TV, Amazon Fire, and Roku, or at: [http://alachua.granicus.com/ViewPublisher.php?view\\_id=8](http://alachua.granicus.com/ViewPublisher.php?view_id=8).

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All persons are advised that, if they decide to contest any decision made at any of these meetings, they will need a record of the proceedings and, for such purpose they may need to ensure that verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. (Section 286.0105 Florida Statutes)

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If you have a disability and need an accommodation to participate in this meeting, please contact the Alachua County Equal Opportunity Office at (352) 374-5275 at least 2 business days prior to the meeting. TTY users please call 711 (Florida Relay Service).

- A. Call To Order
- B. Welcome
- C. Introduction
  - 1. Harvey Ward, Mayor, City of Gainesville
  - 2. Charles Chestnut, Chair, Alachua County Commission
- D. Adoption of the Agenda

Recommended Action:  
To approve the Agenda.
- E. Items For Discussion
  - 1. UF Eastside Urgent Care Center - 25-00438
  - 2. Meridian Behavioral Healthcare Central Receiving Facility - 25-00496
  - 3. Hoggetowne Medieval Faire - Update of Future Status
  - 4. Regional Transit System (RTS) Proposed Summer 2025 and Transit Service Changes
  - 5. Gainesville Community Reinvestment Area (GCRA) Term Extension and Restructure
- F. Public Comment
- G. Commission General Comments and Information Discussion
  - 1. County Commission Comment
  - 2. City Commission Comment
- H. Adjourn

Recommended Action:  
To adjourn the meeting.





## Agenda Item Summary

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**File #: 25-00438**

**Agenda Date: 6/17/2025**

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**Agenda Item Name:**

UF Eastside Urgent Care Center

**Presenter:**

Toni Wilson, UF Health Clinical Manager

Joanna Langley, UF Health Operations Manager

Claudia Tuck, Community Support Services Director 352-231-0058

**Description:**

Toni Wilson will present the data reflecting the Eastside Urgent Care Clinic growth and service to the community.

**Prior Board Motion:**

March 24, 2025, BoCC Meeting Motion requested an update on the Eastside Urgent Care Clinic that both the City and County invested in with the University of Florida at the next Joint Meeting.

# UF Health Urgent Care- East

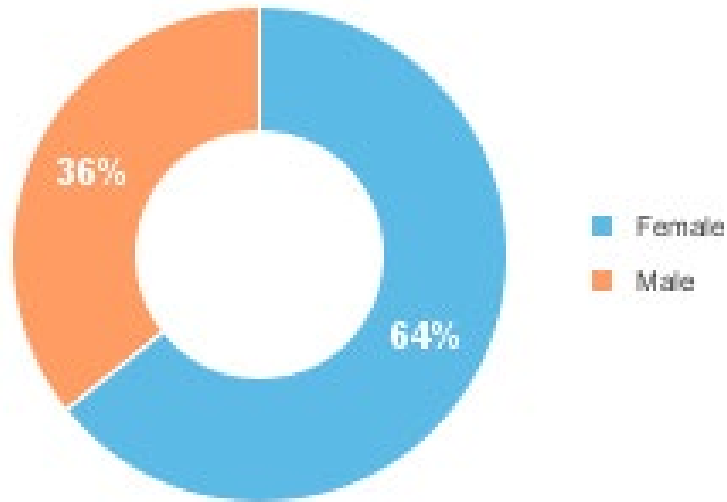


# Primary Goals of the Urgent Care

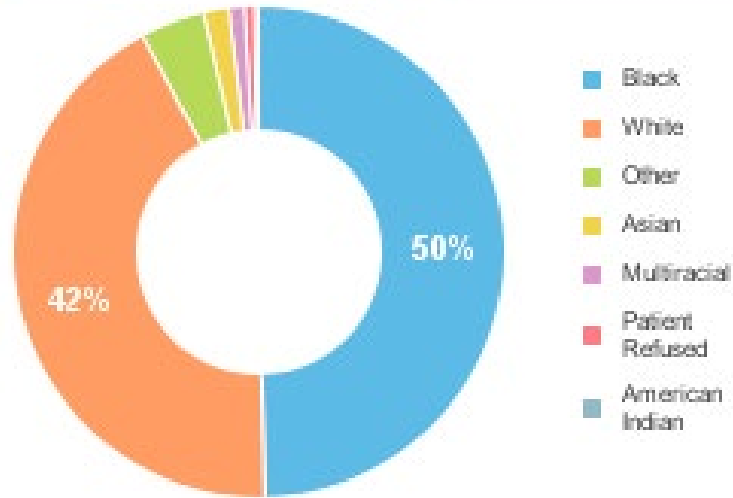
- To provide an alternative to the emergency room for bumps, bruises, twists, and other non-life-threatening injuries and illnesses
- To provide care for an underserved population in East Gainesville
- To fill in the gaps for the area family medicine practices



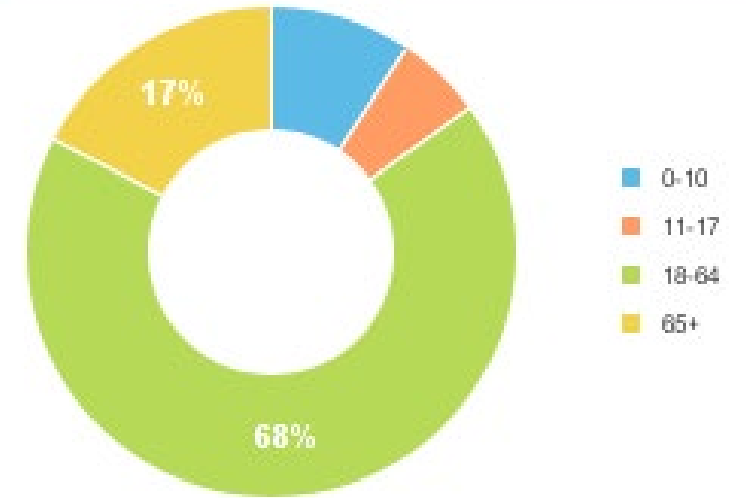
Gender



Race



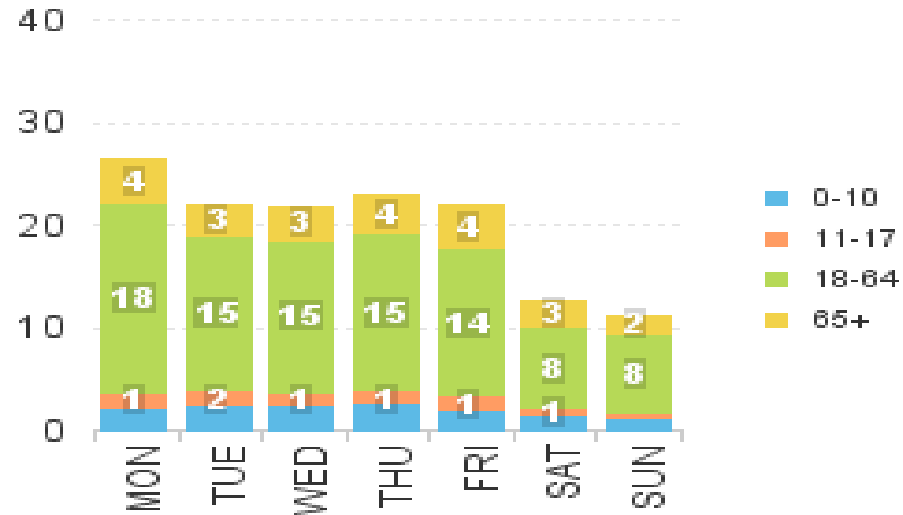
Age



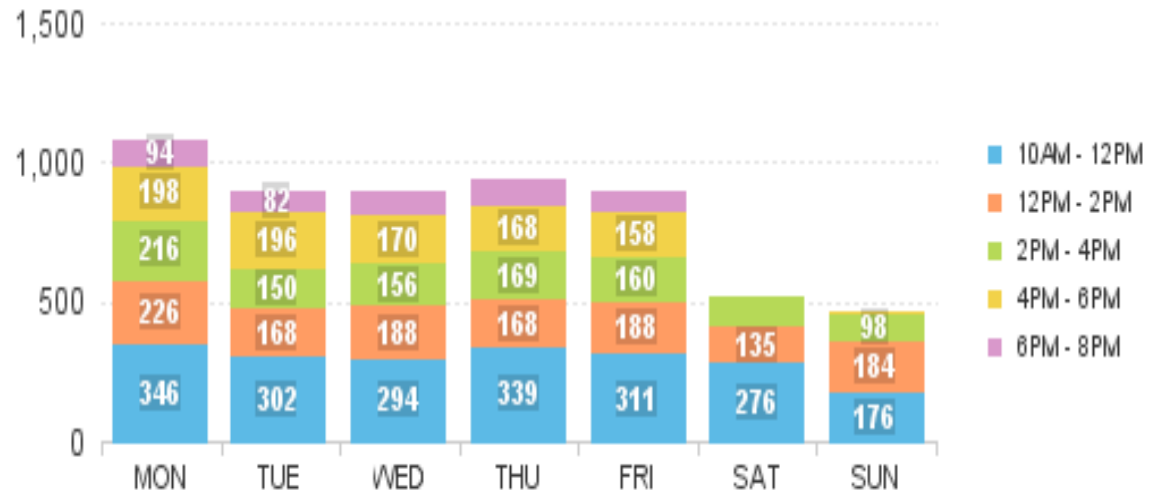
# How are we doing?

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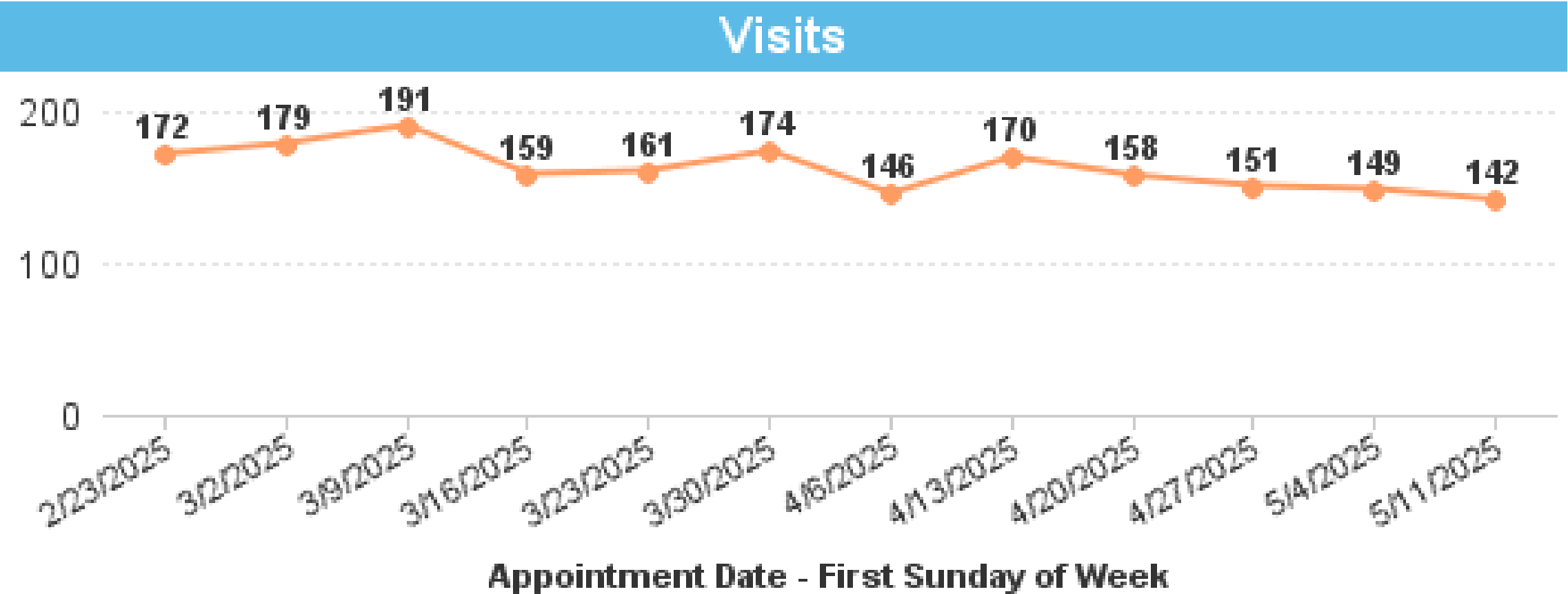
### Avg Visits by Age



### Check-In Time by Day of Week



# Daily view



Number of visits since February 2025

# Common diagnoses

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UTI (500)

Bronchitis (800)

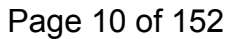
Pharyngitis (300)

Cough (800)

Chest pain (200)

Other general  
signs and  
symptoms (2000)









## Agenda Item Summary

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**File #: 25-00496**

**Agenda Date: 6/17/2025**

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**Agenda Item Name:**

Meridian Behavioral Healthcare Central Receiving Facility

**Presenter:**

Jennifer Barber, Meridian

**Description:**

Jennifer Barber, Director of Meridian Healthcare's Central Receiving Facility, will present the data reflecting the utilization of the facility and service to the community since its opening.

The City of Gainesville and Alachua County each contributed \$500,000 to the project.

# Central Receiving Services

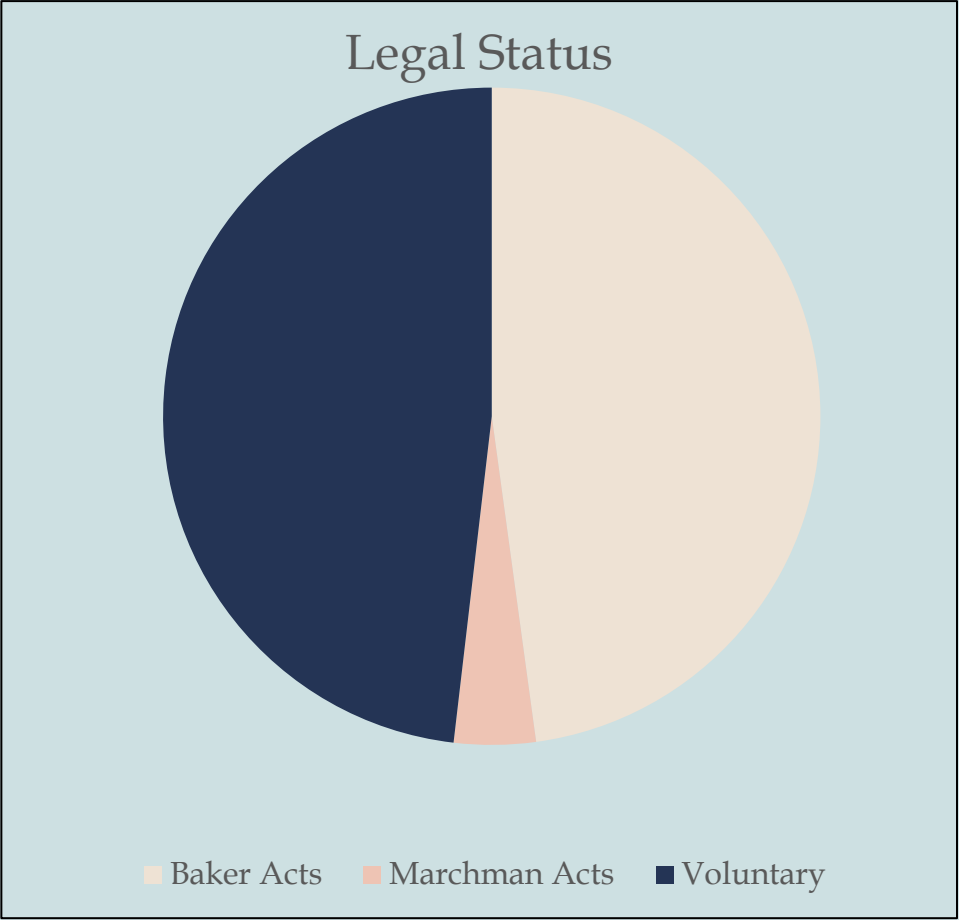
## January-May, 2025



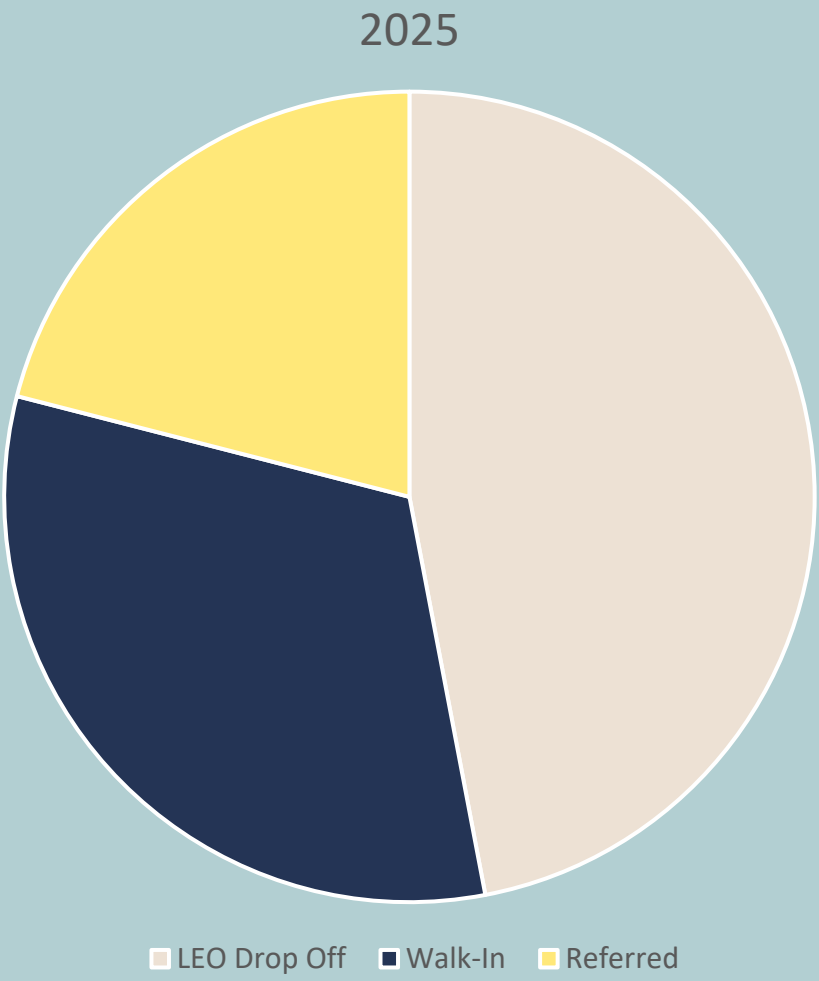
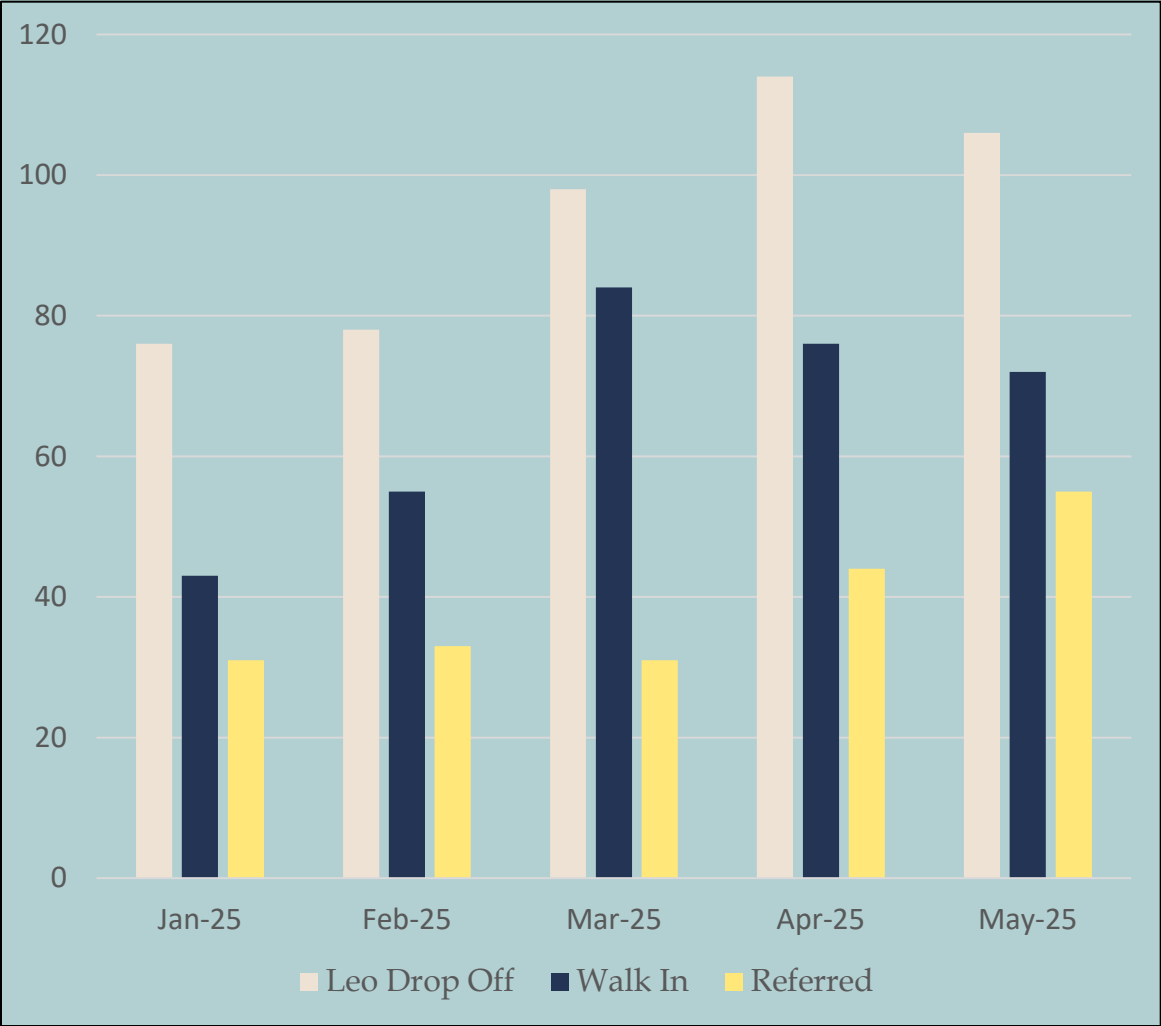
MERIDIAN  
HEALTHCARE

Jennifer Barber, MS, EdS, LMHC  
Program Administrator/Director

# Service Recipients: Total Count and Legal Status

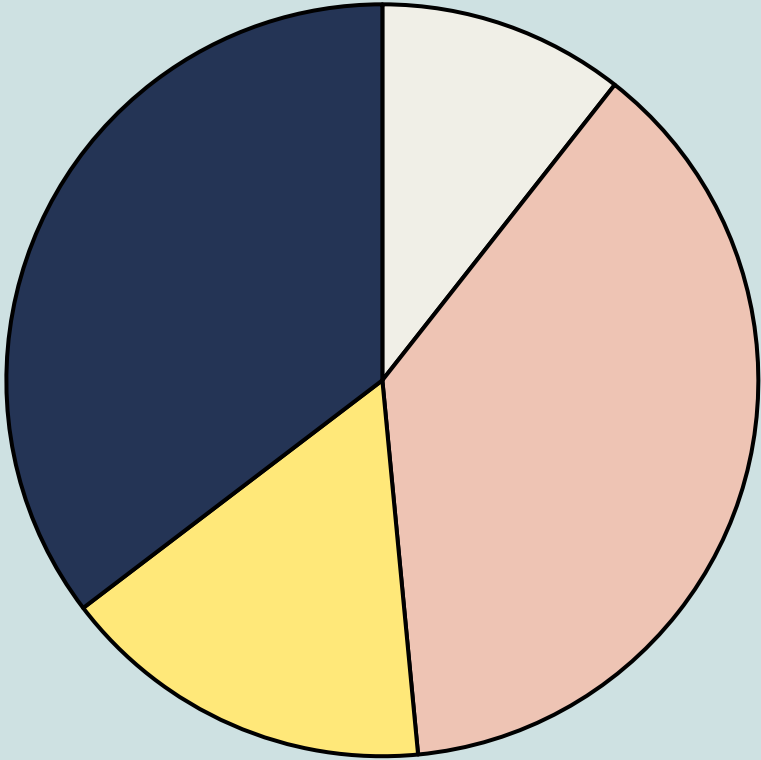


# Method of Arrival



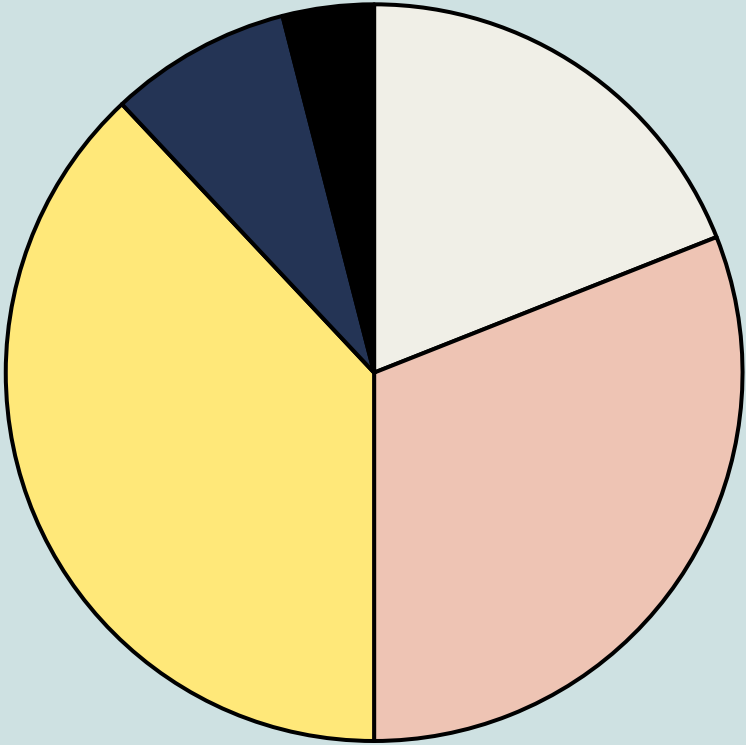
# General Data

Funding Source



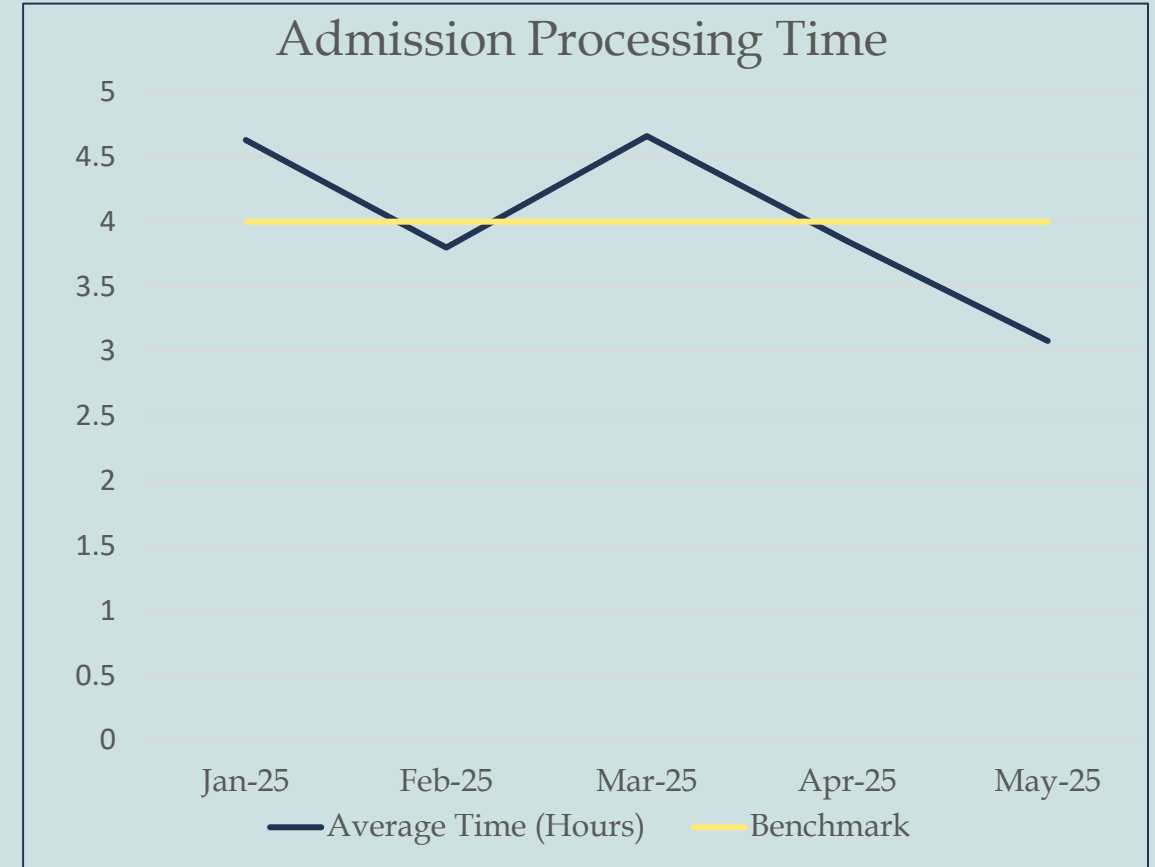
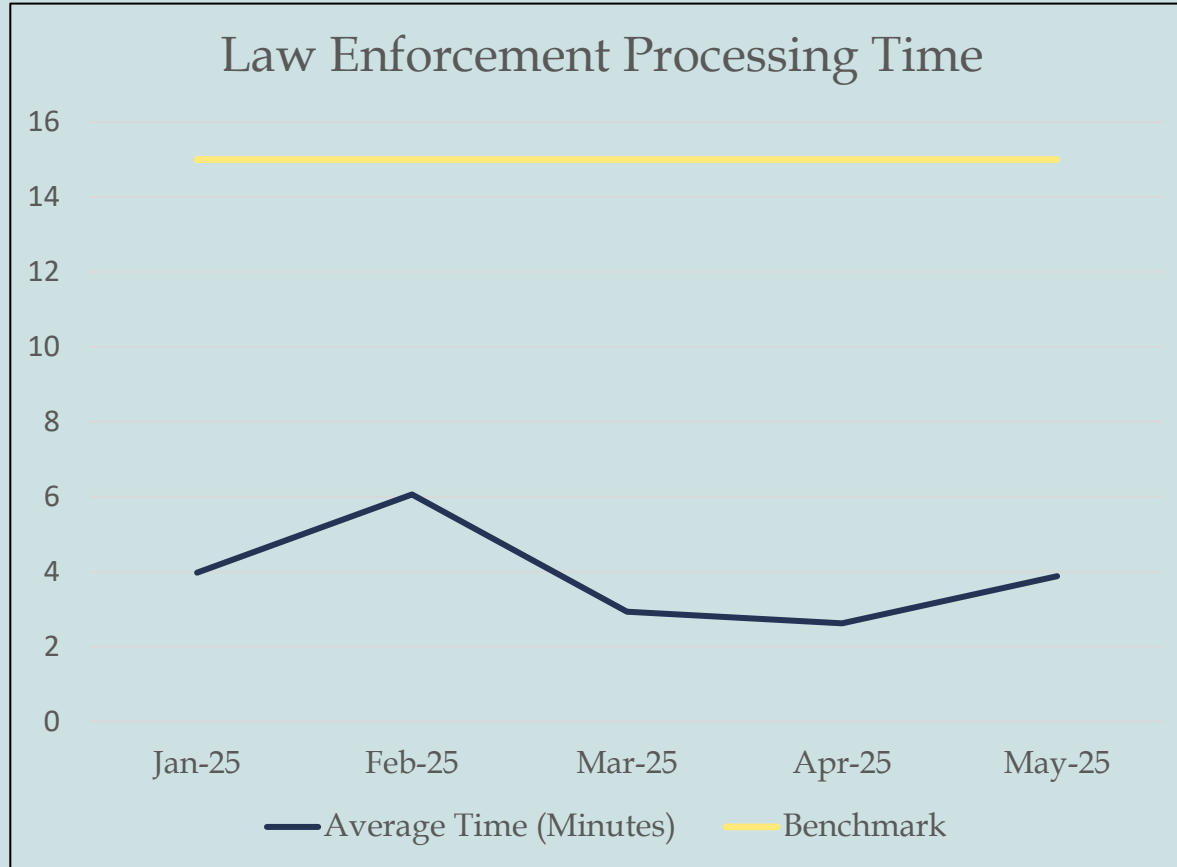
Non-contracted   Managed Medicaid   Commercial   Lutheran

Age ranges



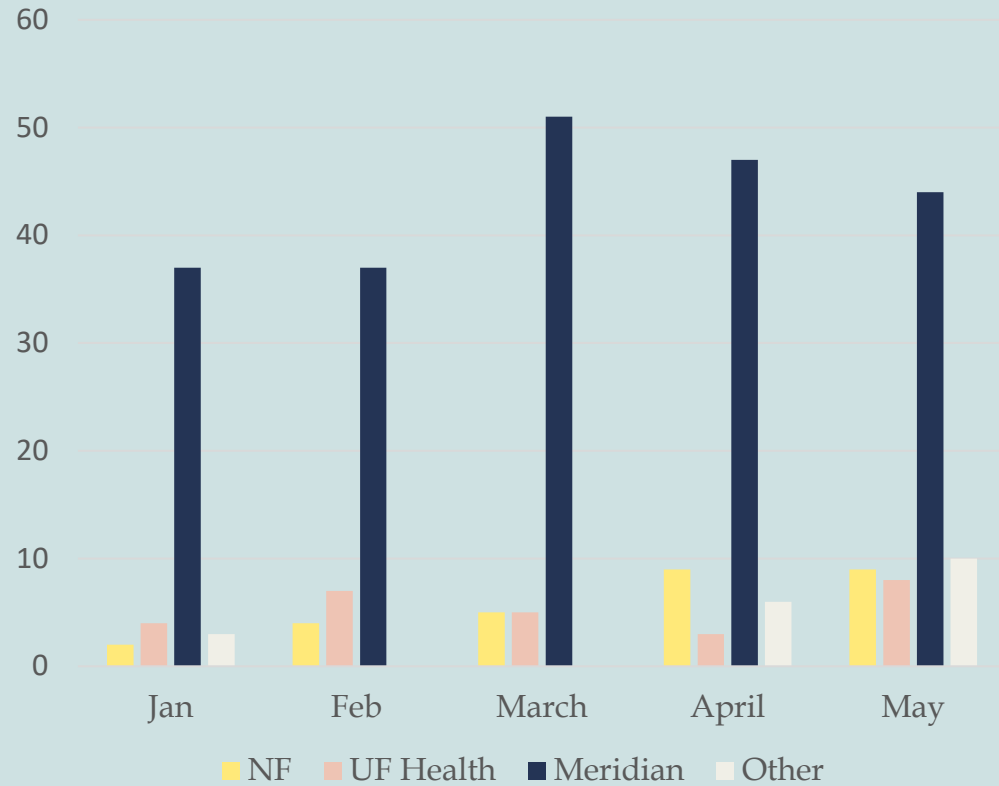
<18   18-34   35-54   55-64   65+

# Processing Times

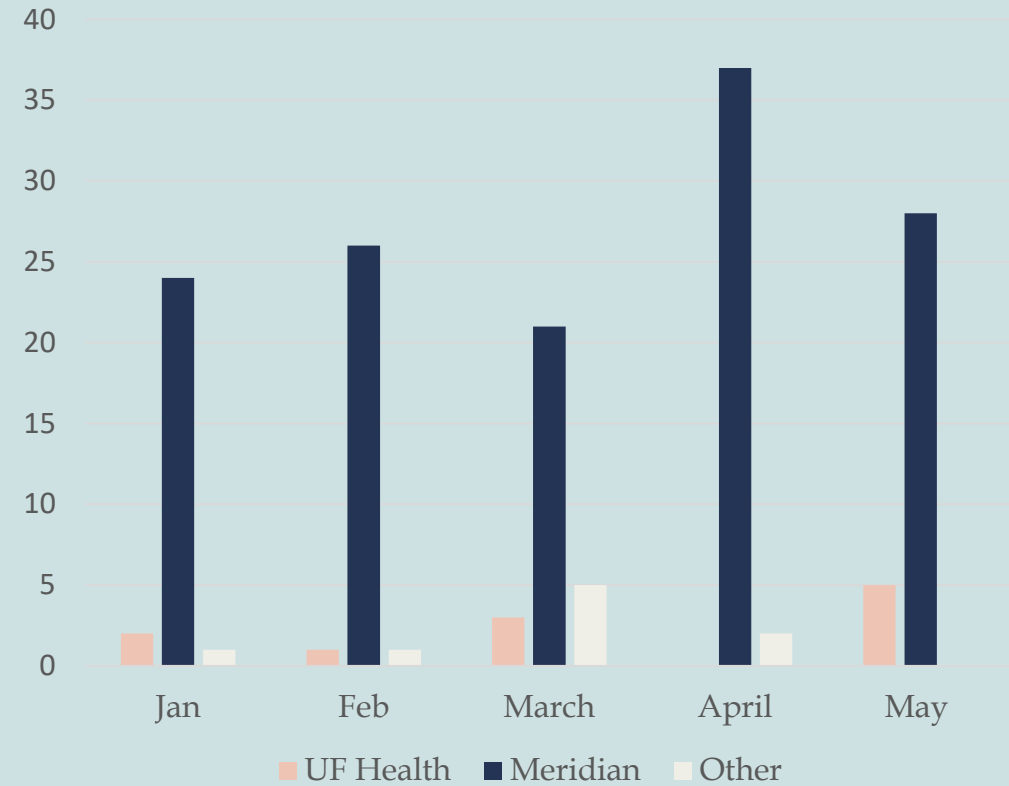


# Non-Lutheran Patient admissions

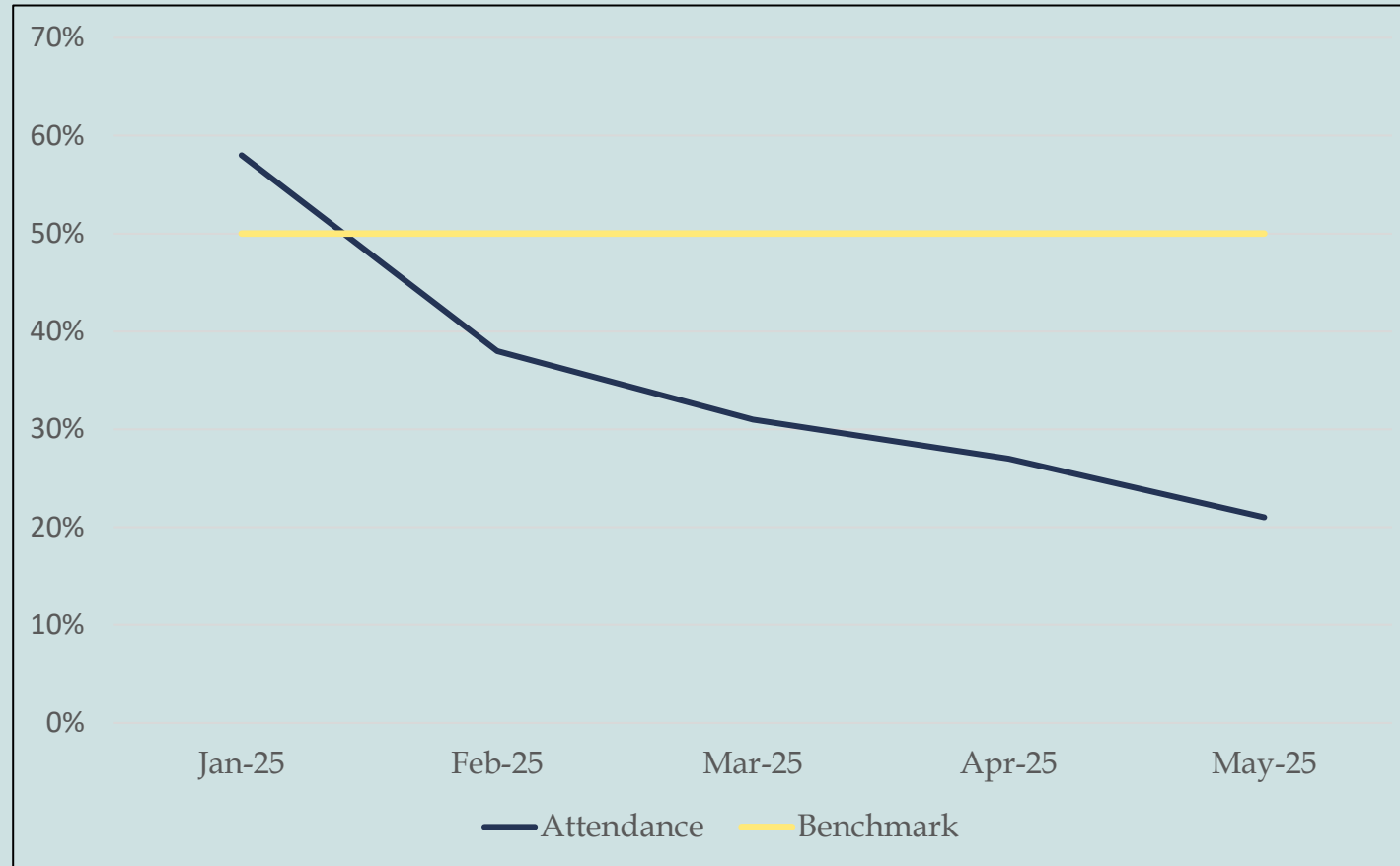
## Adults (18+)



## Minors



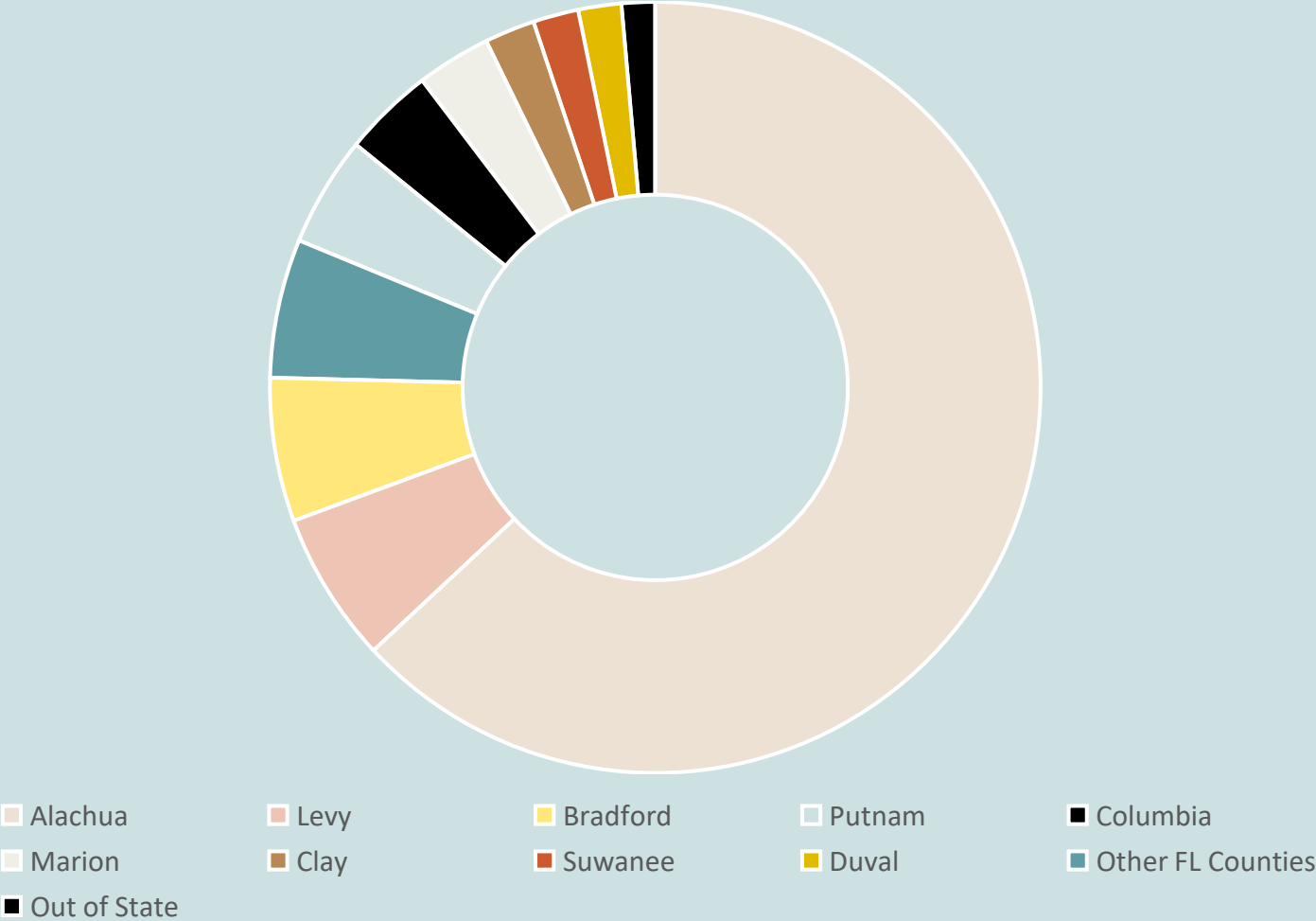
# Aftercare Appointment Attendance





# Counties of Residence

YTD



HEART

One *life* at a time.

One *community* at a time.



# GCRA Expansion and City-County Partnership



City of  
**Gainesville**



# Request

The Joint City County Commission affirm their support to renew and extend the GCRA and direct both the City Manager and the County Manager to **develop a draft Interlocal Agreement with a 20-year term** for consideration at the September 15, 2025 JCC meeting that would include the following elements:

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1. A new, joint governance structure to improve collaboration between the City and County
  2. An expanded geographic scope (Option 1 or Option 2) & initial 5-year project list
  3. Recommendations for an annual contribution from the City and the County to the fund beginning the fiscal year after the Interlocal Agreement is approved.
-

# City Commission Charge on Economic Development Framework

Begin negotiations with Alachua County to **extend the GCRA with modified provisions.**

Continue discussions with Alachua County Public Schools around **the use of Citizens Field.**

Develop an implementation plan to **accelerate downtown development via expedited processes**, leadership initiatives, and an ombudsman position.

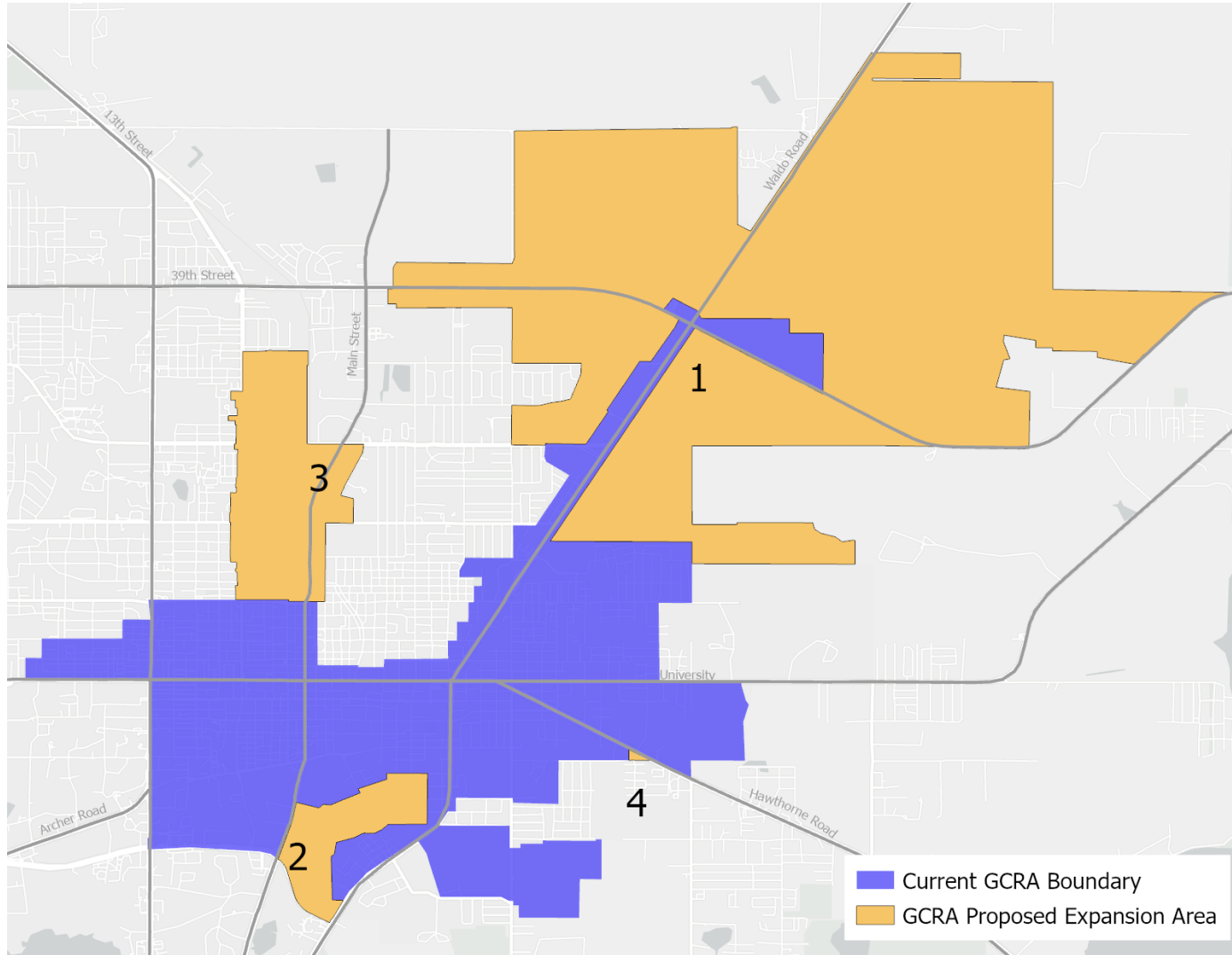
Begin discussions with community, governmental, higher education, and business leaders to develop an EDC for Greater Gainesville.

Begin initial work, for the development of a General Obligation Bond initiative for voter consideration no later than 2027.

Recommend to City Commission zoning changes to encourage mixed use and walkability for areas by South Main Street and in Southwest Gainesville.



# Expansion of the GCRA Boundary



## Areas of expansion include:

1. Gainesville Regional Airport, NE Waldo Road and NE 39th Avenue
2. South Main Street and SE 4th Street
3. North Main Street and NW 6th Street Corridor
4. Corner of SE Hawthorne Road and SE 8th Avenue

# Elements of Potential Extension of the GCRA

## Improved Governance Structure and Collaboration

- Create a five-member “GCRA Board” that would provide guidance on project prioritization and have a range of authority to guide GCRA projects, budgets and workplans
- Shared recognition of County and City Contributions

## Expanded GCRA Boundaries

- Option 1 - expand boundaries in areas of strategic importance
- Option 2 - replace current map with a list of projects

## Expanded GCRA Project List

- Focus on East Gainesville and Downtown

## Increased Term for GCRA Operations

- Extend 20 years to 2045 to allow for sustained and certainty of public investment

# Current and Proposed East Gainesville Transformational Projects



## Citizens Field Revitalization

- Comprehensive land use plan in progress; NV5 to present options by June 2025
- Project includes stadium, MLK Center, pool, and fields
- Estimated cost: \$30M–\$50M+; \$13.7M GCRA + \$5M WSPS committed
- City negotiating funding partnership with Alachua County School Board



## Cornerstone East

- 4 parcels ready for development; increased density and structured parking needed
- ~\$1M available now; \$6M public funding by FY 2029
- Development incentives and site marketing underway



## Cornerstone West

- Ribbon cutting for infrastructure project, July 19, 2025
- 3 additional sites opening post-infrastructure; 1 city-owned site soliciting grocer
- Marketing of remaining parcels to follow



## East Gainesville

- Continued GCRA focus on revitalizing East Gainesville through strategic investment
- Mix of major projects and neighborhood-scale improvements
- City and County continue to prioritize long-term community impact
- SE 15th Streetscape and mobility enhancements



## GNV Gateway Strategic Plan

- 39th Avenue streetscaping and gateway
- Tacachale lands for future use
- 8th and Waldo Development Incentives
- Waldo Road streetscaping
- Will be working with Alachua county, within the county, north to Fairbanks



# Current and Proposed Downtown Transformational Projects



## Create a Downtown Management Organization (DMO)

- GCRA as DMO
- Placemaking
- Safe and Clean
- Marketing/Branding
- Information Investment
- Strategic Planning
- Event and Festival Production
- Business Retention and Recruitment
- Economic Development



## Implement Downtown Strategic Plan Projects

- Complete Sweetwater Park Improvements
- Implement Greenway Loop Plan
- Prepare for Opening of "The Streatery"
- Connect Neighborhoods to Downtown
- Create Downtown Jewel



## Urban Connectivity and Creative Placemaking

- Beautification
- Create a coherent and consistent local identity
- Pole Banners
- Lighting and Illumination
- Vacant Storefront Activation
- Window Graphics
- Smart Kiosks
- Landscaping



## Incentivize Catalytic Development on Key Parcels

- Power District
- Lewis Oil Site
- SW Depot and S Main St.
- South Main Triangle
- Eastern Downtown Gateway
- 200 blk of W. University Avenue
- County/ City Collaboration on DWTN properties

**Downtown Management**

**Organizations (DMOs)** are groups, typically in the public or private sector, that strive to create thriving and vibrant places. They perform a variety of functions aimed at improving these areas' economic, social, and physical environments.

DMOs ensure the quality and vibrancy of specific locations, often downtowns or commercial corridors, and can partner with local government and other stakeholders.



**Placemaking**

Lead initiatives to create more appealing, engaging, and vibrant public spaces, focusing on improving the quality of the physical environment.



**Economic Development**

Work to attract and retain businesses, promote economic growth, and support local businesses.



**Strategic Planning**

Develop and implement long-term plans for the area, considering various factors like economic development, public safety, and community needs.



**Public Infrastructure**

Can be involved in improving public infrastructure like streets, sidewalks, and parking facilities, contributing to a more functional and pleasant environment.



**Event and Festival Production**

Organize events, festivals, and other activities to create excitement, attract visitors, and enhance the area's appeal.



**Marketing and Communications**

Promote the area to attract residents, businesses, and visitors, building a positive image and brand.



**Business Retention and Recruitment**

Work to help existing businesses thrive and attract new businesses to the area.

# How we're Stronger Together

Securing time and impact for long-term transformation

**The Ask: Proposed 20-year extension (2026–2045) would allow time to finish key projects and start new initiatives**

- Current GCRA term ends December 31, 2029, unless extended
- Several major projects (Downtown, Citizens Field, Cornerstone) will remain incomplete by that date
- The 10-year model enabled funding for projects is not possible under traditional CRA structures
- Annual disbursements limit the city's ability to fund and deliver large-scale efforts quickly
- Extension supports Downtown revitalization, future GNV Gateway Plan, and ongoing County partnership



# Request

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1. A new, joint governance structure to improve collaboration between the City and County

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2. An expanded geographic scope (Option 1 or Option 2) & initial 5-year project list

---

3. Recommendations for an annual contribution from the City and the County to the fund beginning the fiscal year after the Interlocal Agreement is approved.



City of  
**Gainesville**

# Economic Development Framework

City Manager's Office  
April 24, 2025



# FY 2026 Strategic Plan

## Goals



A Great Place to Live & Experience



Resilient Local Economy



Equitable Community



More Sustainable Community



“Best in Class” Neighbor Services

## Critical Organizational Components



## Top Priorities



# FY 2026 Strategic Plan



# FY 2026 Strategic Plan

## Goals



A Great Place to Live & Experience



Resilient Local Economy



Equitable Community



More Sustainable Community



“Best in Class” Neighbor Services

## Critical Organizational Components

	Financial Stability		Technology & Facility Upgrades		Organizational Culture		Communications and Community Relations
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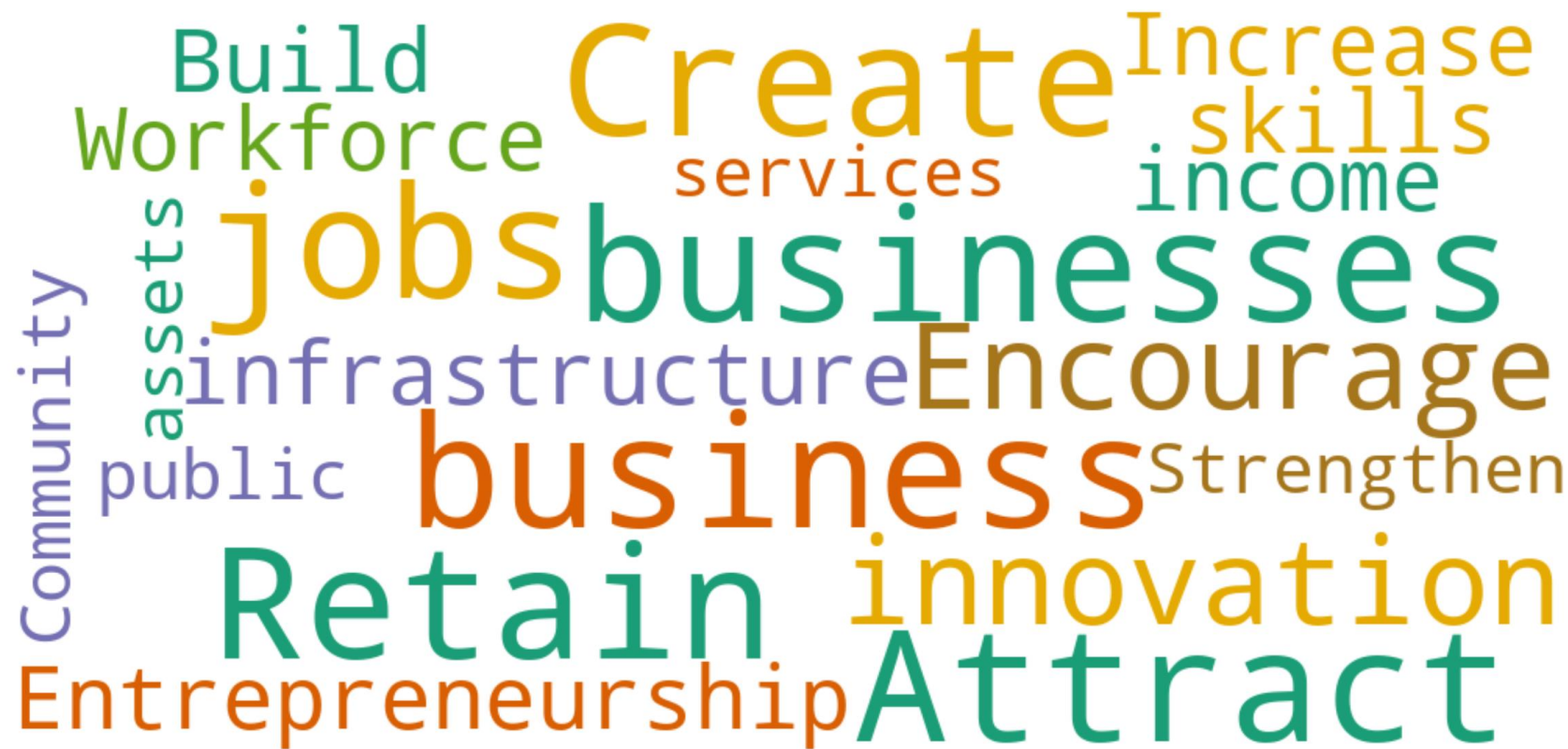
	Downtown Business and Community Revitalization		East Gainesville Transformational Development		Economic Development via Business Expansion and Job Growth
--	--	--	---	--	--

	Equity Framework and Small Business Development		Public Safety, Public Health and Gun Violence Prevention		Natural and Built Environmental Improvements		Transportation, Trails and Mobility
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## Economic Development

Creating the conditions for economic growth and improved quality of life by expanding the capacity of individuals, businesses, and communities to maximize the use of their talents and skills to support innovation, job creation, and private investment.



## Goal



Drive citywide economic development by targeting high-impact transformational projects through a multi-faceted, phased funding and implementation strategy

# Objectives

- 1 | To help ensure Gainesville is a desirable partner for investors, developers and public sector institutions
- 2 | To develop a properly themed and bundled suite of capital projects with transformative community impact
- 3 | To increase business opportunities in Gainesville for small business development throughout the community
- 4 | To increase available resources to address capital projects that will benefit all partners
- 5 | To develop phased funding and implementation strategies for such projects
- 6 | To suggest organizational and process improvements that will enhance timely and properly focused project development



  
**Investments**

  
**Overview**

  
**Insights**

  
**Focus  
Funding  
Partnerships**



# Overview



# Overview



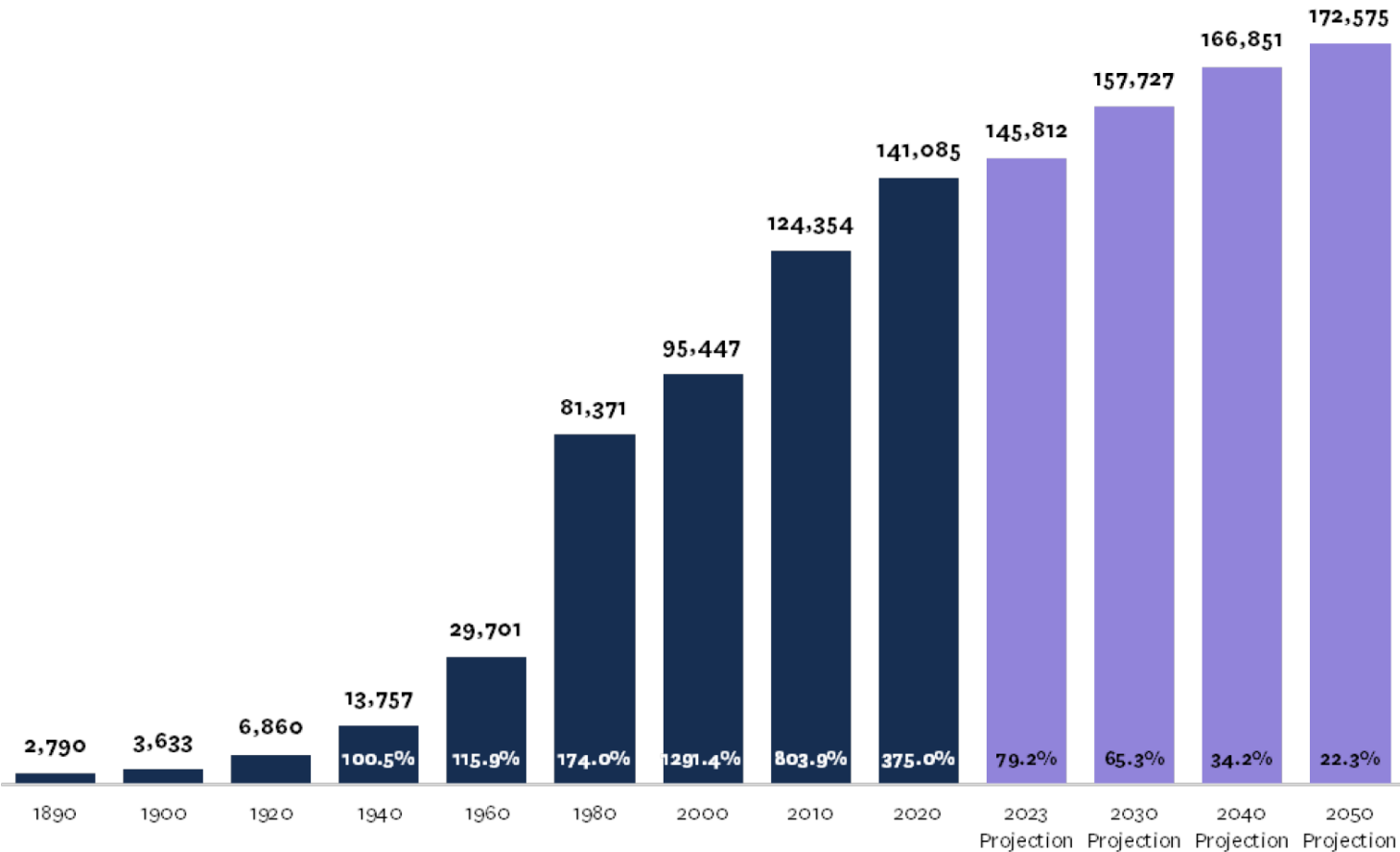
# Overview of Current Economic Development Landscape

Gainesville Quick Facts	
Area	65.27 square miles
Climate	89°F average high temperature
	65°F average low temperature
	35 average inches rain per year
Indigenous Group	Timucuan
Establishment of Town	1854
Date of Incorporation	1869
Adoption of Present Charter	1927
Form of Government	Commission – Manager
Terms of Office	
Mayor	4 years (2 term limit)
Commissioners	4 years (2 term limit)
Fiscal Year Begins	October 1
Retail Sales Tax	7.5%
Millage Rate	6.4297
Population (BEBR 2024)	150,120
Unemployment Rate (2024)	3.40%
Poverty Rate	28.00%
Median Home Value	\$279,300
Median Household Income	\$45,611



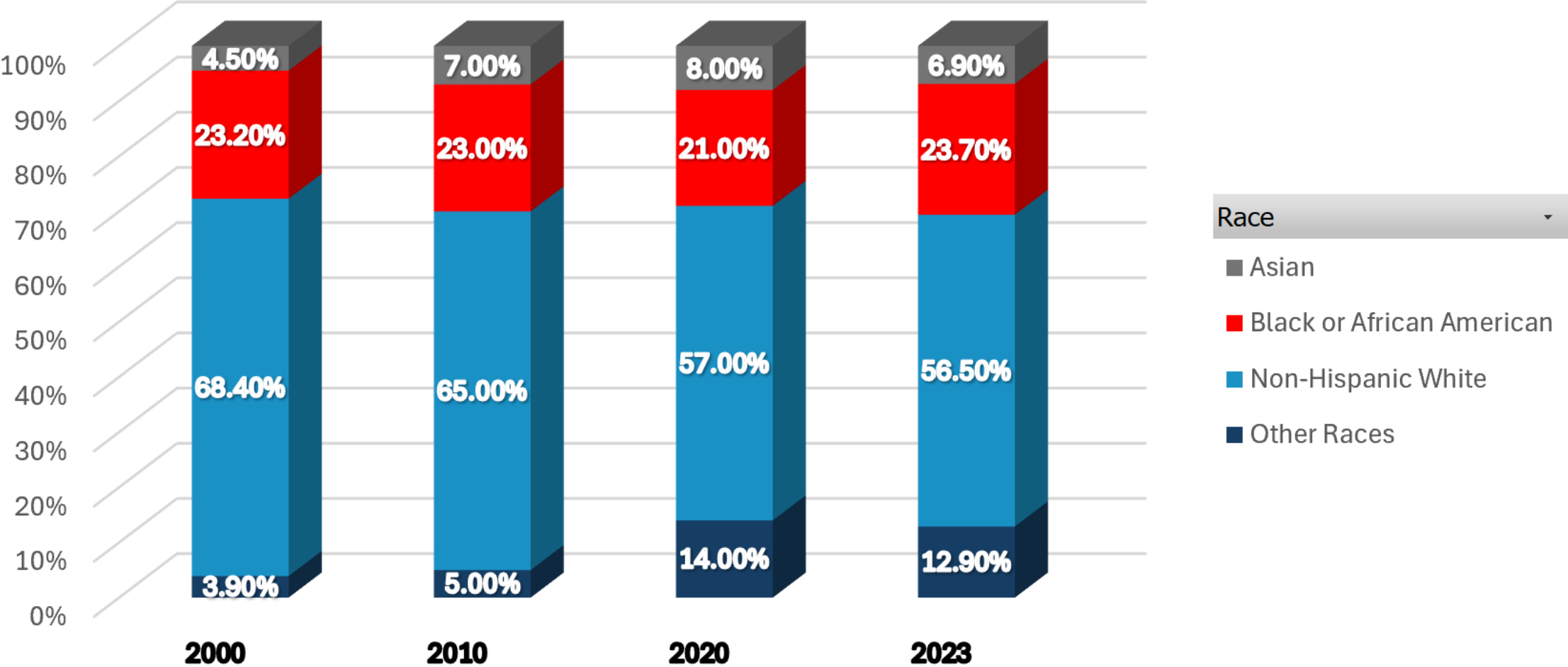
# Demographics

Gainesville Population and Projections

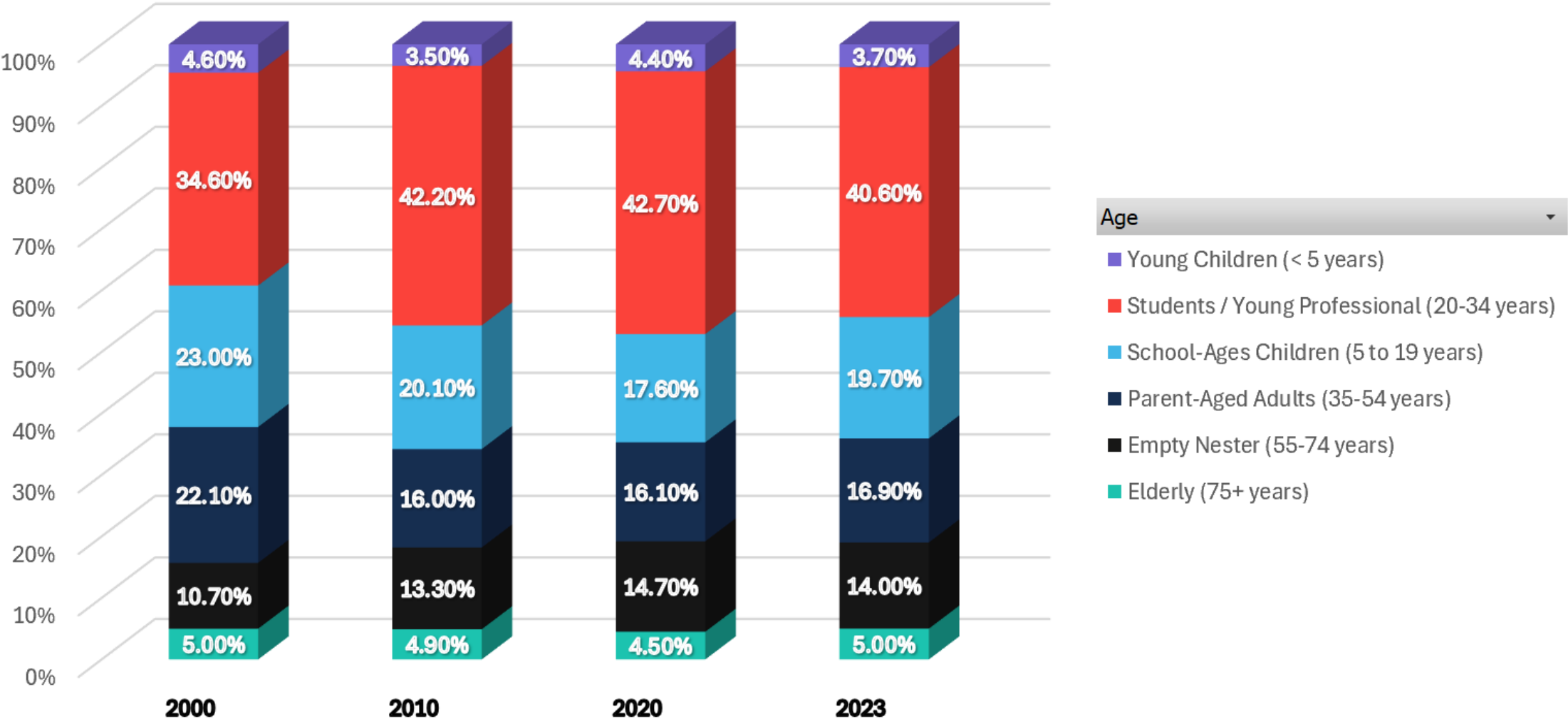




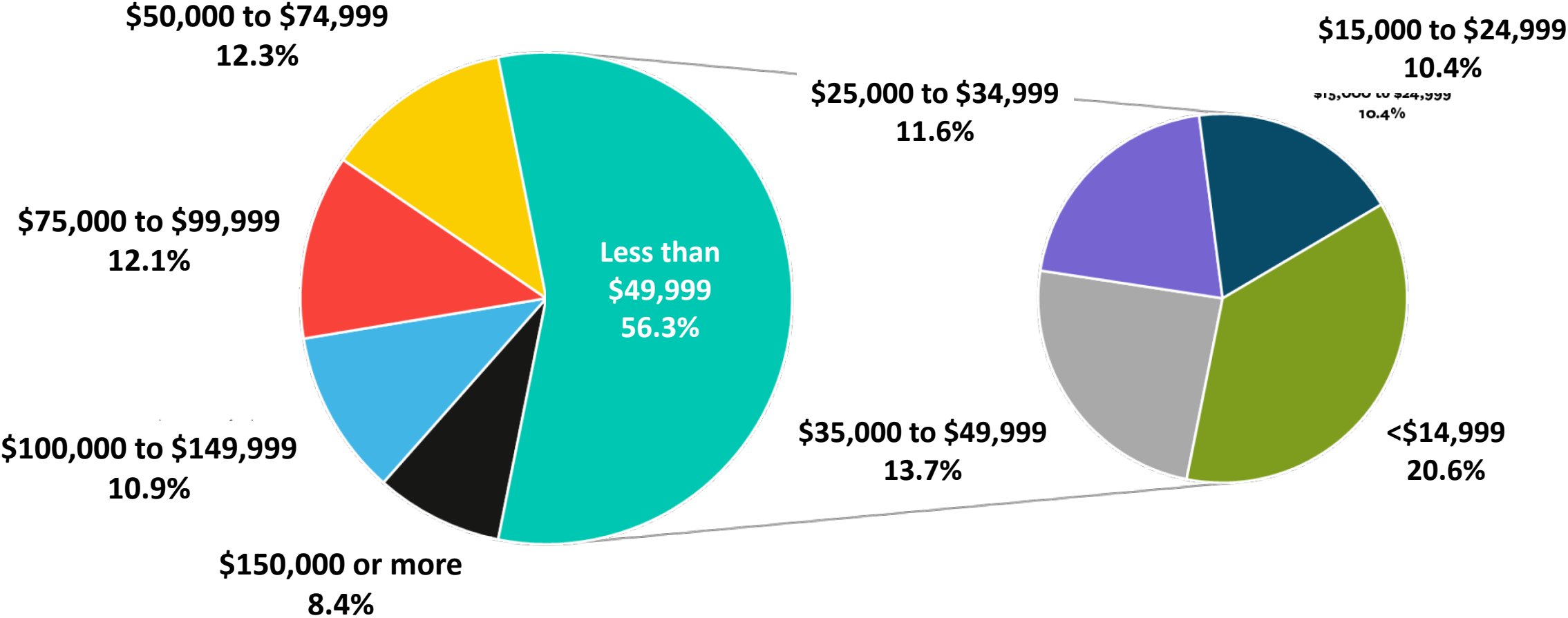
# Gainesville Population by Race



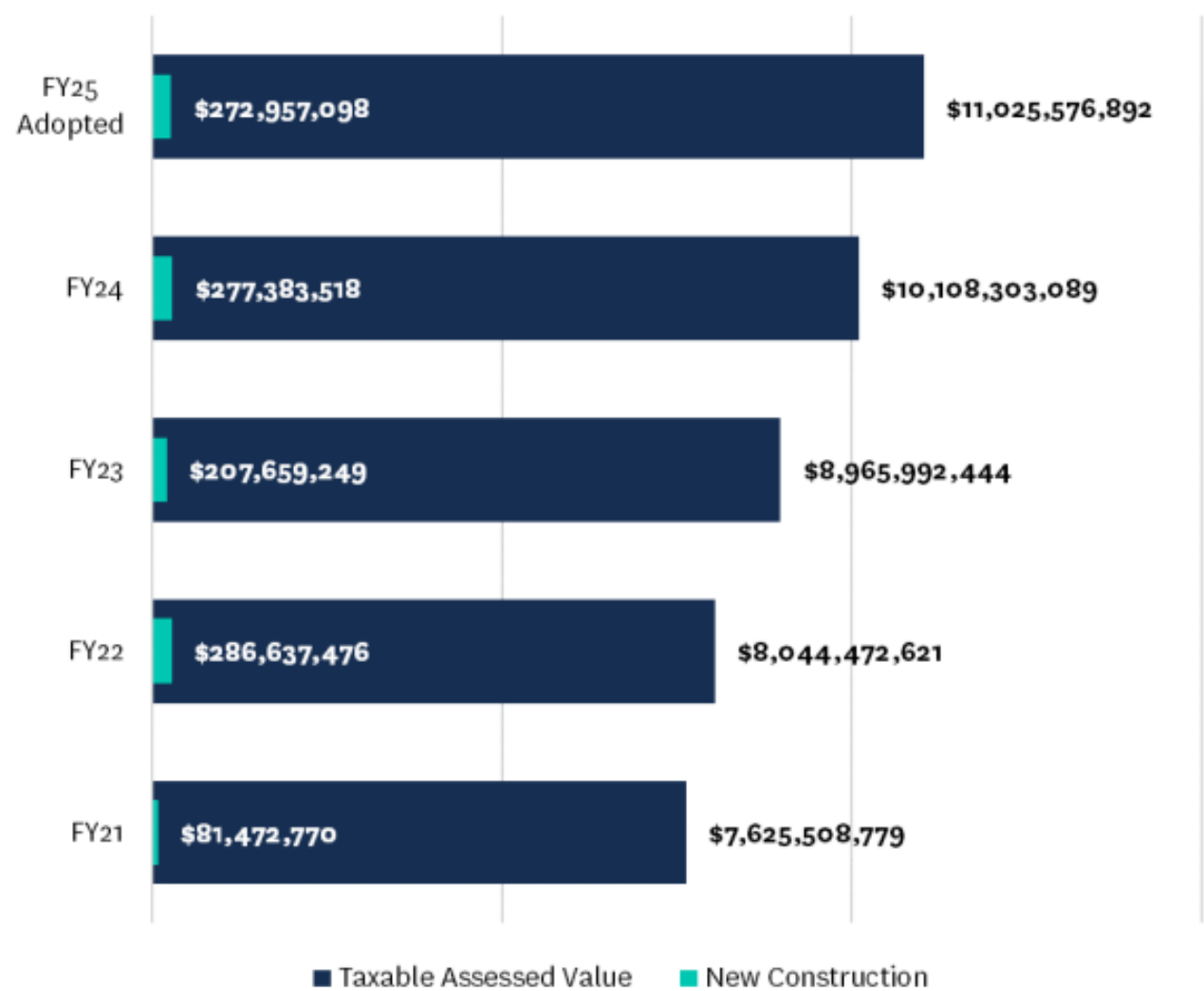
# Gainesville Population by Age



# Income Per Household



# Growth Indicators: Tax Revenue Growth



# Growth Indicators: GDP Growth Rate

☆ Gross Domestic Product: All Industries in Alachua County, FL (GDPALL12001)

Observations ▾

2023: **19,820,853**

Updated: Dec 4, 2024 8:37 AM CST

Next Release Date: Dec 3, 2025

Units:

Thousands of U.S. Dollars,  
Not Seasonally Adjusted

Frequency:

Annual

1Y

5Y

10Y

Max

2013-01-01

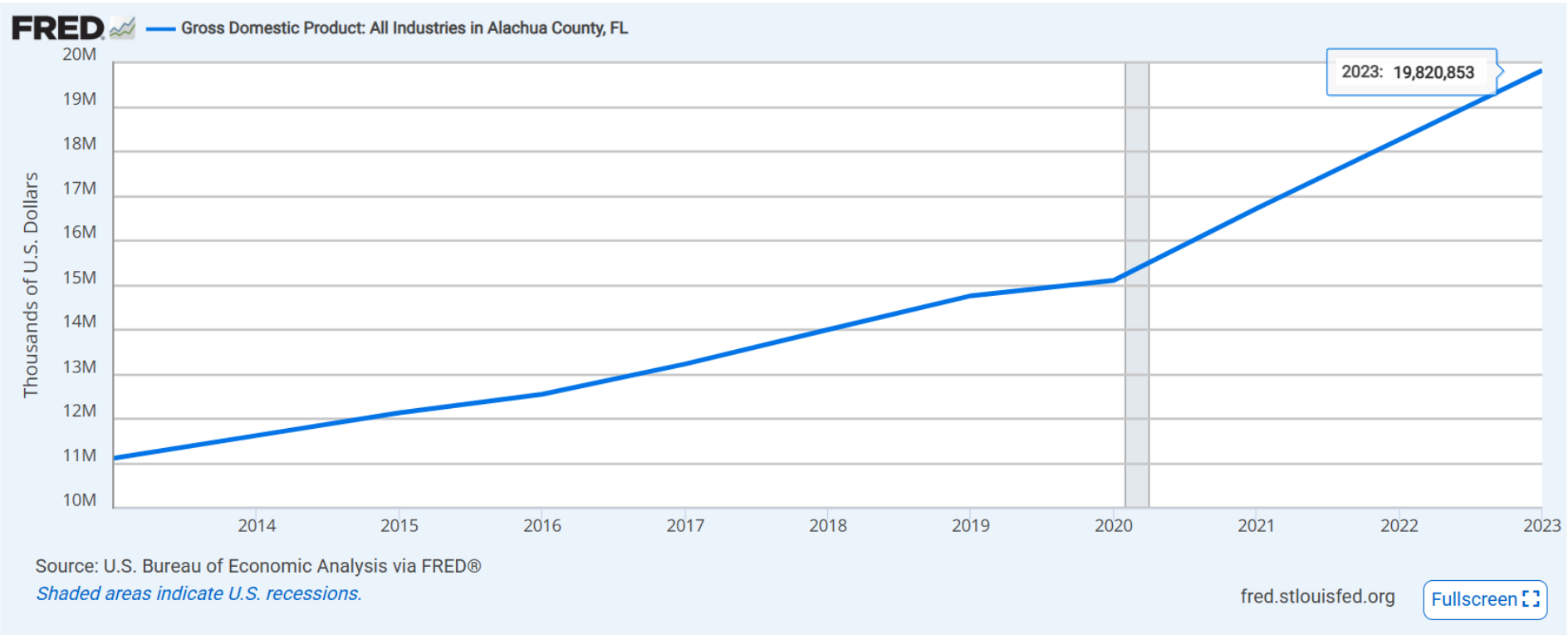
to

2023-01-01

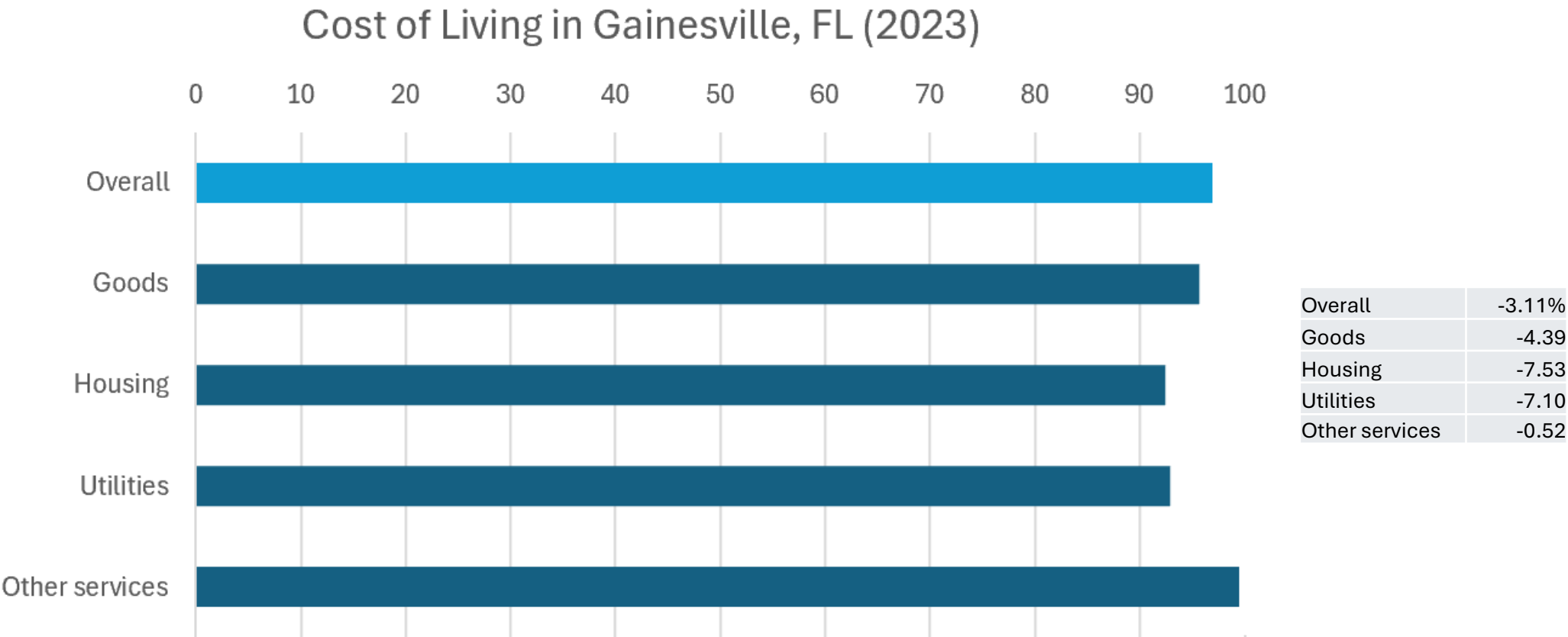
Edit Graph

Download

View Map

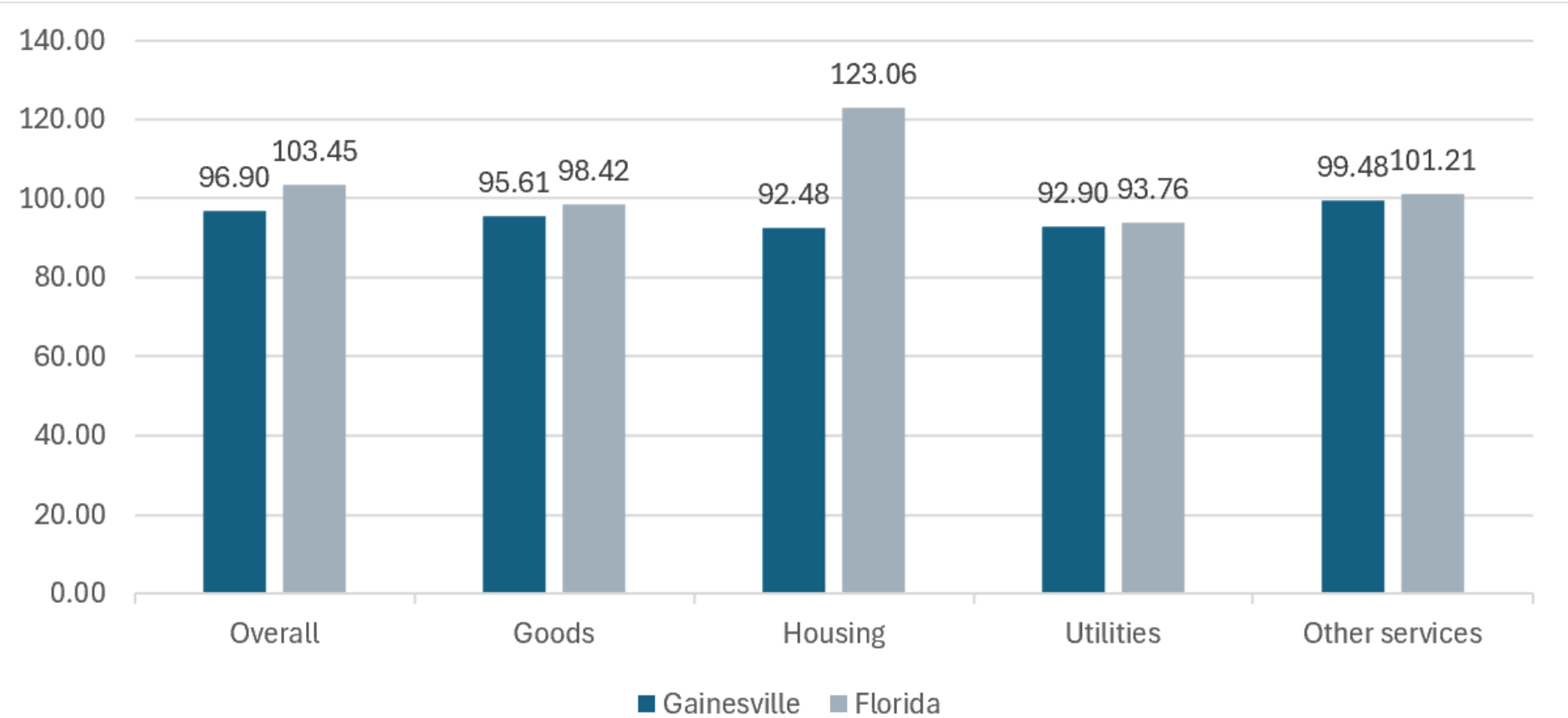


# Cost of Living Index (vs. National)

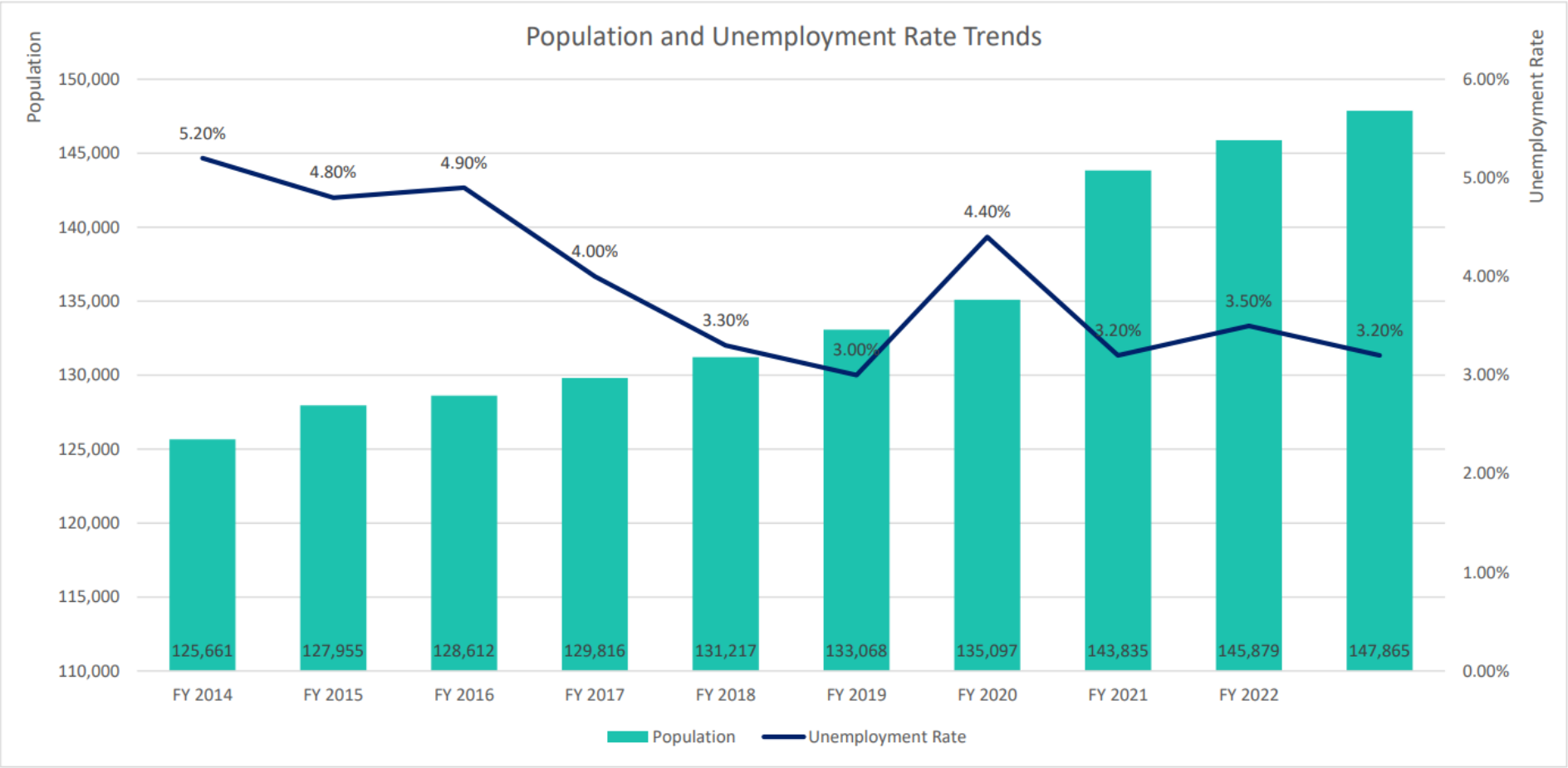




# 2023 Cost of Living Index

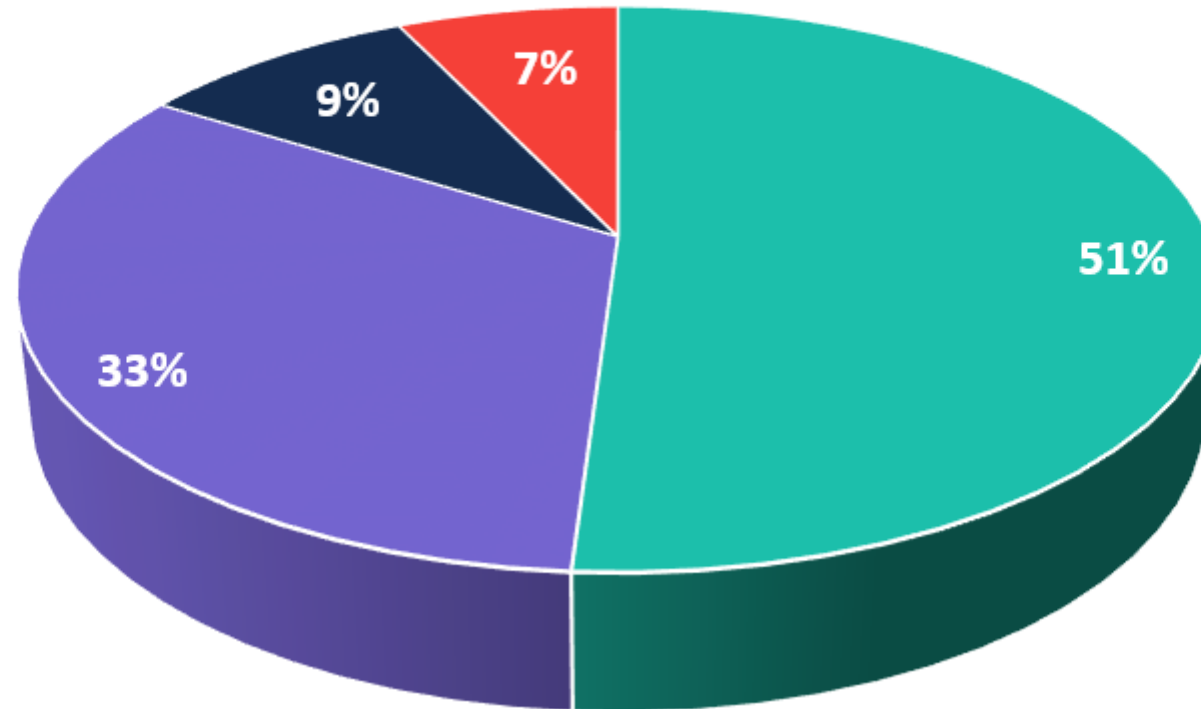


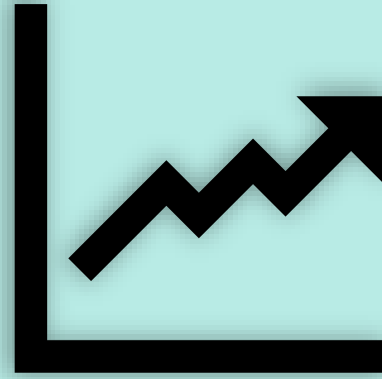
# Growth Indicators: Employment



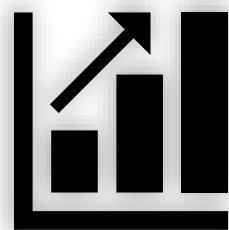
# Top Industries by Total Employment

■ Education: ■ Healthcare: ■ Government: ■ Grocers and Food Service:





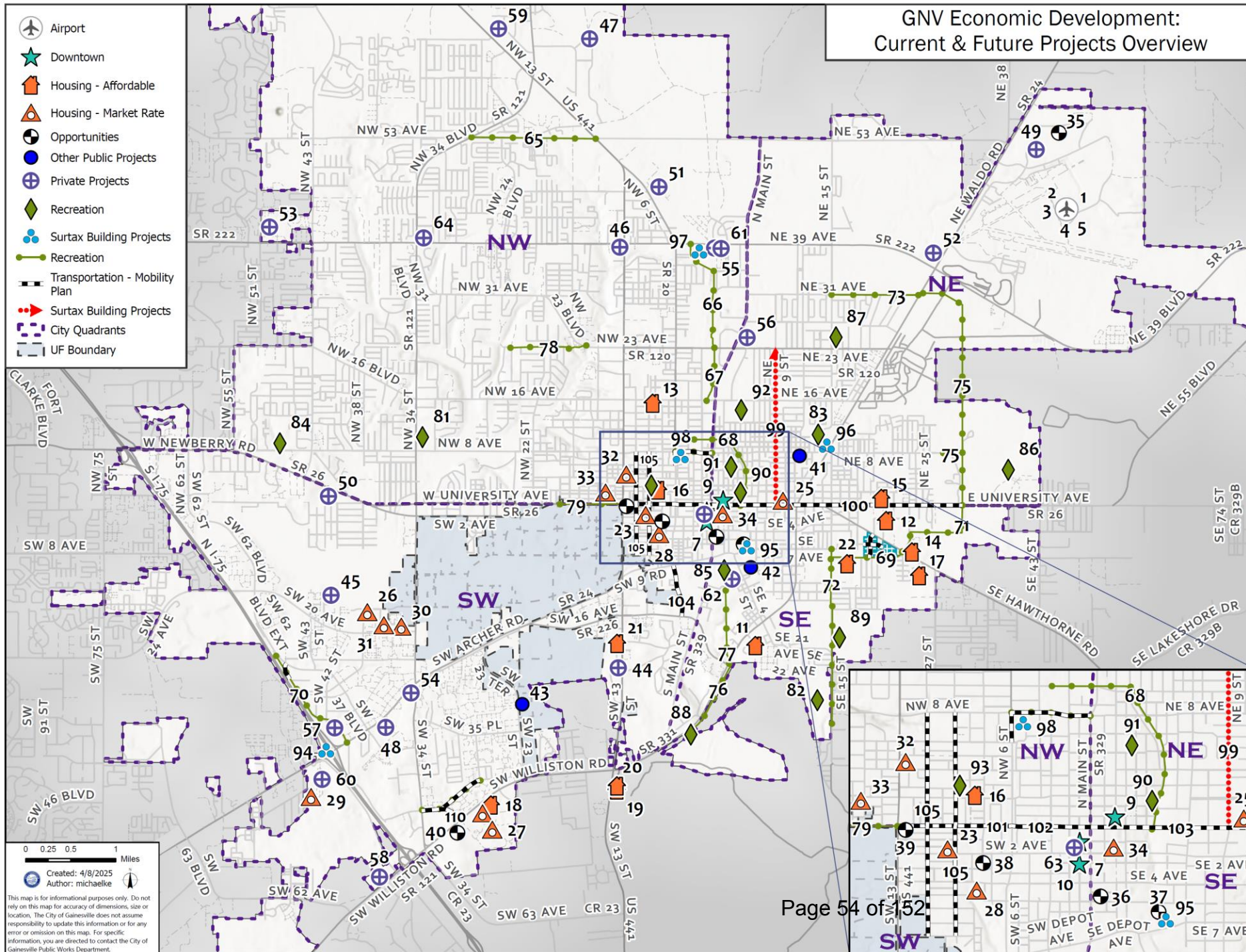
# Investments



# Investments







- Airport 2025-322A
- Downtown
- Affordable Housing
- Market Rate Housing
- Redev Opportunities
- Other Public Projects
- Private Development Projects
- Recreation
- Surtax Building Projects
- Trails
- Mobility Plan Projects
- Surtax Road Projects



# Growth Indicators: Infrastructure



Catalyst Building Renovations - GFR Headquarters	\$12,300,000
Renovation and Expansion of GFR Station 3	\$15,500,000
Public Works Operations Building	\$27,000,000
GPD Property and Evidence Building	\$18,000,000
NE 9th St Resurfacing and Protected Bike Lane	\$5,200,000
NW 8th Ave/NW 6th St	\$246,210
SW 47th Ave Extension (Phase 1)	\$3,618,132
University Ave	\$8,000,000

## Past Success

### SW 62nd Boulevard Connector

**Cost:** \$18.8 million

**Purpose:** Links the Newberry Road and Oaks Mall area with the Archer Road and Butler Plaza area, improving accessibility, safety and shaving time off neighborhood commutes.



# Growth Indicators: Housing

## Past Success

### Deer Creek

**Cost:** \$14.6M

**Purpose:** Creation of a 62-unit affordable housing apartment community designed for seniors (62 and older)



### From 2022 to current:

- Funded & Completed: 270 units
- City’s Investment: \$ 1,471,877
- Pending Completion: 292 units
- City’s Investment: \$7,908,909

Woodland Park Phase II	144	\$4,258,000
Jessie's Village	22	\$511,700
East University Cottage	18	\$68,269
Hawthorne Height	86	\$139,561

# Growth Indicators: Jobs



- Zoning Reform
- Airport Gateway Study
- Business Improvement Grants
- Cornerstone/EHEDI

## Past Success

### Innovation Square

**Cost:** \$7M direct public investment

**Purpose:** Transformed the area between the UF and downtown Gainesville into a live-work-play innovation hub



# Growth Indicators: Quality of Life

## Past Success

**Massey Park Playground (1001 NW 34th St.)**

**Cost:** \$2,024,824.37

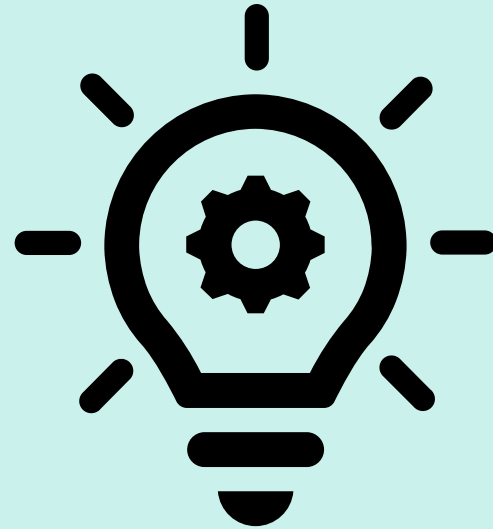
**Purpose:** Offers a wide variety of physical, social and sensory play experiences for children of all ages and abilities



SE 8th Ave Trail	\$825K
SE 15th St Trail	\$927K
NE 31st Ave Trail	\$846K
SW 47th Ave Trail	\$880K
Sweetwater Trail 2	\$1M
Sweetwater Trail 1	\$1.5M
NW 23rd Ave ROW Trail	\$400K
Ambassadors	\$3.1M (over three years)
Downtown Events Programming	\$100K
Stretery	\$3.2M

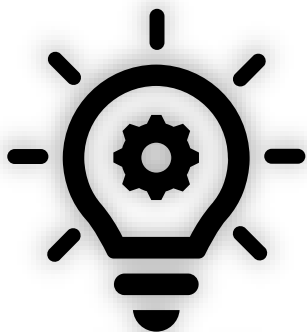






# Insights





# Insights



# Personal Observations - Strengths



- Cohesive forward focused City Commission
- Strong, professional management team
- Potential for high quality public and private partnerships
- Innovation District and Downtown
- GCRA concept
- Quality of life priorities
- Stable financial condition, low debt and solid credit ratings
- Publicly owned developable land
- No GOB debt



# Personal Observations – Weaknesses

- Political climate
- Fractured relationships
- Economic disparities
- No real structures to help promote a shared vision for the greater GNV area among all major stakeholders
- Constrained budget; impacts of GRU transition
- Significant portion of tax roll is exempt
- Uncertainty due to leadership change at UF



# Impressions From Meetings (Perspectives of Others)

- Frustration expressed by some with permitting, review processes
- Mixed comments on quality of interaction/communication with partners
- Interpersonal relationships seem solid and respectful
- Public investment in East GNV has been a serious need for decades
- Partnerships are not cultivated
- Appears to be a shared desire to move GNV forward
- A real sense that this is Home!





# Past Planning Efforts And Studies

## Many plans covering many service areas and needs

- Affordable housing – several
- East GNV economic development – several
- Community vitality report
- UF strategic development plan
- Racial inequality studies - several
- Airport economic development
- Parks master plans
- Transit development, TIP, long range transportation plan
- Industrial use study, business park location analysis
- Downtown Strategic Plan
- GCRA plans and updates
- 8th and Waldo plans
- Vision Zero
- Numerous County plans
- And many more...

**Solid Base of Quality Information to Work From!**



# Unfunded Needs

## Greater Downtown

- Land acquisition for city needs and for use in economic development joint ventures
- Continued downtown commercial and residential development
- Downtown parking enhancements
- Continued development of Innovation District consistent with master plan
- Power District/South Main St. Redevelopment, private investment, zoning, and tie in with Downtown
- Sweetwater Creek Park enhancements
- Pedestrian and bike way connectors
- Future Alachua County redevelopment opportunities
- Vacant storefronts
- Ambassador team after 2029





# Unfunded Needs

## East GNV

- 8th & Waldo: Citizen's Field, MLK Community Center, pools, park development
- Economic development strategies and public private partnerships to increase private investment in East Gainesville
- Continued development at and adjacent to Cornerstone
- Land acquisition for city needs and for use in economic development stimulus
- Private investment in housing and quality of life amenities
- Attracting quality services like retail, banking, healthcare, and food





# Unfunded Needs

## Other projects

- Public Works emergency operations enhancements
- City Hall and other public buildings
- Public Safety, Fire Stations
- Park development in SW GNV
- Cultural Arts Center
- Thomas Center repair and refresh
- Transportation mobility improvements



# Priority Focus Areas

- 1) Downtown/Innovation District – economic generators, catalytic areas
- 2) East GNV – requires investment and stimulus



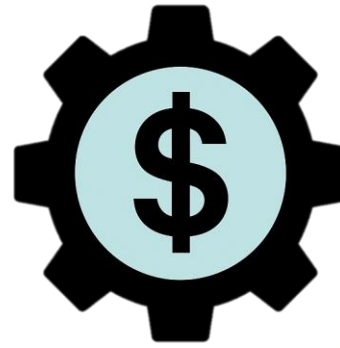
# Economic Development Approaches





# **Focus Funding Partnerships**





# Focus Funding Partnerships



# Phased Approach – Immediate Priorities





# Phased Approach – Immediate Priorities

- Estimated cost: \$12M–\$42M
- Potential funds:
  - GCRA – \$13M
  - Wild Spaces Public Places – \$5M
- ACPS should be a major partner:
  - Level of ACPS participation will directly impact project scope and scale
  - Cannot invest capital unless it owns property
  - Land conveyance + joint-use agreement necessary (with reverter clause)
  - ACPS would benefit Olympic/ dive pool for 8th & Waldo



# Phased Approach – Immediate Priorities

- Streamline approval processes
- Appoint ombudsman for major projects
- Form a Development Coordination Committee
- Amend zoning code as warranted to support targeted development areas




# Phased Approach – Immediate Priorities

- Meet with developers to address misconceptions
- Ensure Streatery supports downtown businesses
- Resolve delays in Lot 10 project launch
- Bring options to City Commission



# Phased Approach - Within 2 Years (2025-2027)

## Renegotiate GCRA Agreement

- 
- Extend agreement to allow bonding of GCRA revenue streams
  - County and City as true partners with a reimagined governance structure
  - Increase annual contributions from both City and County
  - Add periodic escalators
  - Create a new multi-year redevelopment plan focused on:
    - Downtown / Innovation District
    - East Gainesville
    - Power District / S. Main
  - Begin pay-as-you-go projects at 8th & Waldo after agreement execution
  - Explore special obligation debt using non-ad valorem revenue

# Phased Approach - Within 2 Years (2025-2027)

**Renegotiate GCRA Agreement**

1

**Prepare For Major Capital Project Financing Initiatives**

2

- Prioritize and cost long-term infrastructure projects
- Develop a General Obligation Bond (GOB) initiative
- Launch public education and engagement campaign
- Ensure local economic benefit during design/construction:
  - Local hiring
  - Subcontracting
- LEED certified wherever applies
- Phase projects over multiple years
- GOB funding capacity:
  - 0.25 mills = ~\$65–70M over 10 years
  - 0.75 mills = \$200M (\$5.36/mo for \$250K home)
- Conduct in-depth debt analysis and sizing

# Phased Approach - Within 2 Years (2025-2027)

**Renegotiate GCRA Agreement**

**Prepare For Major Capital Project Financing Initiatives**

**Organizational Suggestions**

- Create a regional Leadership Council (City, County, UF, Santa Fe, Chamber, etc.)
- Consider forming an Economic Development Organization to promote the region and attract business



# Over the Next 2-10 Years



## Continue advancing the amended GCRA plan for the 20-year period

- Report on progress
- Track taxable roll growth, job creation, business development & other indicators
- Amend as mutually agreed upon

## Over the Next 2-10 Years



- Track success of all entities created to stimulate economic development in greater GNV

### **Continue advancing the amended GCRA plan for the 20-year period**

- Report on progress
- Track taxable roll growth, job creation, business development & other indicators
- Amend as mutually agreed upon

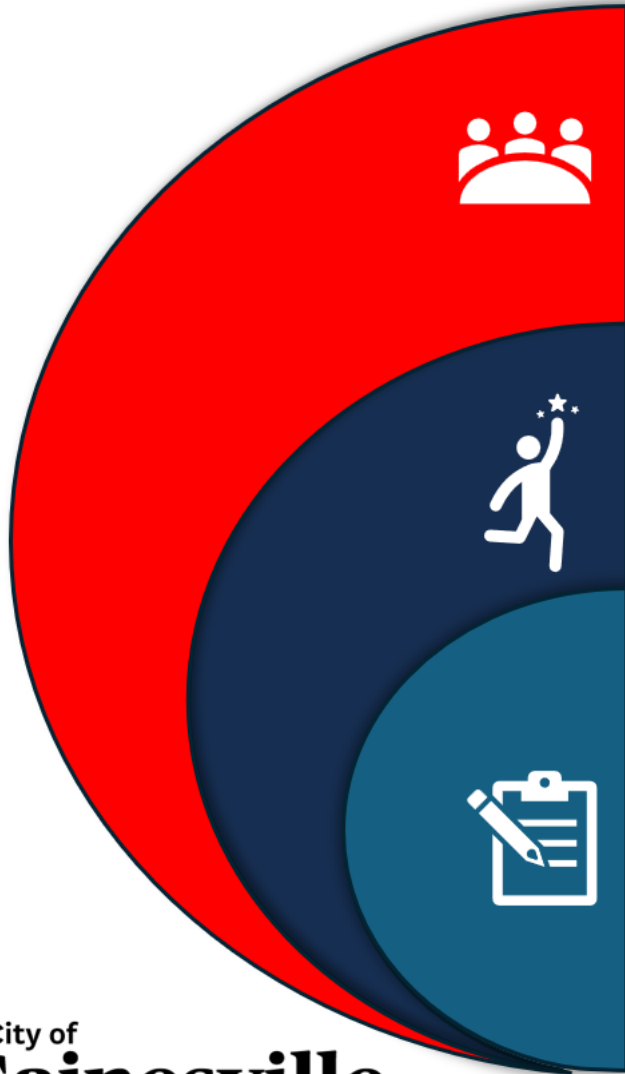
## Over the Next 2-10 Years

### If GOB is approved:

- Create citizen oversight board
- Launch Series 1 issuance and implement over 12 years
- Regular reporting to Commission and stakeholders

### Sample projects:

- Redevelopment at 8th & Waldo
- Property acquisitions potential partnerships
- Fire stations and emergency facilities
- Trails and bike/ped infrastructure (e.g., Sweetwater Creek)
- New park in SW Gainesville
- Cultural Arts Center
- Continued investment in EHEDI/Cornerstone and Waldo Rd.



# Why This Approach?

- Builds strong partnerships
- Enables strategic, phased funding to meet longstanding needs
- Leverages assets to drive taxable roll growth
- Increases East Gainesville investment through roll growth
- GCRA extension helps offset capital project operations
- Allows time to align with UF and UF Health leadership changes
- Addresses biggest hurdle—post-GRU separation O&M funding
- Political conditions can change—plan for flexibility

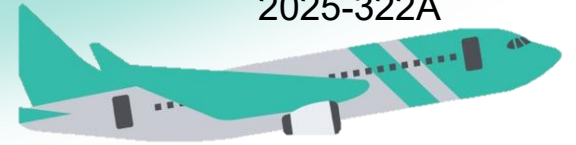




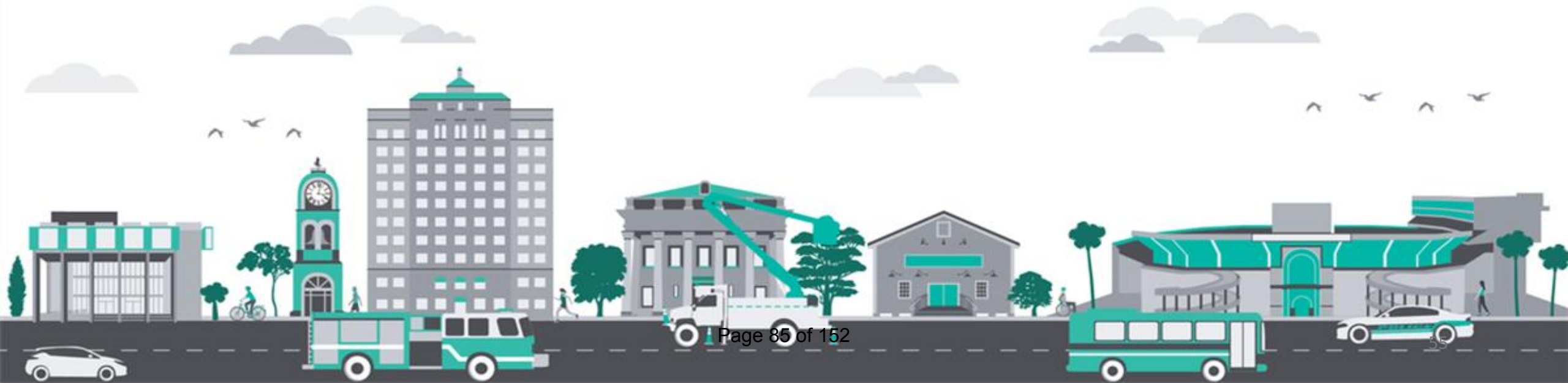
# Suggested Next Steps

- Negotiate a land conveyance and joint use agreements with ACPS for Citizen's Field
- Negotiate an extension of the current GCRA with modified provisions
- Accelerate downtown development via expedited processes & leadership initiatives
- Begin initial work, including producing a schedule of potential projects and costs, and a detailed workplan, for the development of a GOB initiative for voter consideration
- Meet with community, governmental, higher education, and business leaders to create an Economic Development Council for the Greater Gainesville Area





**THANK YOU!**







**AGREEMENT BETWEEN THE CITY OF GAINESVILLE AND ALACHUA COUNTY  
regarding Community Redevelopment**

**This Agreement** ("Agreement") is made effective this 9<sup>th</sup> day of April, 2019, by and between the **CITY OF GAINESVILLE, a Florida municipal corporation,** ("City) and **ALACHUA COUNTY, a charter county and political subdivision of the State of Florida** ("County"). The City and County are collectively referred to as the "Parties" and individually referred to as each "Party."

**WHEREAS,** the City and County are authorized by Section 163.400, Florida Statutes, to "enter into agreements, which may extend over any period, notwithstanding any provision or rule of law to the contrary . . . respecting action to be taken pursuant to any of the powers granted by this part, including the furnishing of funds or other assistance in connection with community redevelopment and related activities;"

**WHEREAS,** in 1979, the City first created a Downtown Community Redevelopment Area ("Downtown") and the Downtown Redevelopment Agency, which later became the Gainesville Community Redevelopment Agency (the "Agency") and named the City Commission as the Agency board members;

**WHEREAS,** in 1994, the City created the College Park University Heights Redevelopment Area ("CPUH"); in 1996, the City created the Fifth Avenue Pleasant Street Redevelopment Area ("FAPS"); and in 2000, the City created the Eastside Redevelopment Area ("Eastside");

**WHEREAS,** the County was not chartered at the time of creation of the Agency and thus has been obligated pursuant to State Statute to provide 95% of its tax increment (calculated per the Statute at the County's millage rate) over the base year;

**WHEREAS,** the Parties have discussed reducing tax increment contributions to the Agency in order to utilize that tax revenue for other purposes;

**WHEREAS,** the Parties entered into an Interlocal Agreement on May 22, 2018, in which the City agreed to consider an ordinance to reduce the County's tax increment contribution to CPUH commencing in January 2019;

37       **WHEREAS**, the City adopted the ordinance reducing the County's contribution to  
38 CPUH on October 18, 2018;

39       **WHEREAS**, the Parties agree the Agency has been very successful in catalyzing  
40 redevelopment and increasing the tax assessed value of properties to the benefit of the  
41 City and County;

42       **WHEREAS**, the Parties agree there is a need to focus the work of the Agency,  
43 eliminate the boundaries that currently separate the redevelopment areas, cap the  
44 annual funding provided by the City and County, and set an end date for the community  
45 redevelopment work; and

46       **WHEREAS**, the Parties agree there is also a need for the County to undertake  
47 community redevelopment in the Gainesville Metropolitan Area (defined in Section 3  
48 below); and

49       **WHEREAS**, the Parties find that the financial contributions made for Community  
50 Redevelopment purposes pursuant to Sections 2 and 3 of this Agreement serve a valid  
51 public purpose.

52       **NOW THEREFORE**, in consideration of the foregoing premises and covenants  
53 contained herein, the Parties agree as follows:

#### 54   **Section 1. Definitions**

55   The following terms, wherever used or referred to in this Agreement, have the following  
56 meanings:

57   **"Community redevelopment"** means undertakings, activities, or projects for the  
58 elimination and prevention of the development or spread of Slum and Blight (as defined  
59 below), or for the reduction or prevention of crime, or for the provision of affordable  
60 housing, whether for rent or for sale, to residents of low or moderate income, including  
61 the elderly, and may include slum clearance or rehabilitation and revitalization of tourist  
62 areas that are deteriorating and economically distressed, or rehabilitation or  
63 conservation, or any combination or part thereof, including the preparation of any plans  
64 for such Community Redevelopment.

65   **"Slum"** means an area having physical or economic conditions conducive to disease,  
66 infant mortality, juvenile delinquency, poverty, or crime because there is a  
67 predominance of buildings or improvements, whether residential or nonresidential,  
68 which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and  
69 exhibiting one or more of the following factors:  
70

71 (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces.

72  
73 (b) High density of population, compared to the population density of adjacent areas  
74 within the county or municipality; and overcrowding, as indicated by government-  
75 maintained statistics or other studies and the requirements of the Florida Building Code.

76  
77 (c) The existence of conditions that endanger life or property by fire or other causes.

78  
79 **"Blight"** means an area in which there are a substantial number of deteriorated or  
80 deteriorating structures; in which conditions, as indicated by government-maintained  
81 statistics or other studies, endanger life or property or are leading to economic distress;  
82 and in which two or more of the following factors are present:

83  
84 (a) Predominance of defective or inadequate street layout, parking facilities, roadways,  
85 bridges, or public transportation facilities.

86  
87 (b) Aggregate assessed values of real property in the area for ad valorem tax purposes  
88 have failed to show any appreciable increase over the 5 years prior to the finding of  
89 such conditions.

90  
91 (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

92  
93 (d) Unsanitary or unsafe conditions.

94  
95 (e) Deterioration of site or other improvements.

96  
97 (f) Inadequate and outdated building density patterns.

98  
99 (g) Falling lease rates per square foot of office, commercial, or industrial space  
100 compared to the remainder of the county or municipality.

101  
102 (h) Tax or special assessment delinquency exceeding the fair value of the land.

103  
104 (i) Residential and commercial vacancy rates higher in the area than in the remainder of  
105 the county or municipality.

- (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

## **Section 2. Financial Contributions for Community Redevelopment in the Consolidated Gainesville Community Redevelopment Area**

The City and County agree that each is obligated to annually remit, no later than the due date specified, the below listed contributions to the Agency (as same may be renamed by the Ordinance described in Section 3 below) to be accounted for separately by the City and its use restricted to Community Redevelopment within the boundary of the consolidated redevelopment area described in the Ordinance.

Due Date	County contribution	City Contribution
January 1, 2020	\$4,191,460.39	\$3,325,657.89
January 1, 2021	\$4,091,460.39	\$3,325,657.89
January 1, 2022	\$3,991,460.39	\$3,325,657.89
January 1, 2023	\$3,891,460.39	\$3,325,657.89
January 1, 2024	\$3,791,460.39	\$3,325,657.89
January 1, 2025	\$3,691,460.39	\$3,325,657.89
January 1, 2026	\$3,591,460.39	\$3,325,657.89
January 1, 2027	\$3,491,460.39	\$3,325,657.89
January 1, 2028	\$3,391,460.39	\$3,325,657.89
January 1, 2029	\$3,325,657.89	\$3,325,657.89

**Section 3. Financial Contributions for Community Redevelopment in the Gainesville Metropolitan Area**

The County agrees that it is obligated to annually allocate, no later than the due date specified, the below listed contributions to be accounted for separately by the County and its use restricted to Community Redevelopment within the boundary of the Gainesville Metropolitan Area, as depicted on the map attached as **Exhibit A** to this Agreement and made a part hereof.

Due Date	County contribution
January 1, 2020	\$100,000
January 1, 2021	\$200,000
January 1, 2022	\$300,000
January 1, 2023	\$400,000
January 1, 2024	\$500,000
January 1, 2025	\$600,000
January 1, 2026	\$700,000
January 1, 2027	\$800,000
January 1, 2028	\$900,000
January 1, 2029	\$965,802.50

**Section 4. Annual Work Plans**

On or before April 1st of each year (commencing by April 1, 2020), the parties agree to hold a Joint Meeting at which each Party (or, in the case of the City, its Redevelopment Agency) will present an Annual (or longer duration) Work Plan that describes the Community Redevelopment that is planned to be undertaken to expend the restricted funds held pursuant to Sections 2 and 3 above.

**Section 5. Ordinance**

The City Commission will hold public hearings to consider adoption of an ordinance (the "Ordinance") amending Chapter 2, Article V, Division 9 titled "Community Redevelopment Agency" of the City Code of Ordinances to, at a minimum, address the following:

- Rename the existing Agency to better reflect its new focus and direction;
- Consolidate the four existing Agency areas (Downtown, CPUH, FAPS and Eastside) into one redevelopment area that retains the existing external boundary;



- Establish a consolidated restricted fund to properly account for the contributions received by the City and County (pursuant to Section 2 above), as well as contributions received from other sources and to make provision for the satisfaction of the outstanding financial obligations of the four existing Agency areas;
- Provide a public process to review and revise the four existing Agency area redevelopment plans into one consolidated plan and provide for periodic updates and modifications thereafter; and
- Address all other governance, management, fiscal and administrative matters necessary to accomplish Community Redevelopment.

#### **Section 6. Failure to adopt Ordinance**

In the event the City fails to finally adopt the Ordinance described in Section 5 before September 30, 2019, this Agreement shall be deemed null and void ab initio, and the Parties will remain in the same position as if the Parties had not entered into this Agreement.

#### **Section 7. Indemnification**

Each Party shall be solely responsible for the negligent or wrongful acts of its officials, agents and employees.

#### **Section 8. Sovereign Immunity**

Nothing in this Agreement shall be interpreted as a waiver of the Parties sovereign immunity as granted under Section 768.28, Florida Statutes.

#### **Section 9. Termination**

This Agreement shall terminate on December 31, 2029, unless: (a) it is deemed null and void pursuant to Section 6, or (b) it is terminated by mutual written agreement of the Parties. Upon termination of this Agreement, any remaining restricted funds held pursuant to Sections 2 and 3 of this Agreement shall be promptly expended to complete any outstanding Community Redevelopment.

#### **Section 10. Public Records**

Each Party shall meet the requirements of Chapter 119, Florida Statutes, for retaining public records and transfer, at no cost, to the other Party, copies of all public records regarding the subject of this Agreement which are in the possession of the Party. All

records stored electronically shall be provided to the requesting Party in a format that is compatible with the information technology systems of the requesting Party.

## **Section 11. Applicable Law and Venue**

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, notwithstanding any Florida conflict of law provision to the contrary. In the event of any legal action under this Agreement, venue shall be in Alachua County, Florida.

## **Section 12. Notices**

Any notices from either Party to the other Party must be in writing and sent by certified mail, return requested, overnight courier service or delivered in person with receipt to the following:

### **City of Gainesville**

Attn: City Manager  
200 E. University Ave, Suite 408  
Gainesville, FL 32601

With copy to:

CRA Director  
802 NW 5<sup>th</sup> Ave, Suite 200  
Gainesville, FL 32601

And to: City Finance Director

200 E. University Ave, Suite 231  
Gainesville, FL 32601

### **Alachua County**

Attn: County Manager  
12 SE 1st Street  
Gainesville, FL 32601

With copy to: Clerk of the Court

Attn: Finance & Accounting  
12 SE 1st Street, 3rd Floor  
Gainesville, FL 32601

And to: Office of Management and Budget

Attn: Contracts  
12 SE 1st Street, 2nd Floor  
Gainesville, FL 32601

## **Section 13. Intent**

It is the intent of the Parties that:

- (a) As permitted by Section 163.400, Florida Statutes, this Agreement shall control over any contrary or conflicting provisions of law, including without limitation, the Community Redevelopment Act of 1969, as amended from time to time.

(b) In the event the Community Redevelopment Act of 1969 is repealed or amended by the State Legislature, such act will have no effect on this Agreement and it shall survive as it represents an agreement between two local governments with home rule authority as to how they desire to fund and accomplish Community Redevelopment within their respective jurisdictions.

(c) For substantive matters not contemplated by this Agreement (for example, an expansion of the consolidated area or requiring a County Commissioner to serve on the governing body of the Agency and other issues that come to the Parties attention during the preparation of the Ordinance), it is the intent of the Parties that same will require their discussion and mutual agreement to amend this Agreement to address such matters.

#### **Section 14. Integration/Merger**

This Agreement contains the entire agreement and understanding of the Parties regarding the matters set forth herein and supersedes all previous negotiations, discussions, and understandings, whether oral or written, regarding such matters. The Parties acknowledge that they have not relied on any promise, inducement, representation, or other statement made in connection with this agreement that is not expressly contained in this Agreement. The terms of this Agreement are contractual and not merely recital.

#### **Section 15. Modification and Waiver**

The provisions of this Agreement may only be modified or waived in writing signed by both of the Parties. No course of dealing shall be deemed a waiver of rights or a modification of this Agreement. The failure of any Party to exercise any right in this Agreement shall not be considered a waiver of such right. No waiver of a provision of the Agreement shall apply to any other portion of the Agreement. A waiver on one occasion shall not be deemed to be a waiver on other occasions.

#### **Section 16. Captions and Section Headings**

Captions and section headings used herein are for convenience only and shall not be used in construing this Agreement.

#### **Section 17. Successors and Assigns**

The Parties each bind the other and their respective successors and assigns in all respects to all the terms, conditions, covenants, and provisions of this Agreement.

#### **Section 18. Third Party Beneficiaries**

249 This Agreement does not create any relationship with, or any rights in favor of, any third  
250 party.

251 **Section 19. Construction**


252 This Agreement shall not be construed more strictly against one Party than against the  
253 other merely by virtue of the fact that it may have been prepared by one of the Parties.  
254 It is recognized that both Parties have substantially contributed to the preparation of this  
255 Agreement.

256 **Section 20. Counterparts**

257 This Agreement may be executed in any number of and by the Parties hereto on  
258 separate counterparts, each of which when so executed shall be deemed to be an  
259 original, and such counterparts shall together constitute but one and the same  
260 instrument.

261 In witness whereof, the Parties have executed this Agreement effective on the date  
262 stated on Page 1.

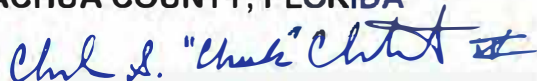
**CITY OF GAINESVILLE**

By:   
\_\_\_\_\_  
Lauren Poe  
Mayor

Approved as to form and legality:

  
\_\_\_\_\_  
Nicolle Shalley, City Attorney

**ALACHUA COUNTY, FLORIDA**

By:   
\_\_\_\_\_  
Charles "Chuck" Chestnut IV  
Chairman  
Board of County Commissioners

Approved as to form and legality:

  
\_\_\_\_\_  
Sylvia Torres, County Attorney

263



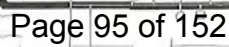
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**Metropolitan Boundary**

**City of Gainesville**

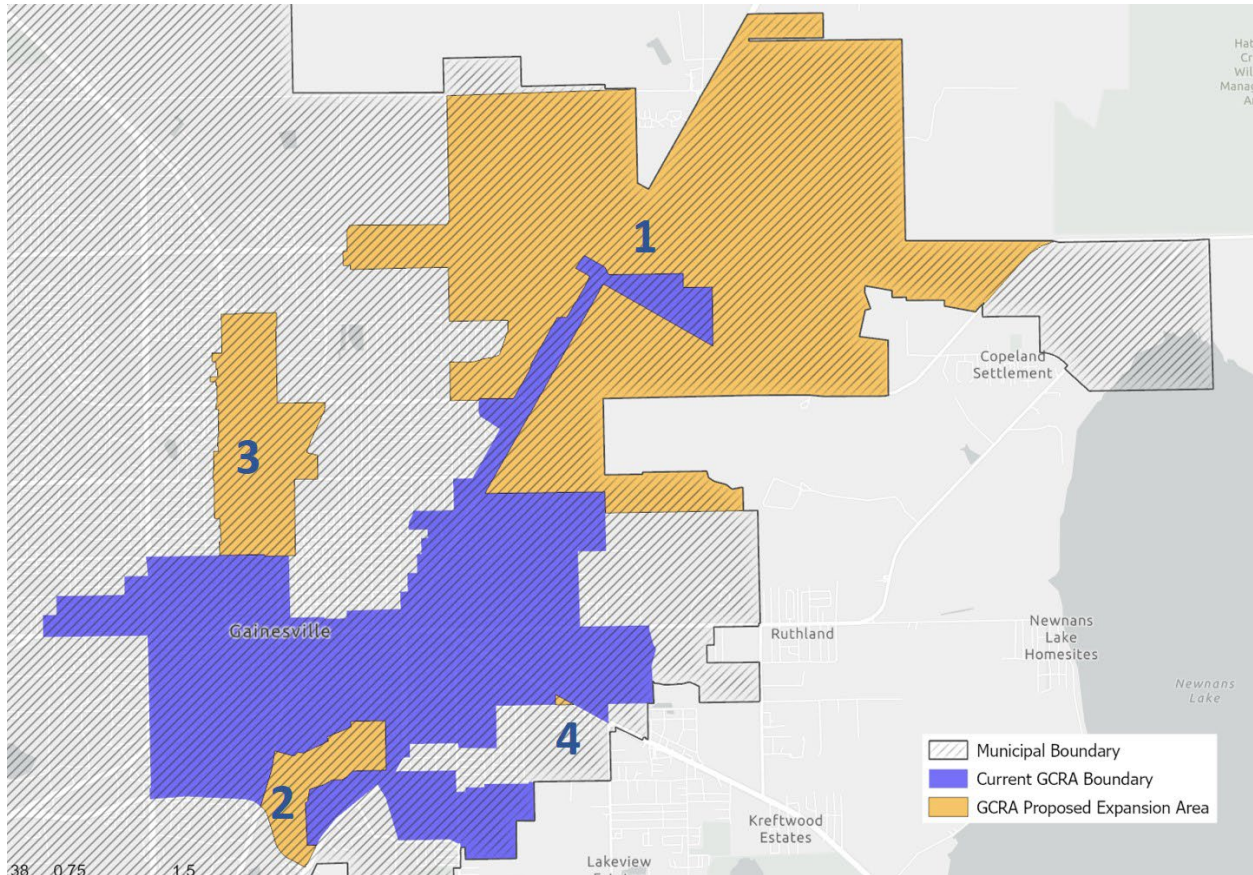
Date: 2/22/2019  
Map Document

**PREPARED AT:**  
Alachua County  
Department of Growth  
10 SW 2nd Avenue  
Gainesville, FL 32601  
(352) 374-5249  
<http://growth-manage.com>





**Exhibit 1**  
**Proposed Expansion of GCRA Boundary**



1. GNV, NE Waldo Road & NE 39th Avenue
2. South Main Street and SE 4th Street
3. North Main St/NW 6th St Corridor
4. SE Hawthorne Road and SE 8th Ave

# Gainesville Community Reinvestment Area

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2024

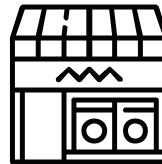
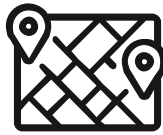
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## Annual Report



Gainesville  
Community  
Reinvestment  
Area





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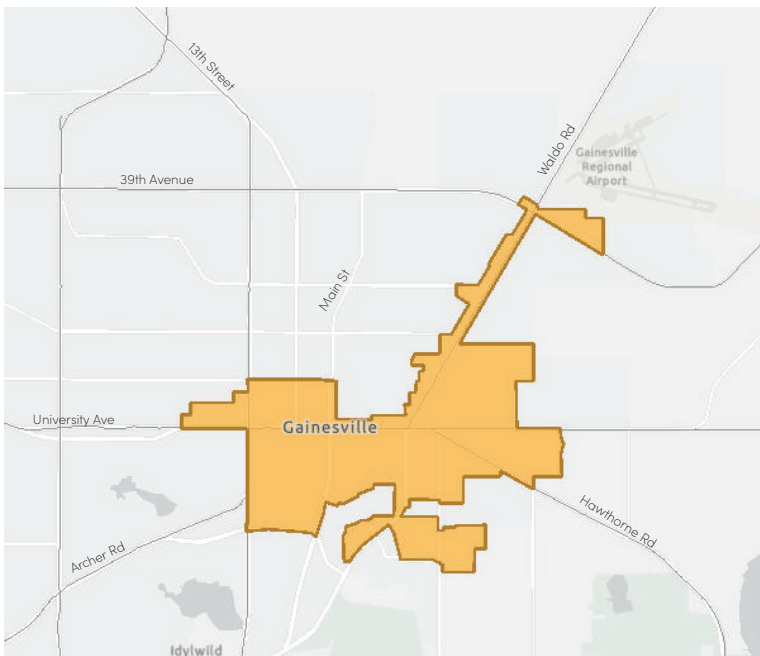
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# About the GCRA

The Gainesville Community Reinvestment Area (GCRA) was formerly known as the Gainesville Community Redevelopment Agency (CRA), created by the City of Gainesville, under the authority of the "Community Redevelopment Act of 1969" (see Section 163.330 et seq of Florida Statutes). Between 1979 and 2001, the City created four community redevelopment areas – Pleasant Street/Fifth Avenue (1979), Downtown (1981), College Park/University Heights (1995) and Eastside (2001) – each with a redevelopment trust fund holding tax increment financing (TIF) revenue. This revenue would fund major public improvement projects including Depot Park, the A Quinn Jones Museum and Cultural Center, South Main Street, Innovation District infrastructure, and NW 1st Avenue in College Park as well as incentivize private development projects such as Union Street Station, the Hampton Inn, and several apartment complexes in downtown and University Heights.

In April 2019, the City of Gainesville and Alachua County approved an interlocal agreement that would 1) dissolve the four existing CRAs and eliminate future TIF contributions by the City and County; 2) create the "Gainesville Community Reinvestment Area" the boundaries of which covers the same boundaries as the four previous CRA areas; and 3) create a new funding mechanism whereby the City and County would contribute a total of \$70.7 million over a ten year period between FY2019 and FY2029 to fund redevelopment within the GCRA. This agreement was ratified on October 1, 2019, through the Ordinance 181001. The ordinance also created the GCRA department which reports to the Office of the City Manager, is governed by the City Commission, and guided by a citizen advisory board.

**GCRA Boundary**



**GCRA Funding**

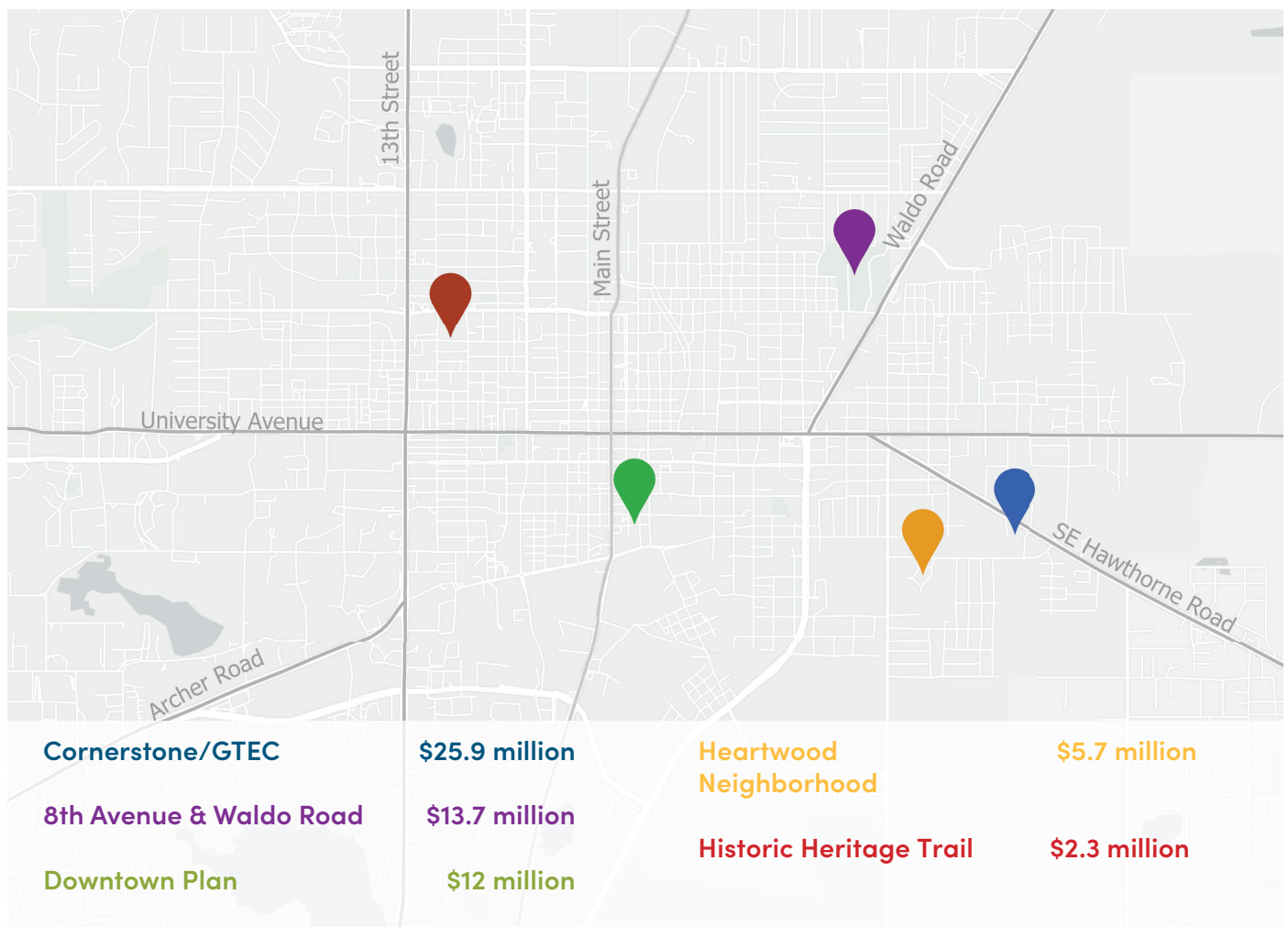
Due Date	County Contribution	City Contribution	Metropolitan Area Funds (County)
1-Jan-20	\$4,191,460.39	\$3,325,657.89	\$100,000.00
1-Jan-21	\$4,091,460.39	\$3,325,657.89	\$200,000.00
1-Jan-22	\$3,991,460.39	\$3,325,657.89	\$300,000.00
1-Jan-23	\$3,891,460.39	\$3,325,657.89	\$400,000.00
1-Jan-24	\$3,791,460.39	\$3,325,657.89	\$500,000.00
1-Jan-25	\$3,691,460.39	\$3,325,657.89	\$600,000.00
1-Jan-26	\$3,591,460.39	\$3,325,657.89	\$700,000.00
1-Jan-27	\$3,491,460.39	\$3,325,657.89	\$800,000.00
1-Jan-28	\$3,391,460.39	\$3,325,657.89	\$900,000.00
1-Jan-29	\$3,325,657.89	\$3,325,657.89	\$1,000,000.00
<b>10-Year Total</b>	<b>\$70,705,380.30</b>		<b>\$5,500,000.00</b>





# 2024 Annual Report

The Gainesville Community Reinvestment Area (GCRA), with ongoing backing from the City of Gainesville and Alachua County, is making progress on its five transformational initiatives while ensuring that its smaller undertakings continue to offer assistance to local residents and businesses. Collaborative endeavors that were established in FY 2022 with other departments on the GCRA's transformative capital projects have maintained their momentum in the FY 2024 reporting period. These include planning for the 8th and Waldo Road project, continued development of the Cornerstone campus on SE Hawthorne Road, and implementation of the Downtown Strategic Plan. Each of the transformative projects is outlined below with their respective projected budgets through the 2029 fiscal year. It is important to point out that these figures represent the total projected funds and not available funds as of the 2024 fiscal year.



Note: These numbers represent estimated available budget based on past expenditures and planned future budgets (data based off of 08/14/2024 data). The GCRA may reflect in future annual reports shifting funds between these projects if the city decides to prioritize one project over another.

# Major Transformational Projects

## Cornerstone Eastside Health and Economic Development Initiative (EHEDI)

Initiated in FY 2022, Cornerstone Phase 2 continues to be a collaborative effort involving Alachua County, the City of Gainesville, the Federal Department of Treasury (via ARPA funds), the Federal Transit Authority, and UF Health. In 2023, GCRA facilitated the purchase of additional property to integrate the Eastside Health and Economic Development Initiative (EHEDI) site with the existing Cornerstone property, expanding the project site to approximately 31.5 acres.

Significant progress was made in 2024, with the completion and opening of the UF Health Clinic in August 2024, providing much-needed healthcare services to the community. (The clinic's construction came from a combined \$4.5 million of pooled City and County ARPA funds.) Infrastructure improvements have advanced smoothly, with the roadway connecting SE Hawthorne Road to SE 8th Avenue nearing completion. The construction process has proceeded without complications, keeping the project on track for its anticipated completion in June 2025.



UF Health Urgent Care Center seen from SE Hawthorne Road

The on-site Regional Transit System (RTS) transfer station, funded by a \$4.1 million grant from the Federal Department of Transportation, remains a key component of the project. Once completed, this hub will strengthen transportation options for East Gainesville, supporting both economic growth and improved mobility for residents and workers, who now must travel to the Rosa Parks Downtown Station to connect with most RTS routes. Construction design and permitting are currently underway, and construction is anticipated to begin in the last quarter of the calendar year.

Moving forward, GCRA remains steadfast in its commitment to fostering sustainable growth through the Cornerstone initiative. Once the infrastructure project is completed, GCRA will begin marketing the five vacant development sites. The City, in partnership with County staff, plans to issue an Invitation to Negotiate (ITN) for a grocery store anchor tenant in FY 2025. These strategic investments continue to create opportunities for businesses, enhance community resources, and contribute to the economic development of East Gainesville.



## Cornerstone & GTEC

The Cornerstone Campus was originally designed in 2015 with six ready-to-build lots, with GTEC and Mérieux Nutriscience having built out three of them. The GCRA has remained dedicated to enhancing the city-owned GTEC Facility, continuing its role as a premier entrepreneurial incubation space while also strengthening its benefit to the community. As part of these ongoing efforts, the City Commission approved extensive renovations. These improvements are a key step in revitalizing the facility to better serve the growing entrepreneurial community.



A significant development this year is the rebranding of GTEC from the “Gainesville Technology and Entrepreneurship Center” to the “Gainesville Training, Entrepreneurial, and Community (GTEC) Center”. This change retains the familiar acronym while more accurately reflecting its mission to better connect with and serve the surrounding community. The GTEC incubator continues to support economic growth, now housing 18 small and local, businesses. GCRA also remains committed to its partnership with Santa Fe College, expanding programming opportunities for entrepreneurs and fostering regional collaboration.

Interior renovations, designed by Walker Architects, will modernize the space to align with best practices established by Greenwood Consulting. The GCRA is currently finalizing construction documents, with groundbreaking for these renovations scheduled for FY 2025. These upgrades will provide a more functional and supportive environment for the diverse businesses operating within GTEC.





## NE 8th Avenue and NE Waldo Road



Existing Site Plan for 8<sup>th</sup> and Waldo

The 8th Avenue and Waldo Road project focuses on revitalizing the recreational complex and bringing economic development to the site. The GCRA boundary was amended in 2022 by the City Commission and County Commission to include the entire 41-acre NE 8th Avenue and Waldo Road site<sup>1</sup>. In addition to Citizens Field and the Dr. Martin Luther King, Jr. Recreation Center, the project site includes playing fields, a skate park, swimming pool and obsolete Gainesville Fire and Rescue Facilities, occupying nearly six acres of the site.

In 2023, the City's Parks Recreation and Cultural Affairs (PRCA) Department was in charge of a feasibility and traffic study that was to examine renovations and potential changes to the site. CH Johnson was contracted by PRCA with the GCRA funding the feasibility study. As part of the study, two community engagement events were held in July 2023, and a draft report was submitted to the City in September. The City Commission was presented the report in October 2023 and instructed city staff to prepare a land use plan and financial feasibility as well as to continue looking for financial resources to construct the updated 8th Avenue and Waldo Road site.

In July 2024, the GCRA contracted with the local engineering company CHW/NV5 (hereafter referred to as NV5) to explore how feasible the suggestions were from CH Johnson. The contract specified several elements to be accomplished by the consultants. The first element is a study of different land use and facility scenarios for the complex as well as a redesign of NE 14th Street, if necessary, to facilitate more efficient use of the site. The study would take as its starting point the recently completed work of CH Johnson Consulting but was also to incorporate and/or be informed by the designs/studies/findings/recommendations from prior work done on the site.

The second element was to ensure that the 8th and Waldo Road project would be a catalyst for reinvestment along a corridor that is challenged by small lots, large holdings of state land, and a road with limited east-west crossings.



The final element was to improve the safety, mobility and aesthetics of NE 8th Avenue and NE Waldo Road. Both of these corridors are important to improve the function and aesthetics of future development on the Project site. But streetscape planning must differentiate between the two corridors, recognizing the different challenges and roles they play. Waldo Road is within the state road system and carries heavy traffic volumes as well as serving a goods-distribution function serving large trucks carrying freight from US 301 to US 441 and I-275. Under state jurisdiction, there are limitations to what the City can require along the corridor. With the limited number of east-west crossings between East University Avenue and NE 39th Avenue, Waldo Road also inhibits commercial development on its east side and has served to isolate neighborhoods east of the corridor.

On the other hand, NE 8th Avenue is under City jurisdiction providing more latitude to create a pedestrian-oriented, multi-modal corridor. Traditional placemaking features can be deployed more readily to enhance the street and link the neighborhoods east and west of Waldo Road.

With the contract being signed late in the reporting year, there was mostly work mobilizing the consulting team and coordinating with the City. Site surveys were conducted by NV5 from July through September 2024.

Site Plan 'A'



Site Plan 'B'



## Forward looking in FY 2025

NV5 began project planning in FY 2025 in earnest by holding stakeholder meetings with city, county and other agencies with interests in the complex. The team also held neighborhood meetings in Duval Heights as well as two public meetings in the first five months of FY 2025. After a November community engagement and individual briefings with City Commissioners, NV5 examined different land-use and facility scenarios that would lead to a preliminary design that can be used to move directly into final construction plans and permitting after City Commission approval in Summer 2025.

In February 2025, NV5 presented options at a community engagement at the MLK Center and would present two options at the March 12th Alachua County School Board meeting and the March 13th General Policy Committee meeting. Out of these two meetings came authorization by the Board and the GPC to discuss the disposition of Citizens Field.

Update: NV5 will produce a preliminary design that will be able to move to final construction plans and permitting by the Summer of 2025.

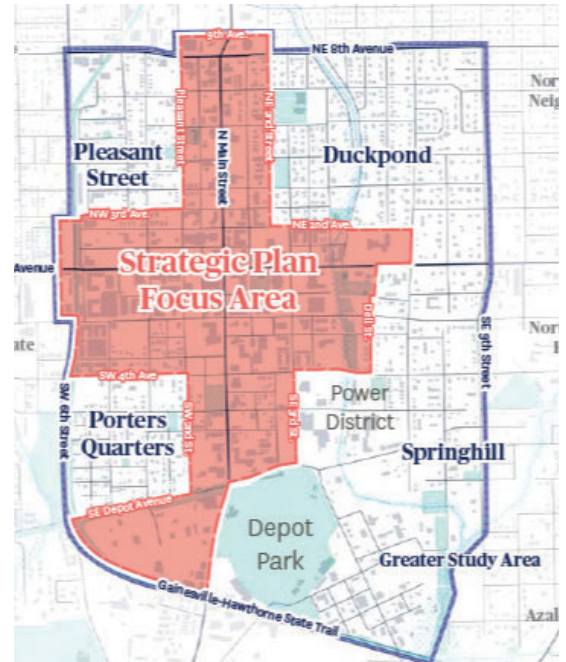


## Downtown Strategic Plan

The GCRA 10-year Reinvestment Plan called for creating a “*Downtown Master Plan*” (later renamed “Downtown Strategic Plan”). GCRA funding was used to hire the consultant MKSK who developed the plan between June 2021 and August 2022. The City Commission adopted the “Downtown Gainesville Strategic Plan” (Downtown Plan) in October 2022, and the Downtown Plan would later receive a “Downtown Achievement Award of Excellence” in the summer of 2023 from the International Downtown Association in the area of “Planning, Design, and Infrastructure”. In FY 2024, the GCRA made significant strides to forward implement the “Downtown Strategic Plan”.

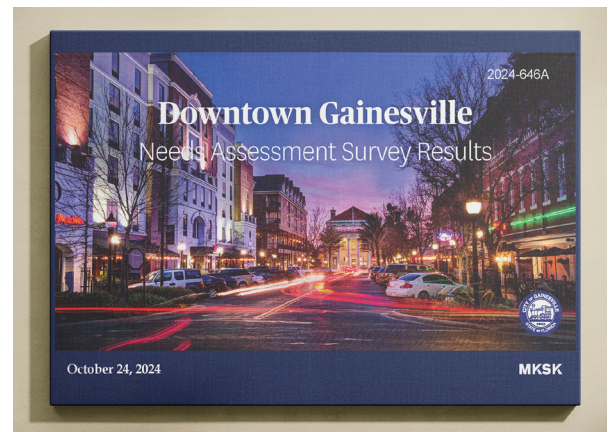
The vision of the Downtown Plan is expressed through the following ideas/goals<sup>2</sup>:

- **Become a Destination**
  - ◇ Idea 1: Build investment around local strengths
  - ◇ Idea 2: Shape downtown identity
  - ◇ Idea 3: Create a downtown jewel
- **Connect the Dots**
  - ◇ Idea 4: Balance the need for parking with the desire for a walkable, urban core.
  - ◇ Idea 5: Prioritize streets to meet city standards
  - ◇ Idea 6: Activate the sweetwater corridor
  - ◇ Idea 7: Create a greenway loop
- **Strengthen the Relationship with Adjacent Neighborhoods**
  - ◇ Idea 8: Connect neighborhoods to downtown
  - ◇ Idea 9: Establish Transition Areas
- **Increase Housing Opportunities**
  - ◇ Idea 10: Address housing opportunities at scale
  - ◇ Idea 11: Support affordable mixed-use housing
  - ◇ Idea 12: Facilitate market-rate housing
- **Create a Supportive Local Business Environment**
  - ◇ Idea 13: Unlock real estate potential
  - ◇ Idea 14: Increase direct small business assistance
- **Maintain and Enhance Downtown**
  - ◇ Idea 15: Form a place-based management organization
  - ◇ Idea 16: Continue to build capacity.



During FY 2024, GCRA undertook a number of efforts to bring into reality the previous 6 goals. First, in January 2024, GCRA recommended, and the City Commission approved a plan to reallocate more than \$12 million in interlocal and tax increment financing funds to implement the Downtown Plan. In spring 2024, the GCRA created the Downtown Advisory Board (DAB) to provide recommendations to the City Commission on a range of topics related to the budget, policies, amendments to the Downtown Strategic Plan, and other matters affecting Downtown Gainesville. The seven members were appointed to the DAB in early June, and it had its first meeting on June 11th. The DAB met monthly through September.

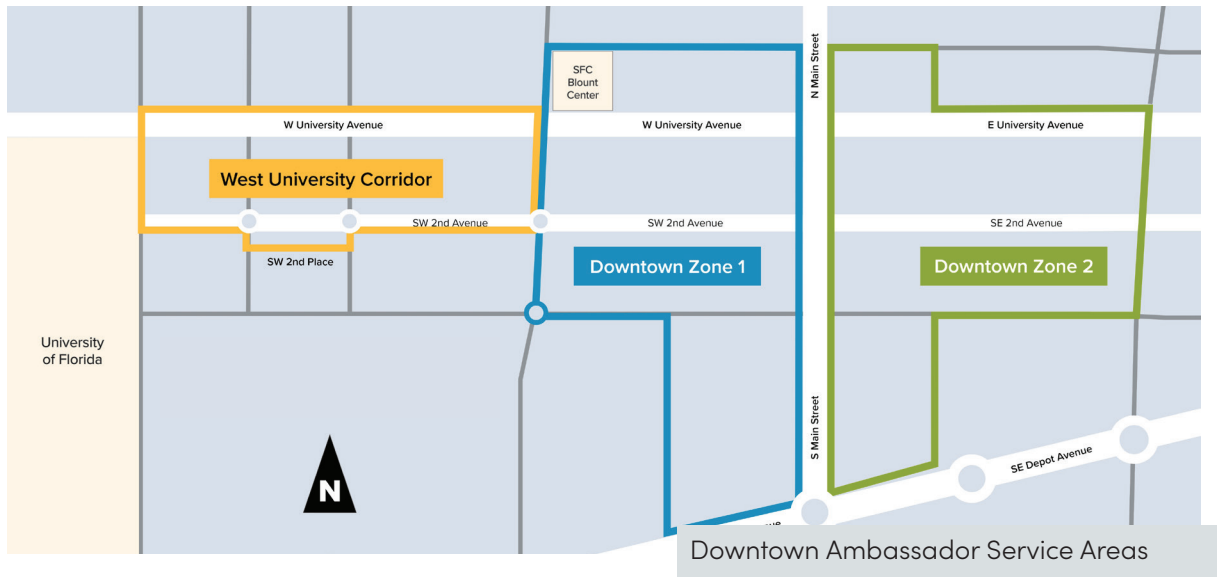
To increase pedestrian activity and support Downtown businesses, the GCRA recommended, and City Commission approved the Pilot Downtown Events Grant Program on May 2, 2024. By the end of FY 2024, eight grants were awarded approximately \$32,000 in GCRA funds. The funding supported events ranging from night markets, to music and film festivals, and marches and parades. All of the events supported the continuation of the first goal, 'become a destination.' Additional grant awardees have events scheduled in FY 2025. Additionally, it is anticipated the City Commission will approve a permanent replacement to the pilot event program in FY 2025.



To assist in furthering the vision of the Downtown Plan and aligning the budget with citizen priorities the GCRA contracted again with MKSK, developed the Plan, to conduct a Downtown Needs Assessment. The assessment was conducted in July 2024 using a survey. The survey closed with over 1,400 responses. The survey identified a number of components to continue the efforts begun through the Downtown Strategic Plan including:

- Promoting safer and more lively public spaces
- Supporting local businesses and the desire for additional retail spaces
- Better services for the unhoused
- The desire for improved parking solutions
- The desire for a variety of events and activities that cater to diverse groups
- Addressing cleanliness, safety, and maintaining the aesthetic appeal of downtown
- Enhancing lighting and flowers to make downtown more welcoming

A key finding in both the Downtown Plan as well as the survey was the need for a “clean and safe” Downtown Gainesville. To that end, in the summer 2024, the GCRA began negotiating with Block by Block, the industry standard for “place management” companies, to establish a Downtown Ambassador Program, with safety and cleaning ambassadors who will provide visitor support within the Downtown boundary.



On August 15th the City Commission approved the agreement with Block by Block and the contract was executed on September 12, 2024 (The ambassadors hired would begin work in FY 2025 in early December 2024) The services to be performed include:

- Create a visible presence throughout Downtown and West University Corridor.
- Aid visitors, residents, students, pedestrians, businesses and the general population. Aid may be providing directions, information, public safety escorts or just a reassuring uniformed presence on the street seven days a week.
- Assist with livability issues within the service area by building relationships with vulnerable population groups and connecting them with available social services.
- Assist area businesses in addressing happenings in the public realm that disrupt business.
- Assist in small cleaning tasks, such as picking up isolated litter and reporting on expanded cleaning needs.
- Develop and introduce additional areas of opportunity to enhance conditions;
- Create potential for workforce development opportunities for local residents with barriers to traditional employment.
- Provide meaningful benchmarking and information on service delivery through statistical data analysis utilizing its Smart System.





The contract is for three years with an option to extend it twice in one-year increments.

Some statistics from December 2024 through January 2025 for the Downtown Ambassador program are:

- 780 graffiti paint or stickers removed
- 563 safety interactions to assist businesses
- 534 directions given to downtown visitors
- 401 cleaning tasks to assist businesses
- 152 service calls for houseless neighbors
- 119 trash bags removed
- 102 automobile assistance
- 17 calls for police/fire/EMS

\*Note these numbers also include the West University Ambassador Zone



## Business Improvement District Development

The Downtown Plan also called for the establishment of a “place management organization” to deal with safety, cleanliness, event programming, marketing and other issues unique to downtowns. To conduct this analysis, GCRA contracted with MKSK December 9, 2023, to examine the formation of a Business Improvement District (BID) to include the Downtown and Innovation District. The contract called for MKSK to engage and perform public engagement events with Property Owners, Businesses, and Stakeholders within the BID, as well as the University of Florida, Santa Fe College and other approved stakeholders. MKSK will develop a BID revenue model and preparing a draft BID ordinance for adoption by the City Commission. It is expected that MKSK will complete their analysis in mid-summer 2025, with the findings presented to City leadership for direction.

## The Streatery

During FY 2024, the City of Gainesville and GCRA began developing design solutions to make “The Streatery” located along SW 1st Avenue from SW 2nd Street to South Main Street, a permanent feature and amenity for Downtown Gainesville. The Streatery originated in 2020 as an emergency tool to support local businesses with an expanded outdoor seating area during the COVID pandemic. Temporary measures were installed to provide safe pedestrian areas in two selected areas downtown: (1) SW 1st Ave, from S. Main St. to SW 2nd St, and (2) from NW 2nd St, W University Ave to NW 1st Ave.



Beginning in January 2024, Public Works and Gainesville Community Reinvestment Area staff engaged JBPro, a local engineering firm, to 1) develop conceptual Streatery designs, 2) prepare construction cost estimates, and 3) solicit public and stakeholder feedback on the design. Pursuant to direction from staff, the design includes the following basic elements:

- Repair of existing street conditions including fixing drainage issues and remediating existing trip hazards caused by uneven bricks.
- Enhanced Americans with Disabilities Act (ADA) design.
- Infrastructure for enhanced programming opportunities, including installation of electrical receptacles to support events, markets, and festivals.
- Improved pedestrian lighting.
- Additional landscaping.
- Flexible design to accommodate use of the Streatery for events, outdoor seating, etc. when closed, and vehicular parking if/when open.

An update on the Streatery design to the General Policy Committee (GPC) was scheduled for late September 2024, but was postponed due to Hurricane Helene. The GPC meeting was rescheduled for late October, after another hurricane related cancelation. The GPC provided direction to staff about the need for additional input from the public, DAB and the GCRA Advisory Board prior to final action on the plans by City Commission. These two boards made recommendations on January 7, 2025, and February 4, 2025. On February 20, 2025, the City Commission authorized the City Manager to proceed with the final design of the Streatery with brick pavers, gateway amenities at South Main Street and planters/seating in the center of the corridor and parking lot frontages.



## Power District

The Power District, which includes properties surrounding the Kelly Power Plant in the 400 block of SE 3rd Street, was a major initiative for the City since the 2013 adoption of a master plan for the area. The severing of Gainesville Regional Utility from City government in 2023 by the Florida Legislature, clouded which entity was owner of the underlying Power District properties. With that in mind, in June 2023, City Commission authorized the movement of funding from Power District to Downtown Strategic Plan.



## Former RTS Site Redevelopment

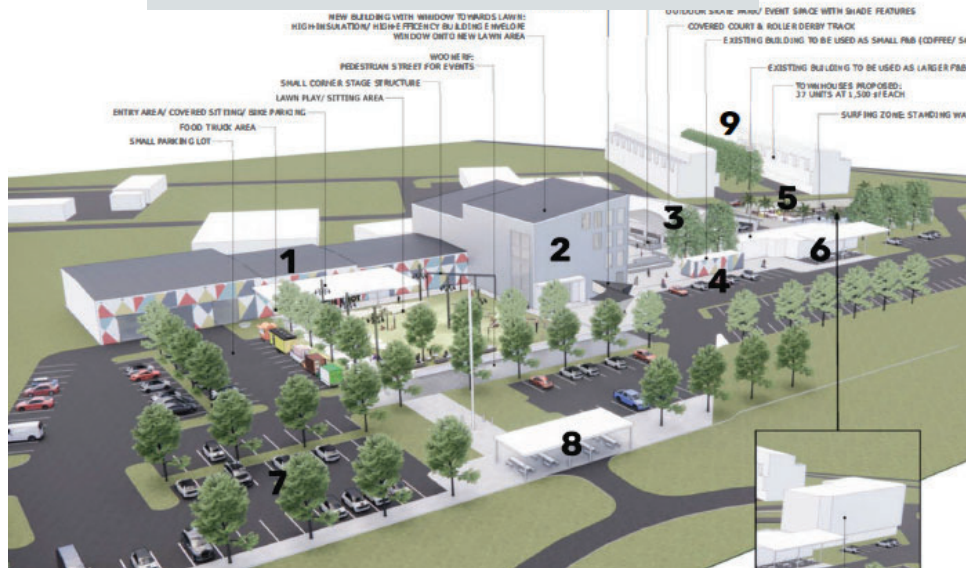
When Gainesville Regional Transit System moved its headquarters and maintenance yard in 2014, Downtown had a development opportunity located next to Depot Park. In 2023, the City issued in July 2023, an Invitation to Negotiate to develop the property, with the sole respondents being the Florida Music Hall of Fame and the Knot Climbing Gym. In October 2023, the Knot Climbing Gym was selected as the City's redevelopment partner, with the project estimated to bring up to \$25 million in total investment over the next five years. Negotiations were entered into with the Knot Climbing Gym for purchase and development of the property per their proposal.



Negotiations commenced between the City of Gainesville and the Knot Climbing gym with the City approval of the Invitation to Negotiate in October of 2023.

In July 2024, after a period of due diligence and negotiations between the Knot and the City, the City Commission approved the disposal of the old Regional Transit System property located at 100 SE 10th Avenue. This is a multi-step process that requires the Federal Transportation Authority to allow the sale of the property and authorizes the City Manager or designee to execute all related transaction documents. The next steps will be the execution of the sales contract.

Planned uses for components on the property



### 1- Bus Building

Existing Bus Building: 19,250 SF

### 2-New Construction

Climbing Gym Expansion: 10,000 SF

### 3- Skate Park / Venue

Lighted/Shaded Skate Park: ~1ac

### 4-Skate Shop

Footprint: 600 SF

### 6-Fast-Casual Restaurant

Proposed Restaurant: 3,700 SF

### 7-Parking Redesign/Landscaping

Estimated: 2.6ac

### 8-Depot Park Transition - Pavillion

Pavillion: tbd

### 9-Market Rate Townhouses

Estimated: 37 units @1,500 SF



## Heartwood

The Heartwood neighborhood is a 34-unit subdivision located on 15 acres at 1717 SE 8th Avenue and occupies the former Kennedy Homes site. The mixed income neighborhood is comprised of eleven sold affordable Dreams to Reality residences. The rest being Showcase lots sold to the buyer to contract with one of two builders and Market rate homes where the City builds the home and sells it.

The GCRA contracted June 12, 2023, with a local architect to provide lot-specific designs for the next two homes to be constructed. Currently, sixteen lots are available for sale. The company CHW/NV5 began work on developing plans for: new fencing, landscaping, including entryway and common areas, pathway improvement along pond and through common area connecting eastern and western sides of the neighborhood, entry signage, and irrigation for new entry landscape and common area landscape.

The City completed construction on 1 Showcase home and 2 City-funded market-rate homes, with all three homes listed for sale. Each home earned its certificate of occupancy: Lot 31 on September 1, 2023; Lot 32 on January 29, 2024; and Lot 33 on April 12, 2024.



Heartwood Neighborhood Aerial provided by a member of the community







To fulfill water management requirements Ecosystem Research Corporation was contracted with to complete the final vegetation monitoring report for the Heartwood wetland systems.

Current status: As of March 2025 the three homes on the market have been sold. In addition, the design for the entry signs, fencing, and landscaping has been completed with construction expected to be completed by fall 2025.





## Historic Heritage Trail - Fifth Avenue / Pleasant Street

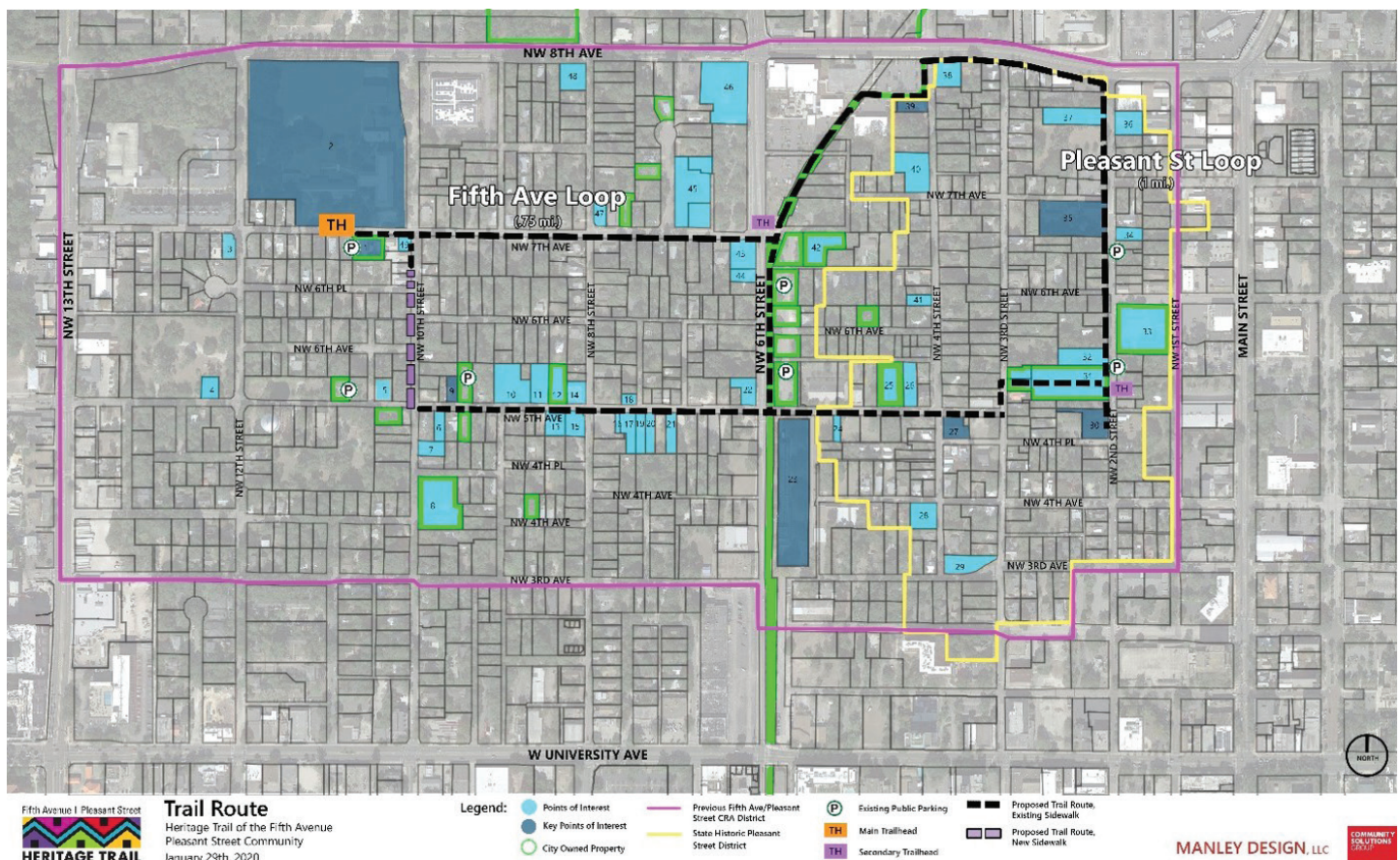
The project is a signature component of the GCRA's 10-Year Reinvestment Plan. The trail travels through neighborhoods symbolic in Gainesville of civil rights struggles and is uniquely its own while being reflective of other similar communities in the Southeast. It is envisioned as a system of physical markers and locations that identify significant people, achievements, history, and cultural knowledge within key historic African American neighborhoods. The purpose of the project is to provide trail visitors with information about the area, leading to heightened awareness and appreciation of the history of these communities.



The GCRA put out an Invitation to Negotiate in FY23, and Community Planning Collaborative was selected by the evaluation committee and approved by the City Commission on September 21, 2023.

During FY24, Community Planning Collaborative has been actively working on the Historic Heritage Trail project, holding a number of stakeholder meetings, community workshops, and providing updates to the GCRA Advisory Board over the course of the fiscal year. One of the engagements featured a bus tour of the proposed trail.

As of March 2025, the Community Planning Collaborative is in the final phase of plan development with draft marker designs, location and content being presented to stakeholders and the community in winter 2025. A final plan is expected to be submitted to the City Commission for approval in June 2025.





## Public Space & Streetscape

The GCRA worked with a supplier to replace banners on East University Avenue between Waldo/Williston Road and East 15th Street. The GCRA continues to maintain the Eastside Gateway with landscapers working to keep it looking its best every month including with new plantings (seen in the bottom right of the photo below).



Aerial View of Eastside Gateway provided by a member of the community



# GCRA Programs

The GCRA, through its Community Enhancements Programs, continued to assist residents within its boundaries with its **Heirs Property Assistance** program, **My Neighborhood** grant program, **Neighborhood Paint** program, **Business Improvement Grant** program, **Community Partnership** program, **Model Block and Attainable Housing Initiatives** and **Porters Quarters Neighborhood Improvements**.

## Heirs Property Assistance Program

The Program improves neighborhood stability by growing individual wealth and access to property ownership by assisting in the clearing of property titles for the heirs.

Assisted 7 new applicants in FY24 with 12 total cases completed or closed this fiscal year. During FY 2024, the City, Alachua County, and University of Florida negotiated a five-year cooperative agreement whereby the Levin College of Law would use intern law students to assist families with resolving estate property issues. The City and County would be providing financial support to the College of Law for the program. This agreement was executed in late 2024.

## My Neighborhood Grant Program

The Program encourages strong community connections by incentivizing long-term homeownership within neighborhoods. This Program provides for community members who lived in Cedar Grove II, Greater Duval, Fifth Avenue, North Lincoln Heights, Pleasant Street, Porters, Springhill, Sugarhill, and Heartwood (formerly Kennedy Homes) for at least three years prior to 2011.

GCRA had one Applicant to the Program, and it was still to be processed by the end of FY 2024.

## Neighborhood Paint Program

The Program improves the exterior of homes within eligible neighborhoods located within the GCRA boundary by repainting them at no cost to income eligible residents. The GCRA painted 30 homes in FY 2024.



Before



After

## Business Improvement Grant Program

The Program encourages private investment to make significant improvements to building exteriors. The improvements must return public benefits such as enhanced corridor aesthetics, improved pedestrian comfort, and public safety. The program is a 50 percent matching grant program that pays recipients after all approved work is complete and after review and confirmation that their vendors were paid. Additionally, a five-year easement is placed on the property where the GCRA must approve any changes to the improvements, or the recipient is required to pay back a pro-rated amount.

Twenty entities expressed interest in FY24, with the following applicants approved for funding:

Entity	GCRA Grant Award	Private Investment	Total Investment
601 Group LLC	\$50,000	\$77,194	\$127,194
Beasley & Williams	\$10,591	\$10,591	\$21,182
Akira Wood <sup>3</sup>	\$150,000	\$150,000	\$300,000
DA Joyce Builders	\$30,000	\$36,438	\$66,438
Sublime Tacos	\$30,000	\$30,810	\$60,810
<b>Completed Total</b>	<b>\$270,591</b>	<b>\$305,033</b>	<b>\$575,624</b>
Capone's (in process)	\$50,000	\$50,000	\$100,000
Downloadable Studios (in process)	\$50,000	\$50,000	\$100,000
<b>Projected Total</b>	<b>\$370,591</b>	<b>\$405,033</b>	<b>\$775,624</b>

DA Joyce Builders, Sublime Tacos, Beasley & Williams LLC, and 601 Group LLC, completed their grant work during the fiscal year. In March 2025, Akira Wood continues their grant work that will at minimum have improvements in excess of \$300,000. Capones and Downloadable Studios had their grant approvals in process.

Of note, the grant work done by Sublime Tacos won a City of Gainesville beautification award.

Additionally, during this time frame the Business Improvement Grant Program was paused for new applications pending a rewrite of the Program. The amended Program was approved by City Commission in November of 2024. For the first FY2025 application cycle, the GCRA brought to the Downtown Advisory Board five Tier 2 applications and one Tier 3 application for review and provided to City Management for approval two Tier 1 applications







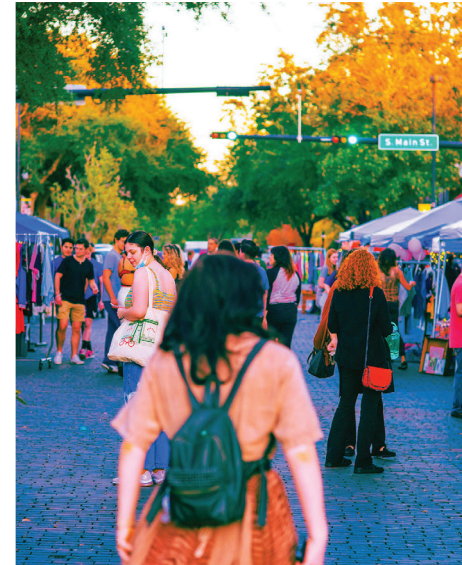
## Community Partnership Grant Program

The purpose of the Program assists local community organizations with grant funds to support arts and cultural initiatives, cultural celebration, recovery and resiliency, neighborhood improvements, and encourage economic development. The events must be free and open to the public.

The Program this year was changed from a biannual review process to a quarterly review process. This was done to allow more flexibility for grant applicants with their submittals.

The Program approved grants for twelve applications in FY 2024. Due to the cycle of the Program being out of sync with the City's fiscal year overlaps of approved events can occur. In FY 2024 two events that were approved in FY 2023 occurred in FY 2024 and two events approved in FY 2024 will be held in FY 2025.

A total of five events were held in FY 2024, with a total of \$17,800 invested in the community. The events that were held were the Flying Pig Parade, Pride Community of Center of North Central Florida, Greater Duval Neighborhood's Seniors on the Move, the 44th Annual 5th Avenue Arts Festival, and Dion Dia Records Road to Ill: Battle of the Bands. The events were held at and around Bo Diddley Plaza, in the Greater Duval Neighborhood, and at the Streatery in front of How Bazar.





## District Wide Landscape Maintenance

The GCRA maintains a number of city-owned properties to alleviate blight within its boundary. All landscape maintenance is provided by small, local, and diverse businesses. The Governor of Florida signed HB-1645 on July 1, 2023, which put in place a GRU Authority that takes the place of the City Commission. The GRU Authority have claimed ownership/control of the Power District properties and as such the GCRA is no longer maintaining the landscaping there. Additionally, the GCRA is no longer maintaining landscaping at the Catalyst Building after Gainesville Fire Rescue moved into the building.

Alachua County Parcel Identification	Street Address	Descriptor
13912-000-000	1018 NW 5th Avenue	Vacant Lot
14479-000-000	414 NW 5th Avenue	Vacant Lot
13748-001-000	810 NW 3rd Avenue	Vacant Lot
11740-000-000	1490 SE Hawthorne Road	Eastside Gateway
12907-000-000	Southwest Corner of SW 5th Avenue & SW 4th Street	Streetscape Corner
13369-000-000	Southeast Corner of SW 7th Avenue & SW 5th Terrace	Streetscape Corner
13008-000-000	Northwest Corner of SW 5th Avenue & Main Street	Porters Gateway
	South Main Street: Between Depot Avenue and South 16th Avenue (.75miles)	Streetscape
11340, 11340-1, 11340-1-2, 11340-1-3, 11340-1-4	2153 SE Hawthorne Road	Cornerstone
16102-010-000	1717 SE 8th Ave	Heartwood Community



## Model Block and Attainable Housing Initiatives

In 2021 and 2022, GCRA staff developed a framework for the potential development of property in Porters Quarters neighborhood located at 405 SW 5th Avenue. The framework, called the “Building Blocks Plan”, was developed through a series of community engagement events, interviews, and surveys. The Building Blocks plan was presented to the GCRA Advisory Board at its February 21, 2023, meeting. The Board directed staff to seek more input from the Porters Quarters community and to develop a more concrete plan.

Community voices predominantly expressed a desire for single-family homes, in harmony with the neighborhood’s character, catering to both past and current residents. To address housing shortages and prevent gentrification, the GCRA enlisted DAG Architects for a two-phase approach (Design and Construction Documents), focusing on 1-2 unit developments on approximately 1/3-acre lots in both neighborhoods. DAG’s evaluation will consider setback requirements, site features, and community feedback, with the GCRA budget influencing the scale. The initiative aims to seamlessly integrate residential units, enhancing natural, historical, and economic characteristics while respecting the neighborhood’s unique context.

The GCRA held three community engagements in FY 2024 to determine direction and develop an agreement from the community for home design(s) for the infill lot in Porters Quarters. GCRA expects the project to begin in mid-2025 after final community engagement efforts with the neighborhood. The goal is to have the project complete by mid-2026.

## Porters Quarters Neighborhood Improvements

The GCRA as well as its predecessor organization the Gainesville Community Redevelopment Agency has been investing in the Porter’s Neighborhood since at least 2016. Below is a list of projects partially or fully funded by the GCRA.

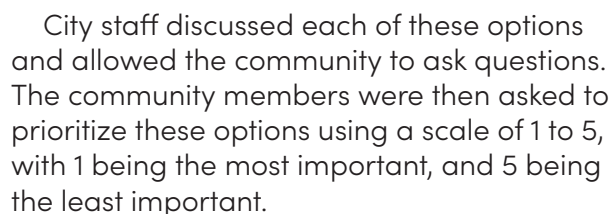
- SW 3rd Street – Construction of 1,500 linear feet of sidewalks, decorative paving, utility upgrades, and lighting (2016)
- SW 5th Avenue – Construction of 1,900 linear feet of sidewalk, two gateway features, and landscaping (2016)
- SW 6th Street – Re-striping to add additional parking, safety crossing, and bike lanes
- Added trail connectors to 6th Street trail
- SW 4th Avenue – Re-striping to add parking to address neighborhood concerns regarding the 4th Avenue food park
- Depot Avenue and Depot Trail improvements
- SW 3rd Street – Sidewalk and crossing enhancements
- Lynch Park improvements





To prioritize projects, GCRA conducted a survey in the Porters Quarters neighborhood. The survey was undertaken at three engagements, between 6/26/24 and 7/20/24. The goal of the survey was to receive feedback and had three components, which were:

- |   |   |  |   |   |
|---|---|--|---|---|
| <p><b>A. Fence Replacement</b><br/>Quantity: 1 fence<br/>Choose from 2 options</p> <p><b>Purpose:</b><br/>Enhanced safety and beautification</p> <p><b>Proposed Location:</b><br/>Along Depot Avenue, from SW 3rd Street to SW 2nd Street<br/>Along SW 2nd Street, from Depot Avenue to current site</p> <p><b>a. Black Aluminum:</b> \$36,000.00</p>  | <p><b>B. Lighting Enhancement</b><br/>Quantity: 2<br/>Cost: \$45,000.00</p> <p><b>Purpose:</b><br/>Enhanced safety</p> <p><b>Proposed Location:</b><br/>SW 2nd Street</p>   | <p><b>C. Raised Intersection</b><br/>Quantity: 1<br/>Cost: \$325,000.00</p> <p><b>Purpose:</b><br/>Traffic calming and enhanced pedestrian crossing</p> <p><b>Proposed Location:</b><br/>The intersection of SW 3rd Street and SW 5th Avenue</p>  | <p><b>D. Speed Feedback Signs</b><br/>Quantity: 2<br/>Cost: \$46,000.00</p> <p><b>Purpose:</b><br/>Traffic calming and enhanced street awareness</p> <p><b>Proposed Location:</b><br/>SW 5th Avenue - eastbound at the 500 block between SW 5th Avenue and SW 6th Street<br/>westbound at the 200 block between SW 2nd Street and SW 3rd Street</p>  | <p><b>E. The Pink House Redesign</b><br/>Quantity: 1<br/>Cost: \$496,288.00</p> <p><b>Purpose:</b><br/>Enhanced safety and beautification</p> <p><b>Proposed Location:</b><br/>225 SW 5th Avenue<br/>Complete renovation of building to use as a new community center</p>   |
|---|---|--|---|---|



The engagements were held at two locations. The first was held at the Cotton Club Museum and Cultural Center (with transportation provided to and from the event from the Porters Community Center). The second and third were held at the Porters Community Center.

## Community Enhancements & Housing



# End of the Fiscal Year Balance Sheet

<b>BALANCE SHEET</b>	<b>Eastside</b>	<b>Fifth Avenue Pleasant Street</b>	<b>Downtown</b>	<b>College Park University Heights</b>	<b>GCRA Fund</b>	<b>Total</b>
Total Assets	\$59,102	\$299,090	\$1,777,534	\$4,458,232	\$23,186,956	<b>\$29,780,914.00</b>
Total Liabilities	\$0	\$0	\$1,200	\$0	\$648,177	<b>\$649,377.00</b>
Total Fund Balance	\$59,102	\$299,090	\$1,776,334	\$4,458,232	\$22,538,779	<b>\$29,131,537.00</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$59,102</b>	<b>\$299,090</b>	<b>\$1,777,534</b>	<b>\$4,458,232</b>	<b>\$23,186,956</b>	<b>\$29,780,914.00</b>

Note: Any balance in the CRA funds must be expended within the former CRA's geographic boundaries

## Special Thanks

### FY 2024 GCRA Advisory Board

Richard Allen  
Angelica Arbelaez  
Amanda Demaria  
Heather Kates  
Joakim "Jay" Nordqvist  
Davonda Brown

Retired members are below:

Nicholas Hill  
Michelle Calhoun  
Sarah Erekson

### FY 2024 Gainesville City Commission

Harvey L. Ward, Mayor  
Desmon Duncan-Walker, Mayor-Pro Tempore, District I  
Commissioner  
Ed Book, District II  
Casey Willits, District III  
Bryan Eastman, District IV  
Reina Saco, At-Large Seat A  
Cynthia Moore Chestnut, At-Large Seat B

### Alachua Board of County Commissioners

Anna Prizzia, Chair, District 1  
Marihelen Wheeler, District 2  
Mary Alford, Vice-Chair, District 3  
Ken Cornell, Chair, District 4  
Charles S. Chestnut, IV, District 5

# Final Amended FY24 Budget

<b>Gainesville Community Reinvestment Area Fund 1132 (Interlocal) Amended Budget as of August 15, 2024</b>	
<b>Sources:</b>	
Interfund Transfer Revenue	\$3,325,658.00
Intergovernmental Revenue	\$3,791,460.00
Charges for Services	\$185,099.44
Use of Fund Balance	\$18,414,898.23
<b>Total Sources</b>	<b>\$25,717,115.67</b>
<b>Uses:</b>	
City Attorney	\$91,540.01
City Manager	\$36,009.15
Gainesville Community Reinvestment Area	\$1,762,652.19
Housing & Community Development	\$49,604.90
GCRA Cornerstone	\$403,695.03
GCRA Heartwood	\$1,937,878.71
Community Partnership Grants	\$77,000.00
Downtown Gainesville Strategic Plan	\$5,728,922.48
Eastside Food Mobility Hub	\$4,853,804.76
Economic Development 8th & Waldo	\$2,750,341.51
GCRA Historic Heritage Trail	\$2,113,937.16
GCRA Porter Neighborhood Improvements	\$149,829.10
GTEC Capital Improvements	\$4,357,695.92
Heirs Program	\$210,000.00
Model Block & Attainable Housing Strategies	\$654,292.26
My Neighborhood Grant Program	\$153,244.32
Neighborhood Paint Program	\$257,838.39
Residential Improvement Programs	\$48,904.68
SE Hawthorne Road Corridor Improvements	\$4,491.00
University Avenue Corridor Improvements	\$4,491.35
Non-Departmental	\$70,944.64
Planned Use of Fund Balance	-\$1.89
<b>Total Uses</b>	<b>\$25,717,115.67</b>

## GCRA in the Community

The GCRA collaborated on, hosted, attended, and/or sponsored a number of community events throughout the year the below are a sample of some of the events the GCRA took part in.

- Fifth Ave Community Meetings (2nd Tuesday Monthly)
- Duval Community Meetings (3rd Monday Monthly)
- Heartwood Open House (11/11/2023)
- Heirs Property Program Workshop #2 (11/9/2023)
- First Missionary Baptist Church Health Fair (11/18/2023)
- Alachua County Property Appraiser Probate Summit (2/8/2024)
- Heirs Property Program Workshop #3 (3/7/2024)
- Heirs Property Program Workshop #4 (3/14/2024)
- Heritage Trail Engagement (6/5/2024)
- Porters Quarters Engagement Event (Cotton Club Museum) 6/26/2024
  - Follow-up engagement (08/13/2024)
  - Follow-up engagement (08/20/2024)
- Urgent Care Clinic Grand Opening (7/27/2024)

## Endnotes

<sup>1</sup> The site includes approximately 7 acres of roadways and right of way. page 5

<sup>2</sup> The entirety of the goals can be found here <https://www.gainesvillefl.gov/files/assets/public/v/2/sustainable-development/documents/downtownstrategicplan-approved2022.pdf> page 7

<sup>3</sup> Akira Wood has not completed as of end of fiscal year. To receive the \$150,000 from the GCRA they must at minimum have \$300,000 total of expenses paid. page 18

<sup>4</sup> The Pink House is located at 225 SW 5th Avenue, Gainesville, Florida and is zoned Multi-family medium density residential page 23

## Notes





**Prepared by**

City of Gainesville  
Gainesville Community Reinvestment Area  
2153 SE Hawthorne Road, Suite 223  
Gainesville, FL 32641

## **Citywide**

### **Fire Rescue**

- **Programs**
  - Community Resource Paramedicine
  - BOLD Program
  - Opioid Fund - Medication-Assisted Treatment
  - CTAC - Violence Interruption
  - Emergency Management
  - Fire Inspections
  - Fire Investigative Services
  - ARPA - Gun Violence Prevention Programs
  - ARPA - Gun Violence Intervention Program Manager
- **Services**
  - CDBG - Public Education
  - CDBG - Car Seat Safety
  - All Hazards Fire Rescue Emergency Response Services, Fire Hydrant Maintenance, Pre-Fire Planning
  - Emergency Financial Empowerment Implementation
- **Events**
  - CDBG - Healthy Afternoons with Fire Rescue
  - CDBG - Health and Safety Trainings
  - Family Financial Empowerment Summit

### **Gainesville Police Department**

- **Programs**
  - Community Engagement
  - Junior Police Academy
  - Public Safety Camp - Fire/LEO
  - RAD Kids
  - Emergency Management
  - ARPA - Gun Violence Prevention Programs
- **Services**
  - Black on Black Crime Task Force Donation - Pineridge center
  - Police Explorers
  - Criminal Investigations Division
  - Victim Advocate
  - Co-Responders
  - Records Request
  - Coordination of Special Events
  - Regulation of towing and Cabs
  - Airport Security
  - School Resource Officers
  - School Crossing Guards

- Property and Evidence storage
- Emergency Response to CFS
- GR-000815 FY24 North Florida Internet Crimes Against Children (ICAC) Task Force Program
- GR-000819 Juvenile Civil Citation Program - FDJJ
- NPAL
- Traffic - Safe Gator
- Traffic - Distracted Driver
- Traffic - Occupant Protection
- Traffic - Motorcycle and Scooter Safety
- Traffic - Pedestrian and Bicycle High Visibility
- **Events**
  - Shop with a Cop
  - Heroes and Helpers
  - Motorcycle Rodeo
  - Rape Aggression Defense Training

### **Transportation Department**

- \$22 million for Regional Transit System (RTS) Hybrid Buses
  - Increases the number of hybrid buses on the road from 5% of the fleet to 25%
- \$800,000 Safe Streets for All (SS4A)
  - Includes a speed management plan, lighting improvements for safety, and bicycle and pedestrian safety enhancements
- \$6.8 million for RTS Operations and Capital Projects
  - Subsidizes fixed-route transit service and ADA paratransit service as well as maintenance of transit buses
- \$2.1 million from FDOT
  - Matches operating funds to offset operating expenses for the fixed-route transit service
- \$791,232 SS4A to the University of Florida, in partnership with the City's Department of Transportation
  - Enables the evaluation of 2 high risk corridors within city limits

### **District 1**

**Approximate population 32,873**

**20 square miles**

### **Fire Rescue**

- **Facilities**
  - Station 1 / SQ1 (Squad 1), E1 (Engine 1), TW1 (Tower 1)
    - \$3,000,000
  - Station 3 / E3 (Engine 3)
    - \$1,000,000



- Station 6 / CR62 (Crash 62), CR63 (Crash 63 – these are airport units)
  - \$1,000,000
- IMPACT GNV Office
  - \$53,348
- **Services**
  - Opioid Contract - Released Re-Entry Jail Education and Peer Support
    - \$13,323

### **Gainesville Community Reinvestment Area**

- **Cornerstone**
  - Phase 1
    - 10-acres with GTEC and Mériuex Nutriscience plus four vacant lots
  - Phase 2
    - Collaboration with Alachua County, FTA and UF Health (includes EHEDI)
  - Budgeted at \$25.9 million
- **Heartwood**
  - 34-unit subdivision on 15 acres
  - 11 “Dreams to Reality” homes (sold)
  - 7 “showcase” and market rate homes (sold)
  - 16 lots available for sale
  - Budgeted at \$5.7 million
- **Downtown Strategic Plan**
  - Service area is within both District 1 and District 4
  - Downtown Advisory Board (DAB) provides recommendations
  - Budgeted at \$12 million
    - Ambassador Program (Service area is within District 1 and District 4)
      - Contracted at \$3.1 million over 3 years
    - Business Improvement Grant (Service area is within District 1 and District 4)
      - Expenditure of \$775,624 in Fiscal Year 2024
    - Downtown Events Grant (Service area is within both District 1 and District 4)
      - Expenditure of \$32,000 in Fiscal Year 2024
- **Community Partnership Program**
  - Service area is within both District 1 and District 4
  - Provides grant funds to support arts and culture initiatives
  - Budgeted at \$77,000
- **Historical Heritage Trail**
  - Travels through the Fifth Avenue and Pleasant Street neighborhoods
  - Final plan expected to be submitted for City Commission approval in June 2025
  - Budgeted at \$2.3 million

## **Department of Housing & Community Development**

- **Multifamily Developments – Pending Completion**

- Woodland Park Phase II
  - 24 SE 19th Place
  - 144 units
  - \$4,258,000
- Jessie's Village
  - 215 SE 21st Street
  - 22 units
  - \$511,700
- East University Cottages
  - 3 NE 20th Street
  - 18 units
  - \$68,269
- Hawthorne Heights
  - 2412 SE Hawthorne Road
  - 86 units
  - \$139,561

- **Single Family Properties – Completed**

- Neighborhood Housing and Development Corporation
  - 303 SW 7th Pl – \$88,154
  - 314 SW 8th Ave – \$87,246
  - 311 SW 7th Pl – \$96,039
  - 512 SE 13th St – \$61,194
  - 504 SE 13th St – \$68,780
  - 1606 NE 40th Pl – \$28,100
  - 729 SW 3rd St – \$22,770
  - 2212 NE 7th Ave – \$38,075
- Bright Community Trust
  - 818 SW 2nd St – \$106,250
- Habitat for Humanity
  - 1725 NE 3rd Ave – \$10,000
  - 1716 SE 6th Ave – \$10,000
  - 1734 SE 6th Ave – \$10,000
  - 1709 NE 9th Ave – \$11,000
  - 659 NE 16th Ter – \$11,000

- **Single Family Properties – Pending Completion**

- Bright Community Trust
  - 1047 NW 6th Pl – \$120,492
  - 1118 NW 6th Pl – \$106,306
  - 703 SW 5th Ter – \$108,782
  - 2455 SE 10th Ave – \$100,000
  - 806 NW 3rd Ave - \$100,000
  - 11127-008-000 – \$100,000
  - 10858-057-000 – \$100,000
  - 10733-029-000 – \$100,000
  - 10733-003-000 – at \$100,000
- City of Gainesville (Accessory Dwelling Units)
  - 738 NW 7th St – \$311,000
  - 722 NW 7th St – \$400,000
  - 722 NW 7th Ave – \$400,000
  - 1106 NW 6th Pl – \$400,000
  - 111 NW 7th Ave – \$400,000
- Gainesville Housing Development and Management Corporation
  - 306 NE 25th Street (3 units) – \$15,140
- Habitat for Humanity
  - 657 NE 16th Ter – \$21,591
  - 1623 NE 9th Ave – \$6,451
  - 1626 NE 9th Ave – \$6,451

- **Housing Rehabilitation**

- 619 SW 3rd St – \$78,034
- 321 NE 19th St – \$173,252
- 1605 SE 12th Pl – \$163,850
- 415 SE 13th St – \$169,575
- 1520 NE 6th Ave – \$68,070
- 901 SE 18th Ter – \$119,442
- 106 NE 20th St – \$172,925
- 2115 SE 12th St – \$77,386
- 1241 NE 22nd St – \$70,840
- 2909 NE 14th Dr – \$44,220
- 1205 SE 20th St – \$66,660
- 1317 SE 19th Ter – \$68,728
- 1221 NE 28th Ave – \$147,840
- 1144 NE 24th St – \$76,942
- 1400 SE 2nd St – \$53,770

- 1636 SE 13th Pl – \$76,932
- 508 SE 14th St – \$66,000
- 1227 SE 8th St – \$68,200
- 2824 NE 14th Dr – \$24,985

**Department of Parks, Recreation and Cultural Affairs**

1. Andrew R. Mickle, Sr. Pool (at T.B. McPherson Park)
2. A Quinn Jones Museum & Cultural Center
3. Barbara Higgins Park
4. Bivens Arm Nature Park
5. Bo Diddley Community Plaza
6. Boulware Springs Historic Water Works
7. Boulware Springs Nature Park
8. Cedar Grove Park
9. C. F. Franklin Memorial Park
10. Clarence R. Kelly Recreation Center & Park
11. Colclough Pond Nature Park
12. Cora P. Roberson Park
13. Depot Park
14. Dolliree Bowens Tot Lot
15. Duval Park
16. Evergreen Cemetery
17. Flatwoods Conservation Area
18. Fred Cone Park and Conservation Area / Eastside Recreation Center
19. Gum Root Park
20. Haisley Lynch Park
21. Ironwood Golf Course
22. Lincoln Park
23. Lincoln Yard Park
24. Morningside Nature Center and Park
25. Mother Lucille Perkins Tot Lot
26. Oak Hill Park
27. Old Post Office and Federal Courthouse (Hippodrome)
28. Pleasant Park
29. Porters Community Center and Park
30. Rosa B. Williams Center
31. Smokey Bear Park
32. SE 8th and 9th Tot Lot
33. SW 5th Avenue Basin
34. Springhill Park
35. SR 26A Park
36. Sweetwater Branch Park
37. Sweetwater Wetlands Park
38. T.B. McPherson Center and Park



- 39. Tench Building
- 40. Tot Lot #4
- 41. Unity Park
- 42. Wilhelmina Johnson Resource Center
- 43. Woodlawn Park

- **Programs**

- Free Fridays
- GNV Arts: Gotta Dance
- African American Cemeteries Workshop
- Bo Diddley Plaza Movie Nights
- Jazz at the Plaza
- Veterans' Day Flag Placing
- Downtown Festival and Art Show
- Holiday Kids' Dance Party
- History of Kwanzaa
- Downtown Countdown
- Hoggetown Goes Downtown
- Arts4All
- Black History Month
- Florida Invitational Step Show: The Stroll
- Evergreen Cemetery Anniversary Event
- Blues on the Patio
- A Walk Through Time (Evergreen)
- Gainesville Asian Festival
- May the Fourth Be with You
- Memorial Day Flag Placing and Program
- Grass Scholars
- GNV Film Festival
- UF Art Student Exhibit
- Sparks in the Park
- Santa Fe Adult Golf
- Gator Junior Golf
- Summer Golf Camp
- Pop Warner Football
- Flag Football
- Pup Up Basketball
- Swim Lessons
- Gainesville Greenway Challenge
- Sweetwater Wetlands Guided Tram Tours
- Sweetwater Wetlands Night Tram Tours
- Sweetwater Wetlands Night Tours
- Sweetwater Wetlands Walking Tours
- Sweetwater Wetlands Wednesday Bird Walks
- Sweetwater Wetlands Tenth Anniversary Celebration

- Barnyard Buddies
- Frogs and Friends
- Living History Saturday
- SOAR
- Fall Wildflower Walks
- Cane Boil and Fiddle Fest
- Great Invader Raider Rally
- Earth Academy Day Camp
- Junior Naturalist
- Poetry in the Park
- After School Program
- Grillers
- Out of School Days
- Lil' Cooking Club
- Winter Break Camp
- Spring Break Camp
- Summer Day Camp

#### **Gainesville Police Department**

- **Facilities**
  - Administration Building
    - \$250,000
  - Oscar Lewis Center
    - \$4,000
  - Internal Affairs Office
- **Programs**
  - GPAL - Gainesville Police Athletic League
    - \$18,062
    - \$32,505

#### **Public Works Department**

- **SE 1st Ave – Tree Preservation hardscape**
  - Completed Fiscal Year 2024
  - \$610,000
- **SE 1st St – Tree Replanting & hardscape**
  - Completed Fiscal Year 2024
  - \$600,000
- **Lot 13 – Dumpster Enclosure**
  - Construction Completed Fiscal Year 2024
  - Operational programmed for Fiscal Year 2025
  - \$200,000
- **Lot 4 – Dumpster Enclosure**

- Completed Fiscal Year 2025
  - \$250,000
- **N Main St – Resurface & bike lanes**
  - Completed Fiscal Year 2024
  - \$1.1 million
- **GFR Administration (Catalyst Building) – Building Renovation**
  - Completed Fiscal Year 2024
  - \$430,000
- **GPD Property & Evidence Building – Reconstruction**
  - Design Fiscal Year 2025
  - Construction Fiscal Year 2026 to Fiscal Year 2027
  - \$22.2 million
- **Waldo Rd at NE 3rd Ave – Bike/Ped Signalized Crossing**
  - Design Fiscal Year 2024
  - Construction Fiscal Year 2026
  - \$1.4 million
- **Tumblin Creek – Revetment**
  - Design Fiscal Year 2024
  - Construction Fiscal Year 2025 to Fiscal Year 2026
  - \$512,000
- **Bivens Arm – Marsh Restoration**
  - Design Fiscal Year 2024
  - Construction Date TBD
  - Design \$100,000
  - Construction \$900,000
- **NW 8th Ave/NW 6th St – Lane Repurposing for Bike Lanes**
  - Design Fiscal Year 2024
  - Construction Fiscal Year 2025
  - \$825,000
- **NW 1st St/NW 1st Ave Unit Blocks – Reconstruction**
  - Design Fiscal Year 2024
  - Construction Fiscal Year 2025
  - \$600,000
- **SW 1st Ave (Streatery) – Pedestrian Festival Street**
  - Design Fiscal Year 2025
  - Construction Fiscal Year 2026
  - \$3.2 million

- **10th/12th Street One-Way Pairs – Lane Repurposing for Bike Lanes**
  - Design Fiscal Year 2024
  - Construction Fiscal Year 2025 to Fiscal Year 2026
  - \$700,000 (Partially in District 4)
- **SW 6th St – Resurfacing and Lane Repurposing for Bike Lanes**
  - Design Fiscal Year 2025
  - Construction Fiscal Year 2025 to Fiscal Year 2026
  - \$1.65 million
- **Cedar Grove – Drainage Remediation**
  - Design Fiscal Year 2026
  - Construction Fiscal Year 2027
  - \$500,000
- **Cedar Grove – ADA Curb Ramps**
  - Completed Fiscal Year 2025
  - \$216,000
- **Downtown – ADA Curb Ramps**
  - Completed Fiscal Year 2025
  - \$246,000
- **NW 7th Ave – ADA Curb Ramps**
  - Completed Fiscal Year 2025
  - \$75,000
- **SW 5th Ave – Sidewalk**
  - Construction Fiscal Year 2025
  - \$275,000
- **SW 10th Ave – Sidewalk**
  - Construction Fiscal Year 2025
  - \$80,000
- **Tree Planting & Property Purchases (1.53 acres)**
  - \$168,000

#### **Office of Resilience**

- **Community Gardens**
  - Porters Community Farm (518 SW 3rd St)
  - McRorie Community Garden (615 SE 4th Ave)
  - Fred Cone Park Community Garden (2801 E University Ave)
  - CR Kelly Community Garden (1700 NE 8th Ave)
  - Duval Community Garden (NE 25th St & NE 12th Ave)
  - Unity Park Community Garden (1700 NE 31st Ave)



- **Cooling Centers**

- Clarence R Kelly Center (1701 N.E. 8th Ave)
- Eastside Community Center at Cone Park (2841 E. University Ave)

### **Transportation Department**

- Bus stop improvements were completed on multiple corridors including NE 15th St and SW 13th St to improve access to bus stops for the mobility impaired and all users
  - Some bus stops also received bus shelters for the first time
- 36 pedestrian ramps were rebuilt to meet ADA standards in Downtown between Main St and 3rd St
  - These improvements will make it easier for vision-impaired pedestrians and people using any kind of wheeled mobility device or stroller to easily and safely navigate downtown
- Solar-power generating canopy at RTS that will be the first FTA-funded solar-power parking lot canopy in the Southeast
  - Similar to solar canopies found around Gainesville, such as in the downtown parking garage, but on a larger scale
  - This project will reduce urban heating effects and reduce operating costs at the RTS Main Facility
- Completed the implementation of a new signalized pedestrian crossing along N Main St at NE 4th Ave
- Programmed the construction of a raised crossing along SW 8th Ave (by Norman Hall), in coordination with the Public Works Department, enhancing accessibility and safety

### **Wild Spaces & Public Places**

- **Multiuse Trail Signage – Installation**
  - 37 wayfinding and informational signs were installed along the network of paved multiuse pathways
  - Completed in March 2025
  - \$29,187.95
- **T.B. McPherson Recreation Complex – ADA Improvement Project**
  - Includes replacing broken sidewalk and concrete grinding to improve universal park access
  - Construction is expected to begin in April 2025
  - \$14,922
- **Hogtown Creek Headwaters Nature Park – ADA Improvement Project**
  - Includes replacing broken sidewalk and concrete grinding to improve universal park access
  - Construction is expected to begin in April 2025
  - \$11,696
- **Bivens Arm Nature Park – ADA Improvement Project**

- Includes replacing broken sidewalk, concrete grinding and adding new sidewalk to improve park access
- Completed in June 2024
- \$9,343
- **Lincoln Park – ADA Improvement Project**
  - Includes replacing broken sidewalk, concrete grinding and adding new sidewalk to improve park access
  - Completed in October 2024
  - \$12,201
- **Fred Cone Park – ADA Improvement Project**
  - Includes replacing broken sidewalk, concrete grinding and adding new sidewalk to improve park access
  - Completed in June 2024
  - \$34,672
- **Fred Cone Park – Track Resurfacing and Infield Repair**
  - Includes resurfacing the track and repairing and reseeding the infield
  - Construction began in March 2025 with anticipated completion date of June 2025
  - \$319,494
- **Duval Nature Park – Improvements**
  - Includes an asphalt parking lot at the park entrance on NE 24th Street, a new walking trail around the existing stormwater pond at the eastern end of the park, a pedestrian entrance connecting the neighborhood to the north, a new playground, new signage throughout the park and other enhancements
  - Construction began in February 2025 with anticipated completion date of July 2025
  - \$237,000
- **Lincoln Yard Trail – New Construction**
  - Includes the creation of a 1/3 mile trail, new decorative fencing around the stormwater pond and a landscaped entrance featuring wood rail fencing, entrance columns and decorative boulders, a small playground, seating and adult fitness equipment
  - Completed in July 2024
  - \$369,733
- **Boulware Springs – Basin Sediment Removal**
  - Dredging
  - Work began in February 2025 with anticipated completion date of April 2025
  - \$87,500
- **Old Post Office Building and Federal Courthouse (The Hippodrome) – Elevator Repair**
  - Includes refurbishment of the historic elevator motor, rewinding of the hoist motor, reconditioning of the hoist motor, brushes and overall rebuilding
  - Renovation began in February 2025 with anticipated completion date of July 2025
  - \$135,799

- **Old Post Office Building and Federal Courthouse (The Hippodrome) – Roof and Gutter Repair**
  - Includes installing replacement flashing around eight dormer windows and one chimney and lining the gutter system to prevent stormwater infiltration
  - Completed in September 2024
  - \$143,483
- **Bo Diddley Plaza – Viewing Area Improvements**
  - Includes reconstruction of one of the brick viewing areas to improve accessibility
  - Completed in February 2024
  - \$31,867
- **Morningside Nature Center – Schoolhouse Deck Replacement**
  - Includes removal and replacement of the deck and ramp to the schoolhouse building
  - Completed in March 2024
  - \$19,524
- **Fred Cone Park – Lighting Improvements**
  - Includes new lighting on the basketball courts and multipurpose field
  - Completion for all PRCA lighting projects (combined) anticipated in July 2025
  - \$ 454,586
- **Cora P. Roberson Park – Lighting Improvements**
  - Includes lighting upgrades
  - Completion for all PRCA lighting projects (combined) anticipated in July 2025
  - \$ 108,350

## **District 2**

**Approximate population 35,988**

**26 square miles**

### **Fire Rescue**

- **Facilities**
  - Station 4 / E4 (Engine 4)
    - \$1,000,000
  - Station 7 / E7 (Engine 7)
    - \$1,000,000
  - Station 8 / Q8 (Quint 8 – this is an aerial-based truck)
    - \$1,000,000

### **Department of Housing & Community Development**

- **Multifamily Developments – Completed**

- Deer Creek Senior
  - 2166 NW 55th Blvd
  - 62 units
  - \$469,313
- Royal Park
  - 385 NW 39th Rd
  - 192 units
  - \$287,500
- **Housing Rehabilitation**
  - 8707 NW 38th Cir – \$76,450

**Department of Parks, Recreation and Cultural Affairs**

1. A.N.N.E. Park
2. City of Gainesville / Alachua County Senior Recreation Center
3. Clear Lake Nature Park
4. Cofrin Nature Park
5. Green Acres Park
6. Greentree Park
7. Hogtown Creek Headwaters Nature Park
8. Hull Road Conservation Area
9. John Mahon Nature Park
10. Kiwanis Challenge Park
11. Northside Park
12. NW 34th St Conservation Area
13. Pine Ridge Tot Lot
14. Four Creeks Preserve – City Portion
15. Possum Creek Park
16. San Felasco Park
17. Springtree Park
18. Sugarfoot Prairie Conservation Area

- **Programs**
  - Adult Softball
  - Bilingual Storytime at the Park
  - Gainesville Greenway Challenge
  - Music and Movement at the Park
  - Perspectives in the Park
  - After School Program
  - Out of School Days
  - Winter Break Camp
  - Spring Break Camp
  - Summer Day Camp



### **Public Works Department**

- **Glen Spring Creek/Royal Gardens – Revetment**
  - Design Fiscal Year 2024
  - Construction Fiscal Year 2025 to Fiscal Year 2026
  - \$480,000
- **NW 8th Ave – Resurfacing**
  - Design Fiscal Year 2024
  - Construction Fiscal Year 2025
  - \$1.6 million
- **NW 45th Ave – Sidewalk**
  - Design Fiscal Year 2025
  - Construction Fiscal Year 2026
  - \$650,000
- **Tree Planting & Property Purchases (22.59 acres)**
  - \$279,000

### **Office of Resilience**

- **Community Gardens**
  - Green Acres Park Community Garden (700 SW 40th St)
  - Possum Creek Park (4009 NW 53rd Ave)

### **Transportation Department**

- Bus stop renovations to improve access to bus stops to meet ADA standards at the Millhopper Library and NW 4th Blvd, among other locations
- Coordinated with FDOT to develop a concept for the implementation of bicycle facilities along Newberry Rd between SW 38th St and NW 43rd St to expand mobility options and enhance safety for all users of the transportation system (funded for design in FY26)

### **Wild Spaces & Public Places**

- **Kiwanis Challenge Park – Track Improvements**
  - Includes the installation of concrete pads to house two ADA-compliant picnic tables and six benches and resurfacing of the track
  - Completed in March 2025
  - \$246,000
- **Possum Creek Park – ADA Improvement Project**
  - Includes replacing broken sidewalk, concrete grinding and adding new sidewalk to improve park access
  - Completed in June 2024
  - \$17,748

- **Greentree Park – Lighting Improvements**
  - Includes lighting upgrades on the baseball field
  - Completion for all PRCA lighting projects (combined) anticipated in July 2025
  - \$ 357,018

### **District 3**

**Approximate population 27,723**

**9 square miles**

#### **Fire Rescue**

- **Facilities**
  - Station 9 / E9 (Engine 9), L9 (Ladder 9)
    - \$2,000,000
- **Programs**
  - GPD Forfeiture - IMPACT GNV Funded Program - Phoenix and Peak Literacy
    - \$6,270

#### **Department of Housing & Community Development**

- **Single Family Properties – Completed**
  - Neighborhood Housing and Development Corporation
    - 2901 SW 39th Ave – \$34,974

#### **Department of Parks, Recreation and Cultural Affairs**

1. Broken Arrow Bluff Nature Park
  2. Abby Wambach Park and Conservation Area
  3. Phoenix Neighborhood Playground
  4. Split Rock Conservation Area
  5. Terwilliger Pond Conservation Area
- **Programs**
    - Gainesville Greenway Challenge

#### **Gainesville Police Department**

- **GPD Forfeiture**
  - IMPACT GNV Funded Program
  - Phoenix and Peak Literacy
  - \$6,270

#### **Public Works Department**

- **SW 62nd Blvd Connector – New Roadway Alignment**
  - Completed Fiscal Year 2024
  - \$18.8 million
- **SW 43rd St – Resurfacing, Sidewalk and Bike Lanes**
  - Completed Fiscal Year 2024
  - \$1.5 million
- **SW Public Safety Center**
  - Joint fire, police, public works facility with a community room; initial phase fire and community room
  - Design Fiscal Year 2025 to Fiscal Year 2026
  - Construction Fiscal Year 2026 to Fiscal Year 2027
  - \$32.3 million
- **SW 47th Ave – New Roadway Alignment**
  - Design Fiscal Year 2025
  - Construction TBD
  - \$1.36 million budgeted
  - \$8.7 million total estimate
- **Tree Planting & Property Purchases (11.76 acres)**
  - \$108,000

#### **Office of Resilience**

- **Community Gardens**
  - SW 40th Place and SW 30th Terrace Community Garden

#### **Transportation Department**

- Bus stop improvements are in progress or completed along multiple corridors including SW 24th Ave – SW 20th Ave, SW 62nd Blvd, SW Williston Rd, SW 27th St and SW 13th St
  - Improve ease of boarding and alighting
  - Add passenger waiting areas
  - Enhance safety
  - Bring bus stops to ADA standards

#### **Wild Spaces & Public Places**

- **Abby Wambach Park – Restroom Renovation**
  - Interior work includes new toilets, urinals, partitions, countertops, faucets, sinks, diaper changing stations and lighting
  - Exterior work includes a new metal roof, skylights and gutters
  - Completed in March 2025
  - \$109,600
- **Split Rock Conservation Area – Entrance Improvements**

- Bollards were installed at the entrance to prevent unauthorized vehicular access to the site
- Completed in August 2024
- \$4,477
- **Split Rock Conservation Area – Boardwalks**
  - Construction of pedestrian crossings over wetlands within Split Rock Conservation Area
  - Completed in July 2024
  - \$43,800

## **District 4**

**Approximate population 34,240**

**11 square miles**

### **Fire Rescue**

- **Facilities**
  - Station 2 / E2 (Engine 2), TW2 (Tower 2)
    - \$2,000,000
  - Station 5 / E5 (Engine 5)
    - \$1,000,000
- **Programs**
  - GPD Forfeiture - IMPACT GNV Funded Program - Oakview Afterschool Program
    - \$6,270

### **Gainesville Community Reinvestment Area**

- **Citizens Field Project (NE 8th and Waldo Road)**
  - Focuses on revitalizing and attracting economic development
  - Plans in development
  - Budgeted at \$13.7 million
- **Downtown Strategic Plan**
  - Service area is within both District 1 and District 4
  - Downtown Advisory Board (DAB) provides recommendations
  - Budgeted at \$12 million
    - Ambassador Program (Service area is within District 1 and District 4)
      - Contracted at \$3.1 million over 3 years
    - Business Improvement Grant (Service area is within District 1 and District 4)
      - Expenditure of \$775,624 in Fiscal Year 2024
    - Downtown Events Grant (Service area is within both District 1 and District 4)
      - Expenditure of \$32,000 in Fiscal Year 2024



- **Community Partnership Program**
  - Service area is within both District 1 and District 4
  - Provides grant funds to support arts and culture initiatives
  - Budgeted at \$77,000

#### **Department of Housing & Community Development**

- **Single Family Properties – Completed**
  - Neighborhood Housing and Development Corporation
    - 2112 NE 3rd St – \$31,482
- **Housing Rehabilitation**
  - 2816 NW 16th Ave – \$36,437
  - 1132 NE 6th Ave – \$40,750
  - 1203 NE 6th Ave – \$80,271
  - 1416 NE 14th St – \$79,790
  - 424 NE 10th St – \$170,100
  - 3701 NW 17th St – \$169,470
  - 1022 NE 19th Pl – at \$12,472
  - 1205 NW 8th St – \$26,950
  - 1003 NE 8th Ave – \$75,568

#### **Department of Parks, Recreation and Cultural Affairs**

1. 29th Road Nature Park
2. Albert “Ray” Massey Park
3. Alfred A. Ring Park
4. Citizens Field / Martin Luther King, Jr. Recreation Complex
5. City Hall Plaza
6. Dwight H. Hunter Pool (at MLK Center)
7. H. Spurgeon Cherry Pool (at Massey Park)
8. Hibiscus Park
9. Hidden Gem Park
10. Loblolly Woods Nature Park
11. Loblolly Environmental Facility
12. Oakview Park and Center
13. Reserve Park
14. Roper Park
15. Seminary Tot Lot
16. Thelma Boltin Center
17. Thomas Center and Grounds and Gardens
18. Tom Petty Park

- **Programs**

- Holiday Lights Celebration
- Let's Dance for Special Needs
- SPARC352 Summer Artist-in-Residence Pilot
- Oakview Pilot Art Programs
- Thomas Center Galleries
- Pop Warner Cheer
- Adult Softball
- Youth Basketball
- Midnight Basketball
- Summer Hoops
- Swim Lessons
- Lifeguard Classes
- Jr. Lifeguard Camp
- Gainesville Greenway Challenge
- After School Program
- Start Smart Soccer
- Start Smart Basketball
- Start Smart Baseball
- Grillers
- Out of School Days
- Lil' Cooking Club
- Winter Break Camp
- Spring Break Camp
- Summer Day Camp

#### **Gainesville Police Department**

- GPD Forfeiture
- IMPACT GNV Funded Program
- Oakview Afterschool Program
- \$6,270

#### **Public Works Department**

- **Florida Park Berm – Revetment**
  - Completed Fiscal Year 2024
  - \$1 million
- **Fire Station 3 – Reconstruction**
  - Design Fiscal Year 2025 to Fiscal Year 2026
  - Construction Fiscal Year 2026 to Fiscal Year 2027
  - \$15.7 million
- **NE 9th St – Resurfacing with Vision Zero elements**
  - Design Fiscal Year 2025
  - Construction Fiscal Year 2026 to Fiscal Year 2027
  - \$5.2 million

- **NE 15th St – Sidewalk**
  - Completed Fiscal Year 2025
  - \$200,000
- **NW 2nd St Sidewalk**
  - Completed Fiscal Year 2025
  - \$350,000
- **NW 31st Drive – Sidewalk**
  - Design Fiscal Year 2025
  - Construction Fiscal Year 2026
  - \$75,000
- **NE 8th Ave – ADA Curb Ramps**
  - Construction Fiscal Year 2025
  - \$210,000
- **Tree Planting & Property Purchase (13.38 acres)**
  - \$790,000

#### **Office of Resilience**

- **Community Gardens**
  - Thelma Boltin Community Garden (516 NE 2nd Ave)
  - Reserve Park Community Garden (700 NE 11th St)
  - Dreamers' Garden – Grove Street Neighborhood (920 NW 4th St)
- **Cooling Centers**
  - Martin Luther King Jr. Multipurpose Center

#### **Transportation Department**

- Bus stop improvements are in progress to improve access to bus stops and bring them up to ADA standards on NW 23rd Blvd, NW 13th St, NW 23rd Ave, and NW 2nd St
- Completed the implementation of sidewalk segments along NE 15th St between NE 12th Ave and NE 16th Ave, and NW 2nd St between NW 8th Ave and NW 14th Ave (in coordination with Public Works)
  - Closes network gaps
  - Enhances accessibility and safety

#### **Wild Spaces & Public Places**

- **Tom Petty Park – Pickleball Courts and Miscellaneous Improvements**
  - Addition of eight dedicated pickleball courts, new seating areas, parking lot lighting and a pedestrian entrance from the NE 16th Ave. crosswalk

- Also will also re-route the existing multi-purpose trail to enhance ADA accessibility and improve the landscaping and stormwater management on-site
- Groundbreaking in April 2025
- \$1,967,007
- **Hidden Gem Park – Basketball Court Reconstruction**
  - Includes reconstruction of the court and court pole replacement
  - Completed in March 2025
  - \$25,103
- **Alfred A. Ring Nature Park – Boardwalk Improvements**
  - Includes replacement of all the walking surfaces, top handrails and construction of new concrete ramps at the north trailhead bridge access
  - Completed February 2025
  - \$337,369
- **Dwight H. Hunter Pool – Slide**
  - A new pool slide was installed at Dwight H. Hunter Pool
  - Completed in March 2025
  - \$353,855
- **Loblolly Woods Nature Park – Hurricane Damage Repair**
  - Repair of the hurricane damage sustained during Hurricanes Helene and Milton to the Loblolly Woods Nature Park Boardwalk
  - Completed in January 2025
  - \$10,100
- **Tom Petty Park – Drainage Improvements**
  - Includes drainage improvements on field 2 at Tom Petty Park
  - Completed in September 2024
  - \$23,650
- **H. Spurgeon Cherry Pool – Slide Renovation**
  - Includes removal and replacement of some of the slide’s structural supports as well as refurbishment of the slide
  - Completed in March 2024
  - \$225,144
- **Albert “Ray” Massey Park – ADA Improvements**
  - Includes replacing broken sidewalk, concrete grinding and adding new sidewalk to improve park access
  - Completed in October 2024
  - \$23,050
- **Albert “Ray” Massey Park – Lighting Improvements**
  - Includes lighting upgrades on the softball field, basketball courts and baseball fields 1 and 2




- Completion for all PRCA lighting projects (combined) anticipated in July 2025
- \$661,256


# Square Mileage by Commissioner District


## Legend

 Gainesville Boundary

### District Name

 District I

 District II

 District III

 District IV

District Name	Sq Mi by Commissioner District
District I	20
District III	9
District IV	11
District II	26

