

Monday, April 17, 2023 – 3:00 P.M.  
Gainesville City Hall  
200 E University Ave  
Gainesville, Florida

The Alachua County Board of County Commissioners met for the Joint Meeting.

**PRESENT:** Chair Anna Prizzia; Vice Chair Mary Alford, Commissioner Charles S. Chestnut IV, Commissioner Ken Cornell and Commissioner Marihelen Wheeler

City Mayor Harvey L. Ward, City Commissioner Reina Saco, City Commissioner Ed Book, City Commissioner Casey Willits, City Commissioner Desmon Duncan-Walker, City Commissioner Cynthia Moore-Chestnut, City Commissioner Bryan Eastman

**ALSO PRESENT:** County Manager Michele Lieberman, Deputy County Manager Carl Smart, County Attorney Sylvia Torres, and Deputy Clerk Casey Miller

City Clerk Omichele D. Nattiel-Williams

Call to Order

Welcome

Introduction Mayor, Harvey L. Ward, Jr., City of Gainesville

Chair, Anna Prizzia, Alachua County Commission

Adoption of the Agenda

**Vice Chair Alford moved** to adopt the agenda.

**2<sup>nd</sup> Commissioner Chestnut**

**The motion carried 5-0.**

**City Commissioner Cynthia Moore-Chestnut moved** to adopt the agenda.

**2<sup>nd</sup> City Commissioner Eastman**

**The motion carried 7-0.**

Items for Discussion

Monday, April 17, 2023 – 3:00 P.M.

1. 23-0686 Community Development Financial Institution

**Recommended Action:** For information

**Fiscal Consideration:** N/A

**Strategic Guide:** N/A

Vystar reps Heather Horovitz SVP, CDFI & Impact Lending and Chris Vukas Principal at Vukas Capital Advisors LLC presented the above item. Briefly giving an overview of strategic priorities and sharing knowledge on the New Market Tax Credits (NMTC) with the Board and City Council.

NMTC Goals:

- Match 20-25% "soft loan" with 10%+ of equity
- Develop property in less expensive LICs (low income communities)/drive investment into low-income neighborhoods
- Create living wage jobs for LIPs (low income people)
- Provide goods and services to LIPs (low income people)

Benefits to Project:

- NMTCs provide between 15%-24% net Equity to a project based on allocation amount
- NMTC equity is in the form of an interest only loan for 7 years
- Loan can be converted to equity after compliance period
- Increases amount of borrower equity

Chair Prizzia, Vystar Rep Heather Horovitz, Chair Prizzia, City Commissioner Saco, Heather, City Commissioner Saco, Chris Vukas Principal at Vukas Capital Advisors LLC, Cornell, Vystar Rep Heather Horovitz, Commissioner Cornell, City Commissioner Duncan-Walker, Chris Vukas Principal at Vukas Capital Advisors LLC, City Commissioner Duncan-Walker, City Commissioner Ed Book, Vystar Rep Heather Horovitz, Chris Vukas Principal at Vukas Capital Advisors LLC, City Commissioner Ed Book, Vystar Rep Heather Horovitz, Chris Vukas Principal at Vukas Capital Advisors LLC, City Commissioner Willits, Chris Vukas Principal at Vukas Capital Advisors LLC, City Commissioner Willits, Vystar Rep Heather Horovitz, City Mayor Harvey Ward, Commissioner Wheeler, Chris Vukas Principal at Vukas Capital Advisors LLC, and Chair Prizzia all presented comments.

Commissioner Cornell exited the meeting at 3:45pm

Commissioner Cornell returned to the meeting at 3:46pm

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2. 23-0679 Joint City-County Housing Presentation

**Recommended Action:** Receive a presentation from City and County staff.

**Fiscal Consideration:** Funding for these initiatives has been allocated through various sources including Community Development Block Grant, HOME Investment Partnership, State Housing Initiatives Partnership, The America Rescue Plan Act, HOME ARP and ConnectFree.

**Strategic Guide:** N/A

Deputy County Manager Carl Smart gave a brief introduction of the above item.

Andrew Persons, Special Advisor to the City Manager and Corey Harris, Director of Housing and Community Development gave a presentation on behalf of the City regarding the above item.

City of Gainesville Housing Priorities:

- ARPA Affordable Housing Initiative
- Homeownership Preservation: House Replacement, Owner Occupied Rehab, Roof Replacement and Foreclosure Intervention Program
- Homeownership Promotion: Home Buyers Training, Down Payment Assistance, Developer's Subsidies

Vice Chair Alford exited the meeting at 4:14pm

Vice Chair Alford returned to the meeting at 4:18pm

## City of Gainesville Funding Sources

- **Federal:** Community Development Block Grant, HOME Investment Partnership Program (HOME), American Rescue Plan Act (ARPA)
- **State:** State Housing Initiatives Partnership program (SHIP)
- **Local:** GCRA programs and ConnectFree



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## ARPA Affordable Housing \$8M

- \$6 million to underwrite the development of new rental housing units (single family & multifamily)
- \$1.2 million to underwrite new for sale housing units (single family & multifamily)
- \$320,000 for an owner-occupied rehabilitation program
- \$320,000 to expand down payment assistance
- \$160,000 for land acquisition to purchase to produce affordable housing



Commissioner Cornell, and Corey Harris Director of Housing and Community Development presented comments.

Claudia Tuck, Director of Alachua County Community Support Services gave a presentation on behalf of the County regarding the above item.

## Alachua County Funding Sources

- **Federal:** Emergency Rental Assistance Program (ERAP), American Rescue Plan Act (ARPA)
- **State:** Community Development Block Grant (CDBG), State Housing Initiatives Partnership program (SHIP)
- **Local:** Affordable Housing Trust, Alachua County Infrastructure Sales Tax, Sugarfoot Oaks/Cedar Ridge Neighborhood Preservation and Enhancement Taxing District



Alachua County Housing Priorities:

- Homeownership Preservation: Home Replacement, Owner Occupied Rehab, and Roof Replacement; Down payment Assistance
- Workforce Housing
- Affordable Housing
- Homeless Prevention Services
- Homeless Services coordinated with the keys to home (local CoC)

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City Commissioner Saco, Claudia Tuck Director of Alachua County Community Support Services, City Commissioner Saco, Claudia Tuck Director of Alachua County Community Support Services, City Commissioner Saco, Corey Harris Director of Housing and Community Development, Andrew Persons, Special Advisor to the City Manager, City Commissioner Willits, Commissioner Wheeler, Andrew Persons, Special Advisor to the City Manager, Claudia Tuck Director of Alachua County Community Support Services, Commissioner Wheeler, Chair Prizzia, City Commissioner Saco, City Commissioner Willits, Andrew Persons, Special Advisor to the City Manager, Chair Prizzia, Commissioner Wheeler, Claudia Tuck Director of Alachua County Community Support Services, and City Mayor Harvey Ward all presented comments.

Mayor Ward recognized Citizen Khalil Blount who presented comments.

3. 23-0687 Infrastructure and Wild Spaces / Public Places Surtax Update  
**Recommended Action:** For information from City of Gainesville staff presentation.  
**Fiscal Consideration:** The surtax is estimated to generate approximately \$17.4 million per year for the City of Gainesville - \$8.7 million for Wild Spaces / Public Places and \$8.7 million for critical infrastructure.  
**Strategic Guide:** N/A

Philip R Mann, P.E. Special Advisor for Infrastructure and Capital Projects presented the above item update on Infrastructure Surtax.

## FY23 Approved Surtax Project List

Adopted February 9<sup>th</sup>, 2023

- Acquisitions
  - Phalanx Building for GFR Admin, Safety and Training Bureaus
  - Property for GFR Station 9 (southwest)
- Design
  - S.W. Public Safety Center / Fire Station #9
  - Phalanx Building Renovations / GFR Administration Building
  - North Main Street – 39<sup>th</sup> Avenue to 53<sup>rd</sup> Avenue
  - N.E. 9<sup>th</sup> Street – University Avenue to N.E. 23<sup>rd</sup> Avenue
  - East Side Fire Station (EHEDI Site)
  - Public Works Hurricane Hardened Building
  - GPD Property and Evidence Building

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## Current Activity

- **Funding Availability**
  - The City is scheduled to receive the first distribution of Surtax in April.
- **Acquisitions**
  - Identifying a property in the Southwest for GFR Station 9 / Public Safety Services Center.
- **Design**
  - The solicitation for an RFP is currently on the street and closes April 18<sup>th</sup>.
  - Once the contract for this RFP is executed, staff will start issuing task orders for design projects approved on 2/9/23.
- **Alachua County's Non-Recurring Municipal Partnership Program**
  - The County Commission will be discussing this item at their May 23, 2023 meeting.

Commissioner Cornell, Philip R Mann P.E., Commissioner Cornell, Chair Prizzia, Dave Forziano Senior Assistant County Attorney, City Commissioner Willits, and Philip R Mann P.E. all presented comments.

Betsy Waite Director of Wild Spaces and Public Places presented the above updated on Wild Spaces & Public Places.

Projects Currently in Construction:

- H. Spurgeon Cherry Aquatics Center Renovation
- Albert "Ray" Massey Park Playground
- Unity Park Restroom
- Forest Park Improvements
- Possum Creek Skate Park Lighting
- A.N.N.E Park Accessibility Improvements

There are 15 funded projects currently in planning, design, permitting or procurement.

City Commissioner Book, City Commissioner Saco, Betsy Waite Director of Wild Spaces and Public Places, City Commissioner Duncan-Walker, and Betsy Waite Director of Wild Spaces and Public Places all presented comments.

Vice Chair Alford exited the meeting at 5:38pm

Vice Chair Alford returned to the meeting at 5:41pm

City Commissioner Willits, Commissioner Cornell, Betsy Waite Director of Wild Spaces and Public Places, City Commissioner Duncan-Walker, and Philip R. Mann P.E. presented comments.

Jason Maurer, Parks and Open Space Director for Alachua County gave a brief update of the County Wild Spaces and public Spaces. Presenting a map that shows the

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parks master plan. The county is expecting \$40 million in revenue and looking for opportunities to partner.

City Commissioner Saco presented comments.

Andi Christman Program Manager for the Alachua County Land Conservation Program gave a brief update on the next 10 year strategy.

Projected total 10 year County WSPP surtax funds = \$194M

-\$6M off the top to municipalities for joint WSPP projects with County

- 80% Conservation Lands/20% Active parks county funding allocation

Commissioner Cornell, City Commissioner Eastman, Andi Christman Program Manager, City Commissioner Willits, Andi Christman Program Manager, and Chair Prizzia all presented comments.

### **Public Comment**

There were no comments presented at this time.

### **Commission General Comments and Information Discussion**

#### County Commission Comment

Vice Chair Alford stated she has received a lot of emails about public safety in Gainesville and would like to know what she could possibly tell the citizens.

Andrew Persons, Special Advisor to the City Manager stated the Mayor, the Chief of police and City manager will be having a meeting regarding the situation and the City will follow up with a letter or memo to the County Commission.

Commissioner Cornell thanked the City for hosting the meeting. Also Commissioner would like to thank the City and County staff for all of the work done.

Chair Prizzia would like to thank the city for hosting the meeting and she is excited for the future collaboration with the city.

#### City Commission Comment

City Commissioner Duncan-Walker would like to thank everyone for attending the meeting. She also states she enjoyed the housing presentation done.

### **Adjourn**

There being no further business before the Board the meeting was adjourned at 6:26pm