

THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

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Meeting Minutes

Thursday, August 24, 2023

2:30 PM

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

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

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

THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

DRAFT MINUTES

Thursday, August 24, 2023

2:30 PM

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

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

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

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

INTRODUCTIONS AND WELCOME

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

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

MUNICIPAL AND COMMUNITY PARTNER OUTREACH MEETINGS

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



THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

Strengths

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

Strengths Continued

LOCATION * LOCATION * LOCATION

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

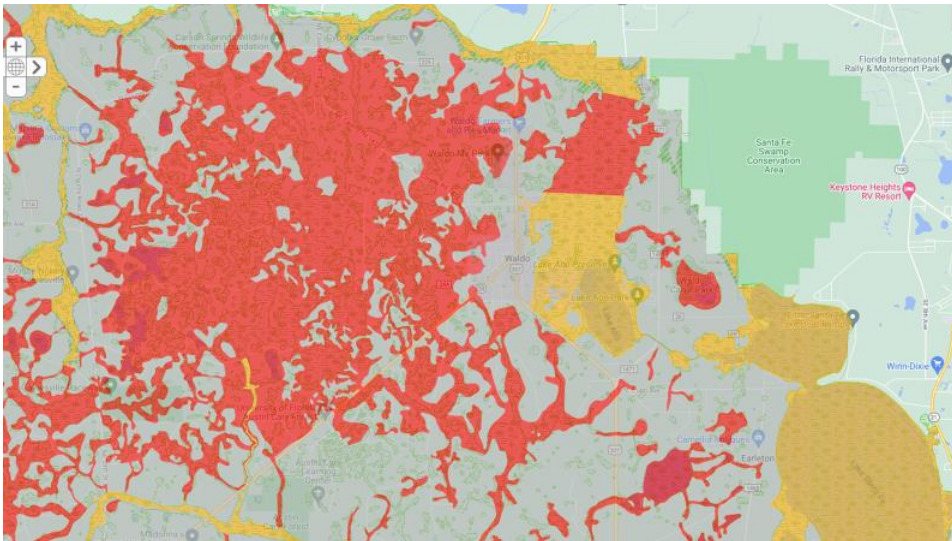
WEAKNESS

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

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FEMA Zones-2021

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

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Constellation Charter School

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



Waldo Former Speed Trap

Now Speedway

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



ECONOMIC DEVELOPMENT NEEDS

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

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

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

WATER BOOSTER PUMP HWY 301 NORTH

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



HOUSING ISSUE



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

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

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

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

OTHER ROADBLOCKS FOR GROWTH

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

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

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

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

LOW INCOME AREA- LIMITED FUNDS

DOWNTOWN



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

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LAKE ALTO

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

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



WALDO CITY SQUARE

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

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

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

KITCHEN - LUNCHROOM - AVAILABLE FOR BUSINESS OPPORTUNITY

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



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GREENSPACE

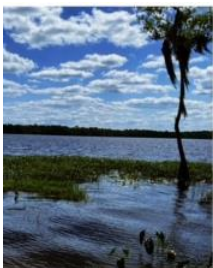
WETLANDS

WILDLIFE

ALTO LAKE

LOCATION

OPPORTUNITY



DISCUSSION
INPUT
IDEAS

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

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

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

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MEMBERS COMMENTS

ADJOURN The meeting adjourned at 3:45 PM.