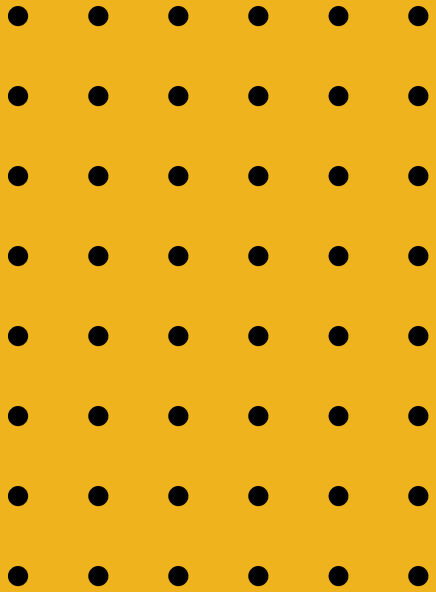


12 DECEMBER 2023

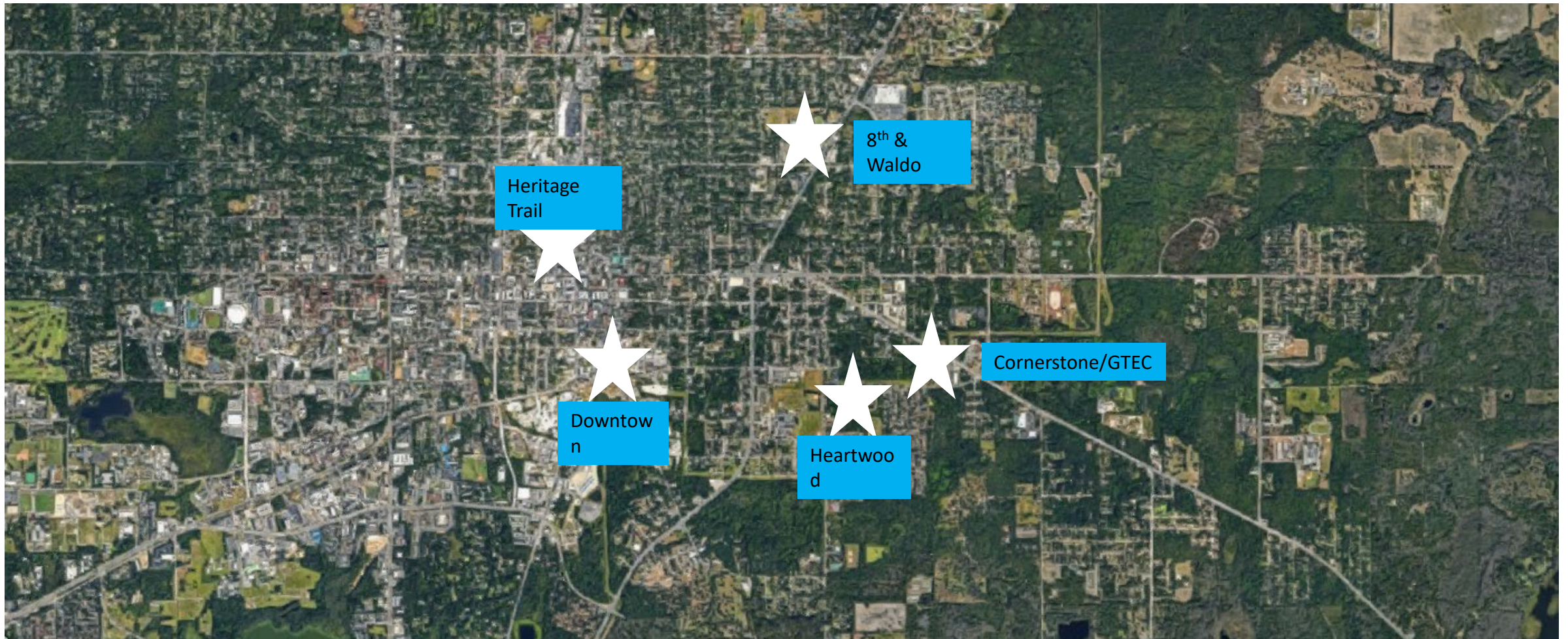


GCRA Transformational Project Update



Alachua County Commission Meeting





Focus on Transformational Projects in the GCRA

Economic Development Highlights

Cornerstone, Eastside Health and Economic Development Initiative (EHEDI), and GTEC Refresh

- UF Health Urgent Care Center underway
- Construction contract awarded for roadway infrastructure
- RTS planned transfer hub
- Eastside Gateway refresh and banners installed along East University Avenue & Hawthorne Road
- Master plan complete for renovations of GTEC
- 22 incubating companies at GTEC, and they are 95% either minority or locally owned
- Food hub development



2020-2029 Budget – Source

\$22,217,838 TOTAL

- **\$4.1 million** Federal Department of Transportation
- **\$920,000** GCRA Cornerstone
- **\$11,581,646** GCRA EHEDI
- **\$5,616,192** GCRA GTEC

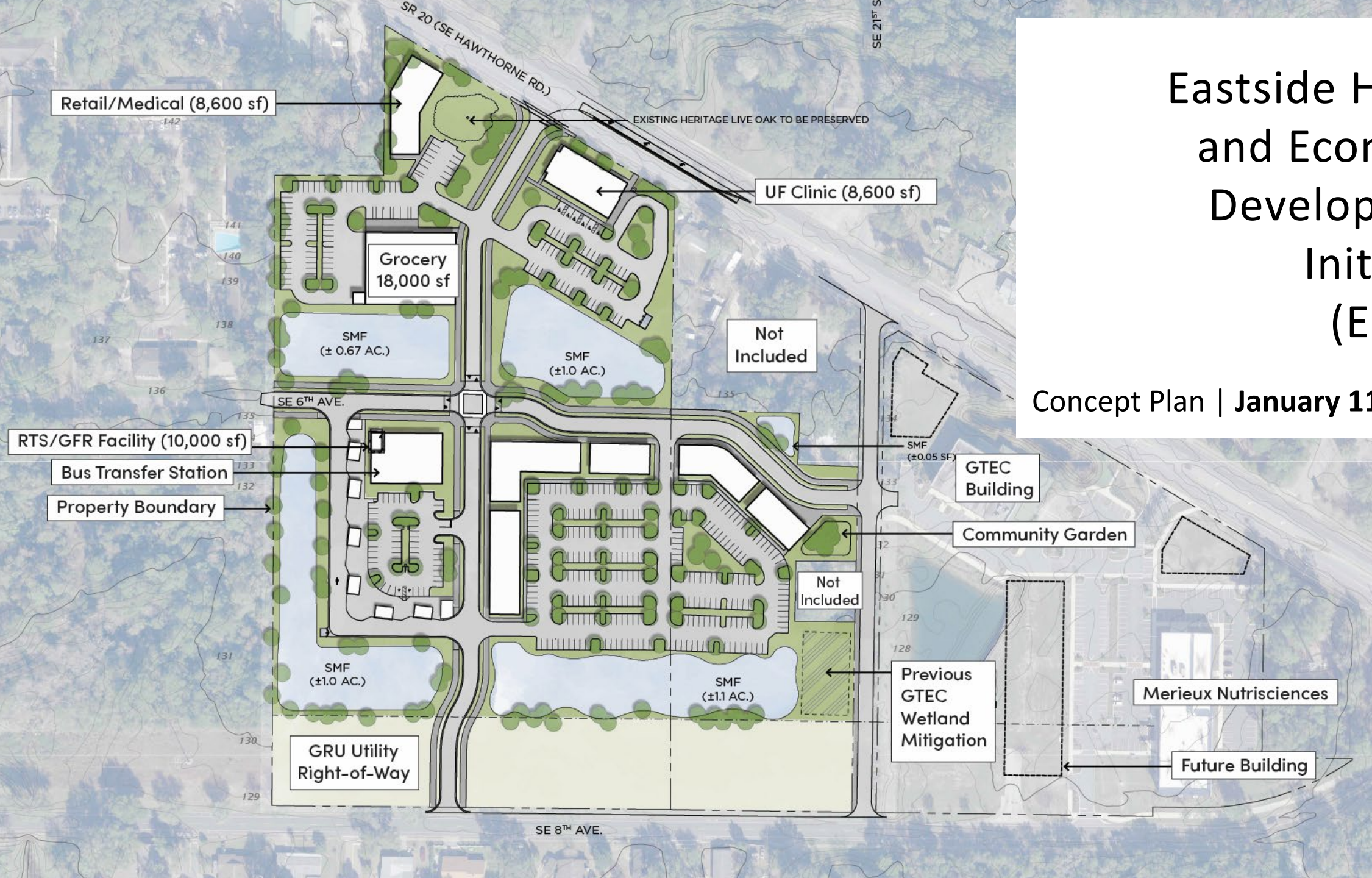
Budget Funds – Estimated Costs

\$22,217,838 TOTAL

- **\$4.1 million** RTS Transfer Hub
- **\$3,821,601** Road Construction
- **\$453,697** Environmental Mitigation @ EHEDI
- **\$5,616,192** GTEC renovation
- **\$225,000** Design, Environmental & Engineering Services
- **\$220,904** White Electric Battery Property Purchase
- **\$7.78 million** Development Incentives for Food Hub, Lot 4, and other Cornerstone development pads

Eastside Health and Economic Development Initiative (EHEDI)

Concept Plan | January 11, 2023



Economic Development Highlights

NE 8th Avenue & Waldo

- Consultant provided a feasibility study for a sports complex
- Retained a design and engineering company
- Next steps:
 - ✓ Engage an Architectural and Engineering
 - ✓ Explore strategic planning opportunities and funding plan
 - ✓ Phase I & II environmental studies
 - ✓ Brownfield grant exploration
 - ✓ Gainesville Fire Relocation (no GCRA funding)
 - ✓ Exploration of improvements to 8th Avenue East of Waldo Road



2020-2029 Budget – Source

\$17.1 million

- **\$14.1 million** GCRA 8th & Waldo Redevelopment
- **\$3 million** appropriation request to Florida Legislature for soft costs

Budget Funds – Estimated Costs

\$51,755,000 TOTAL

- **\$130,000** Sports Complex Feasibility Study
- **\$51 Million** Consultant Estimate
- **\$125,000** Design and Engineering Company
- **\$500,000** Estimated funding for tree mitigation will be required if the current proposal for parking is implemented **with tree mitigation performed on-site**

Heritage Trail Highlights

Heritage Trail

- Engaged a historic consulting group
- Augmented reality trail will be developed
- Walkability study completed to analyze ADA compliance
- Business Improvement Grant Heritage Trail Overlay
- Planned Improvements Include
 - ADA Compliance implementation
 - Enhanced Heritage Trail-themed bus shelters
 - Projection system to water tower
 - Entrance monuments
 - Trail markers (points of interest)



2020-2029 Budget – Source

\$2,291,772 TOTAL

- \$193,836 CRA Tax Increment Funds
- \$2,097,936 GCRA Funds

Budget Funds – Projected Costs

\$2,291,772 TOTAL

- **\$151,380** Historic Consulting Services
- **\$644,000** ADA Compliance implementation
- **\$20,000** Banners
- **\$200,000** Enhanced bus shelters
- **\$100,000** Projector system
- **\$200,000** Entrance monuments
- **\$500,000** Trail markers
- **\$476,392** Contingency

Heartwood

Heartwood

- All 11 Dreams to Reality homes sold by end of December 2023
- 4 Market rate homes sold
- 3 City funded showcase homes to be on the MLS for sale by the end of 2023
- Entry monuments, fencing, and pavilion to be completed
- 16 lots available for sale



2020-2029 Budget – Source

\$6,217,805 TOTAL

- **\$419,761** CRA Tax Increment Funds
- **\$3,950,926** GCRA Funds
- **\$1,847,118** Home Sales (as of Nov 2023)

Budget Funds – Projected Costs

\$5,173,989 TOTAL

- **\$4,247,879** Home Construction & Ancillary Costs as of 11/21/2023
- **\$700,000** for 2 Market Rate Homes (~ \$350,000 for each home the City Builds)
- **\$37,500** Fencing/Landscape Plans
- **\$28,610** GRUcom D2R Assistance
- **\$100,000** Fencing Estimate
- **\$30,000** Pavilion Estimate
- **\$30,000** Entry Signage Estimate (2 signs)

FY23 Economic Development Highlights

Downtown Strategic Plan

- Working on Streatery and Festival Street (South First Avenue)
- Collaboration with Department of Sustainable Development
- Data gathering, community engagement, and analysis
- Examining Sweetwater Park's connectivity to downtown and working to address houseless and safety needs
- Supports Alachua County's Facilities Master Plan by activating the streets adjacent to its current Administration Building and Civil Courthouse

Power District and Former RTS Site Redevelopment

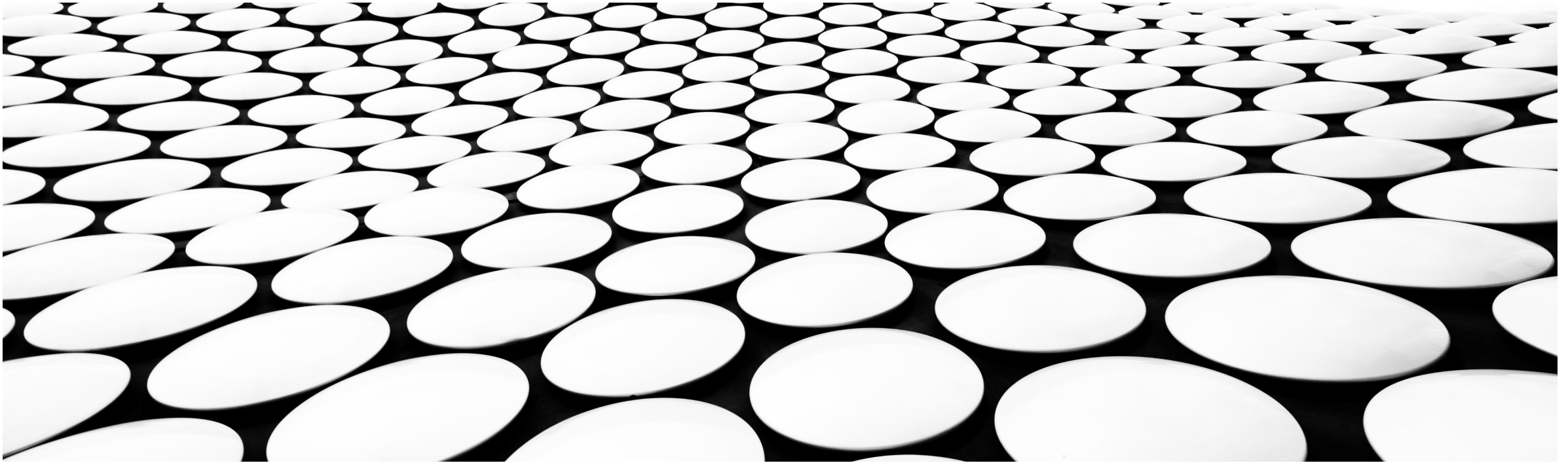
- Working with leadership on conducting detailed project reviews and analysis and formulating next steps after the approval of the Downtown Strategic Plan
- In negotiations with the Knot for activation of the former RTS Site Redevelopment
 - New climbing gym
 - Standing wave pool
 - Skate Park
 - Restaurant(s)
 - 37 Proposed market rate homes
- Shifting GCRA Power District funds to activate Downtown



Recommendation:

Hear GCRA Transformational
Projects Update





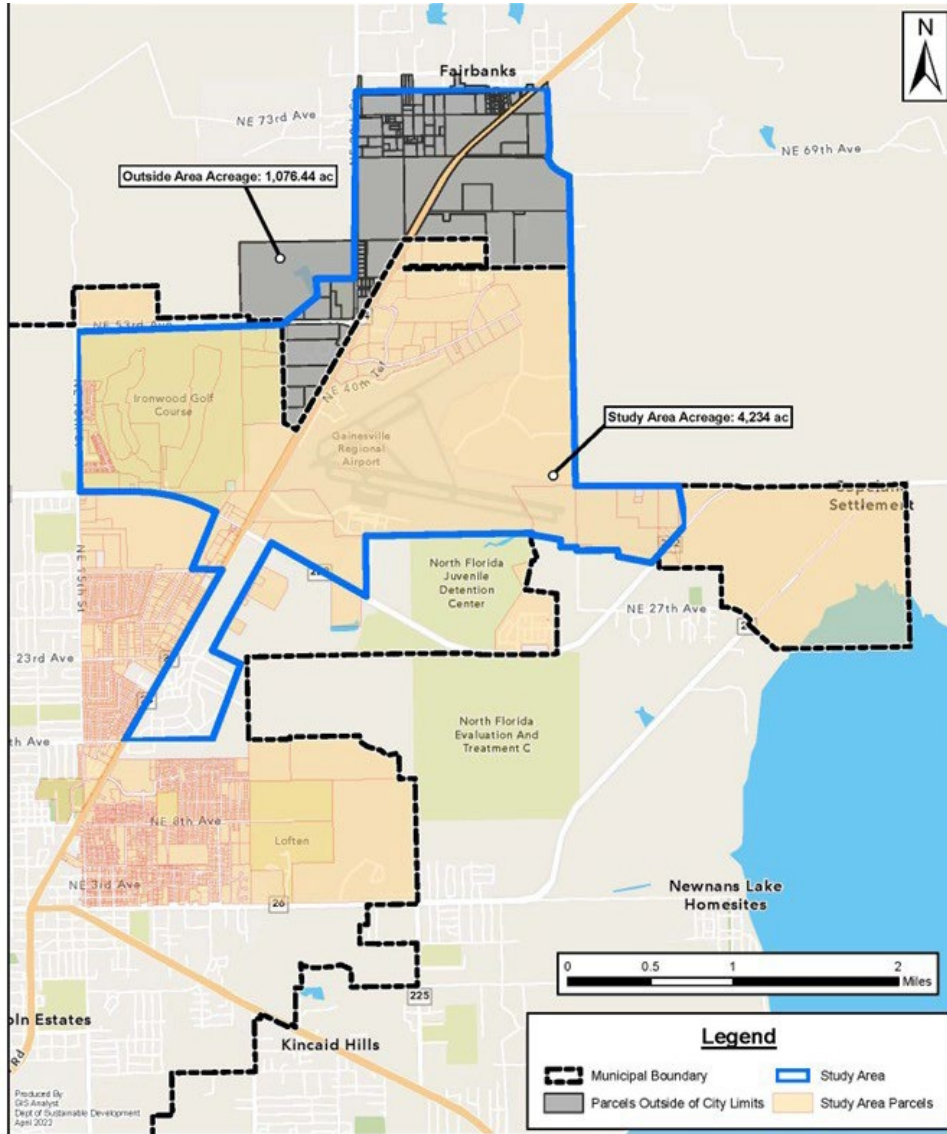
AIRPORT GATEWAY PROJECT

PHASE 1 ANALYSIS FINAL REPORT AND FINDINGS ULI



TAP SCOPE OF WORK:

- Analysis of existing undeveloped and/or undeveloped properties surrounding the Airport Gateway
- Examination and identification of infrastructure needs
- Identification and recommendation of methods, practices, and multipliers for placemaking
- Identification of best practices in public-private collaboration
- Examination of inter-governmental and intra-governmental cooperation and coordination
- Preparation of priority areas for further review



SUMMARY

- Economic development around the Gainesville Regional Airport (GRA).
- 4,234-acre area in East Gainesville.
- Numerous challenges, many opportunities
- Core TAP recommendation: Create a vision and strategic plan for the Airport Gateway, an economic development zone, and an “Economic Gateway Partnership.”
- Partnership should be a public-private partnership
- Partnership should implement a master plan, conduct due diligence, and spearhead the coordination, financing, and marketing effort.

AIRPORT GATEWAY POTENTIAL REDEVELOPMENT AREAS

On-Airport:

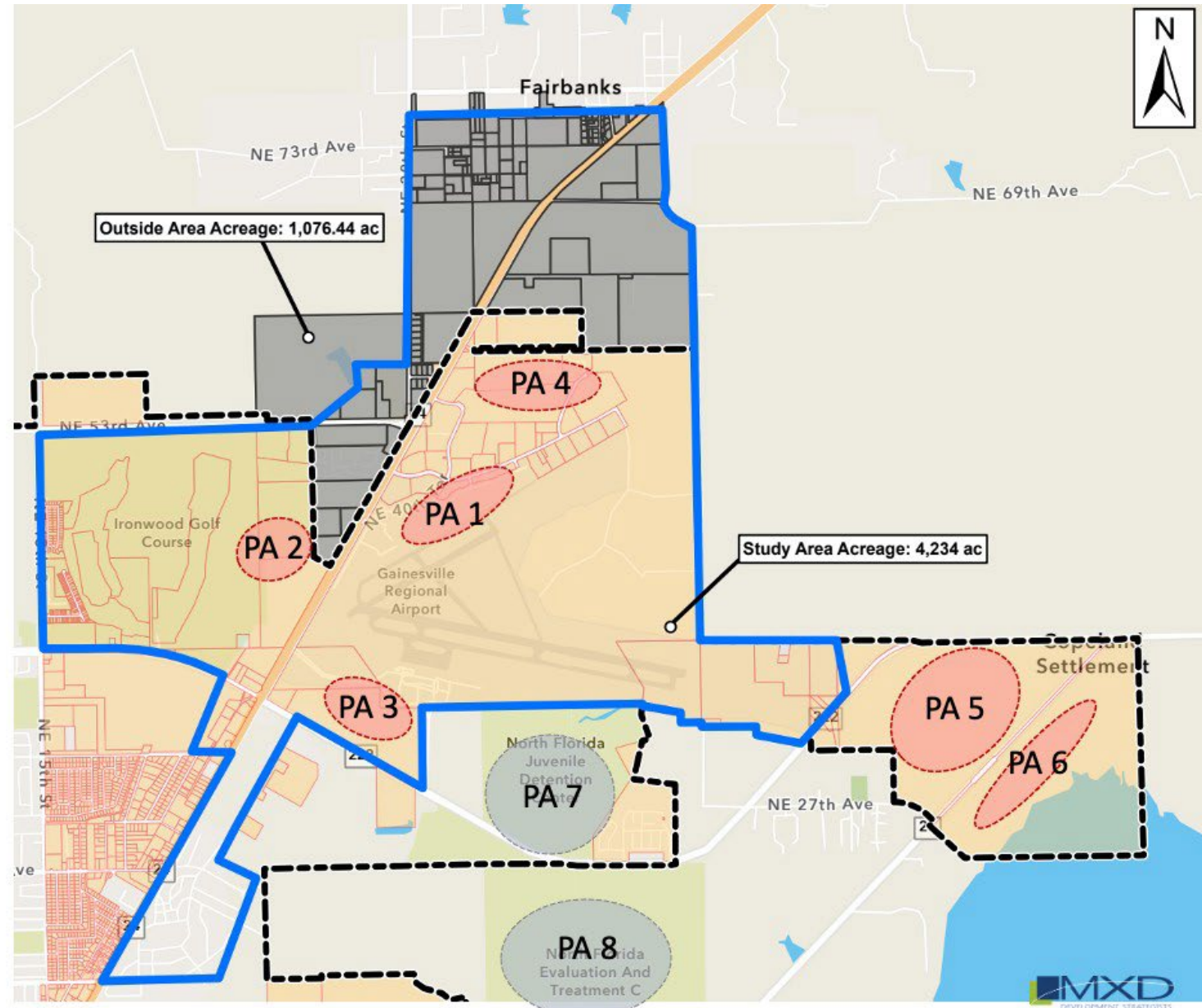
- PA 1 Cargo/Larger Scale Aeronautical (Low priority option for partial redevelopment/reinvestment)

Off-Airport:

- PA 2 Gateway Commercial & Innovation
- PA 3 Gateway Commercial & Hospitality
- PA 4 GNV Business Park North
- PA 5 Recreation
- PA 6 Recreation

Future Potential Sites:

- PA 7 Logistics & Manufacturing/ MRO & Air Freight Facility
- PA 8 Logistics & Manufacturing



OTHER RECOMMENDATIONS

- Spatial inventory and prioritization
- Economic development
- Infrastructure
- Airport
- Placemaking
- Workforce training
- Funding sources

STRENGTHS

Affordability	Labor/Recruitment
Airport connectivity - Delta/ American	Lease rates high
Bike network	Location in Florida
Community Reinvestment Area	New leadership
Ease of mobility	Population growth
Financially healthy airport	Santa Fe College
Health care	Transportation infrastructure (I-75)
Innovation District/Progress Park	University of Florida

OPPORTUNITIES

Define the community character	Land swap
Development authority	Leverage the CRA
Establish an incentive program	Magnet school
Establish a master plan	Mentorship
Establish a strategic plan	Santa Fe workforce pool - vocational training
Improve look of the gateway corridor	State funding for wetland mitigation/stormwater improvement
Interactive business map	

AIRPORT-CENTERED DEVELOPMENT MODELS

- Aerotropolis
- Airport Urbanism
- Airport Connected Development







NEXT STEPS

- Community Engagement with Partners and Stakeholders
- Present to the City Commission
- Initiate Phase 1.2 – market analysis and community engagement

