

THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE



Meeting Minutes

Thursday, June 27, 2024

2:30 PM

Grace Knight Conference

12 SE First Street, Second Floor

Gainesville, FL 32601

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

JEFFREY ARNOLD
CARRIE BUSH
MICHAEL CARNEVALE
GRACE GLENNON
RAMONA JACKSON
LINDA JAMES
PATRICIA LEE
RICK SMITH
TRACEY TODD
DAVID WISENER
ELLIOTT WELKER
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THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

Minutes

Thursday, June 27, 2024

2:30 PM

Grace Knight Conference

12 SE First Street, Second Floor

Gainesville, FL 32601

Members Present: Jeffrey Arnold, Carrie Bush, Michael Carnevale, Grace Glennon, Ramona Jackson, Linda James, Patricia Lee, Rick Smith, Tracey Todd, Elliott Welker

Other Attendees: Jessica Hurov, Triston Jefferson, Landon Harrar, Sudhir Chapnerkar, Sean McLendon

CALL TO ORDER – The meeting was called to order at 2:29 PM.

REVIEW OF AGENDA – Patricia Lee made a motion to approve the agenda. Jeffrey Arnold seconded the motion, and it was approved unanimously.

APPROVAL OF MINUTES

April 25, 2024, EDAC Meeting Minutes - – **Michael Carnevale motioned to approve the minutes. Jeffrey Arnold seconded the motion, and it was approved unanimously.**

May 23, 2024, EDAC Meeting Minutes - – **Michael Carnevale motioned to approve the minutes. Jeffrey Arnold seconded the motion, and it was approved unanimously.**

NOMINATION AND ELECTION OF VICE-CHAIR – Michael Carnevale made a motion to reaffirm Jeffrey Arnold as EDAC Vice Chair. Patricia Lee seconded the motion, and it was approved unanimously.

PRESENTATION: Gainesville Community Reinvestment Area, Rick Smith, Director

Rick Smith presented the following slides on the Gainesville Community Reinvestment Area.

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27 JUNE 2024



The Gainesville Community Reinvestment Area



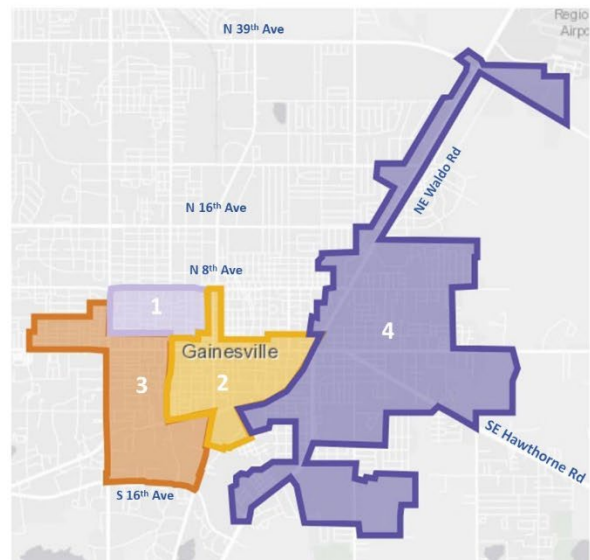
Alachua County Economic Development Advisory Committee



Gainesville Community Redevelopment Areas



- Florida Community Redevelopment Act of 1969
- Findings of Slum or Blight to establish CRAs
- Allows use of Tax Increment Financing revenue to fund redevelopment projects/programs
- Agency independent of General Government
- Four CRAs created in Gainesville from 1979 to 2001
 1. **Fifth Avenue/Pleasant Street** (est. 1979/exp. 1989)
 2. **Downtown** (est. 1981/exp. 2001)
 3. **College Park/University Heights** (est. 1995/exp. 2005)
 4. **Eastside** (est. 2001/exp. 2006 & 2010)
- Four separate CRA boards



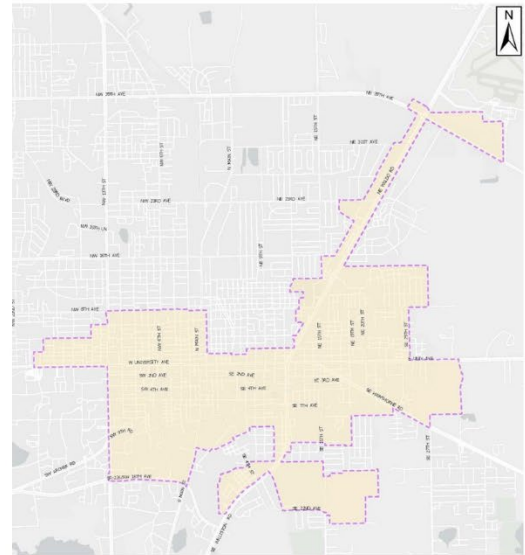
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Gainesville Community Investment Area



- Adopted City/County Interlocal Agreement 2019 to Revitalize GCRA and Eliminate TIF districts
- Consolidated the Four Districts into One
- Adopted the GCRA “10-Year Reinvestment Plan”
- Established one Advisory Board
- Created a department within General Government
- Developed 10-year Funding Plan that sunsets in FY 2029
 - ✓ \$70 million total funding - \$7 million annually for 10 yrs
- Focus on Five Transformational Projects



Transformational Projects in the GCRA



Project Budgets (FY2020-2029)

Cornerstone/GTEC	\$26.7 million
8th Avenue & Waldo	\$14 million
Downtown	\$12.2 million
Heartwood	\$6.2 million
FAPS Heritage Trail	\$2.3 million

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Cornerstone Phases 1 & 2/GTEC



- **UF Health Urgent Care Center** completed by July 2024
- Construction on roadway since January
- **Approved designs for RTS transfer hub and GFR Station #3**
- Designing signage and streetscaping upgrades to campus
- Master plan complete for fall renovations of GTEC
- 22 incubating companies at GTEC 95% minority or local
- Food hub or grocery development being sought

2020-2029 GCRA Budget

Source \$26.7 million

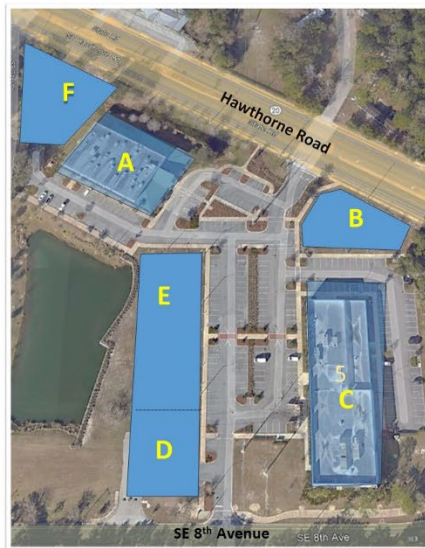
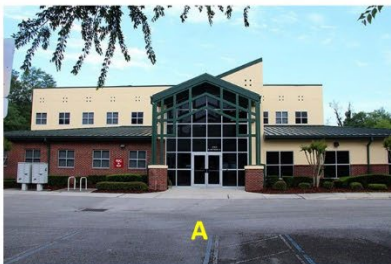
- \$4.1 million Federal Transit Authority
- \$4.5 million ARPA
- \$12,501,646 Cornerstone Phase 2
- \$5,616,192 GTEC

Estimated Uses \$26.7 million

- \$4.1 million RTS Transfer Hub
- \$4.5 million UF Health
- \$3,821,601 Road Construction
- \$453,697 Mitigation @ Cornerstone Phase 2
- \$5,616,192 GTEC renovation
- \$225,000 Design, Environmental & Engineering
- \$220,904 White Electric Property Purchase
- \$7.78 million Incentives for Food Hub, Lot 4, and other development pads



Cornerstone Phase 1 and GTEC



Legend

- A. GTEC – Building 30,700 SF
- B. 11,821 SF Parcel,
- C. Merieux – Building 21,137 SF
- D. 6,624 SF Parcel,
- E. 8,113 SF Parcel
- F. 9,401 SF Parcel

*SF=Square Feet

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NE 8th Avenue and Waldo Road



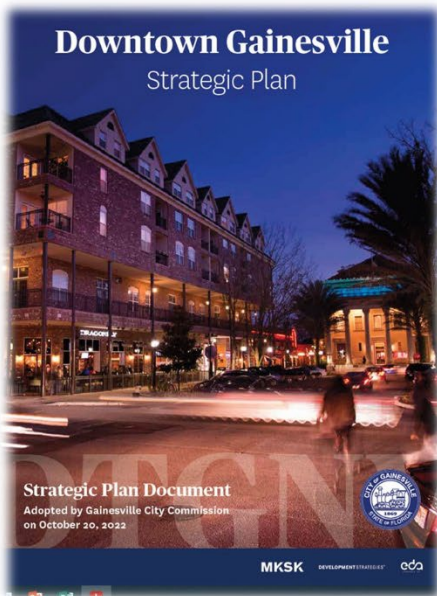
- A. Citizen's Field
- B. Dwight H. Hunter Pool
- C. M.L. King Jr. Multipurpose Center
- D. Gainesville Fire Rescue Station #3
- E. Multipurpose Field
- F. Skate Park
- G. GFR Administration Buildings

Project Overview

- Report in 2023 concluded \$52 million improvement plan for the 34+acre site
 - ✓ Renovated MLK Center with 40,000 SF addition (total 60,00 SF) with 4 BB courts and one "championship" court
 - ✓ ~5,000-seat Citizens Field with track and synthetic turf
 - ✓ Five ballfields with lighting and synthetic turf on NW corner
 - ✓ 1,000 parking spaces
- Hire an A&E firm to provide a land use and design study
 - ✓ Evaluate opportunities to "rearrange" facilities for efficiency
 - ✓ Assess mixed-use development potential – ~40,000 SF – along Waldo Road
 - ✓ Develop streetscape designs for NE 8th Avenue and Waldo Road to link neighborhoods east and west of the corridor
- Develop a funding plan to build facilities
- Schedule for demolishing vacant GFR facilities



Downtown GNV Strategic Plan

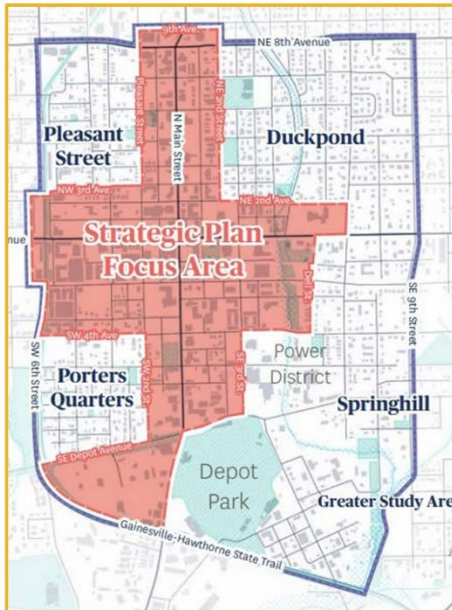


- **Become a Destination** build investments around local strengths; shape downtown identity; create a downtown jewel
- **Connect the Dots** balance automobile with the pedestrian; bring streets up to city standards; activate Sweetwater corridor
- **Strengthen Relationship with Neighborhoods** connect neighborhoods to downtown and establish transition areas
- **Increase Housing Opportunities** address housing opportunities at scale; support affordable mixed-use housing; and facilitate market-rate housing
- **Create a Supportive Local Business Environment** unlock real estate potential and increase direct small business assistance
- **Maintain and Enhance Downtown** form a place-based management organization and continuing to build capacity.

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Downtown Gainesville Strategic Plan



Downtown Overview

- Over 800 acres including ROW
- Central City District and Commercial Corridors
- Five neighborhoods – three local historic districts
- Diverse land use - single-family and high-density residential to mixed-use, commercial and industrial
- Large institutional ownership – City and GRU (130 ac.), Alachua County (20 ac.), & School Board (6 ac.)
- ~9,500 jobs in Downtown – 56% in public sector
- ~2,000 households in Downtown – 43% < \$25,000
- Median Income – Downtown (\$32,000); City (\$39,000) County (\$53,000)



Next Steps for Downtown thru FY 2024

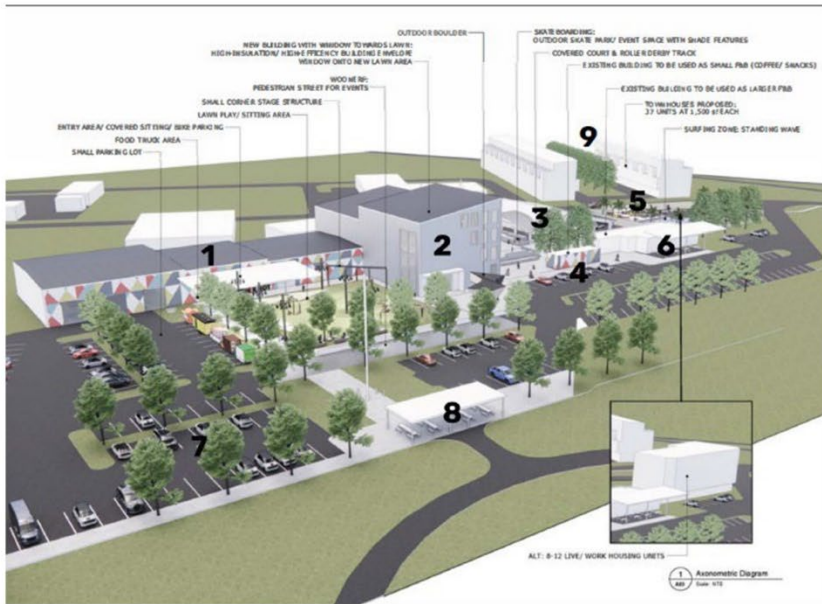


- **Launch** Downtown Events Program Pilot (June 1st to December 31st)
- **Appoint** Seven-member Downtown Advisory Board (City Commission)
- **Hire** Vendor for Downtown Ambassador Program (City Commission)
- **Engage** Downtown Stakeholder on Projects/Programs
 - ✓ The Streatery
 - ✓ “The Festival Street”/Sweetwater Park (SE 1st Avenue from South Main to Park)
 - ✓ Business Improvement District with MKSK
- **Create** Permanent “Downtown Events Program” (DAB/CC)
- **Amend** Business Improvement Grant Program (DAB/CC)
- **Develop** FY25 GCRA Budget for “Downtown Strategic Plan” (DAB/CC)

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Redevelopment of Former RTS Site



Development Program

1. Bus Building - Existing building: 19,250 SF
2. New Building - Climbing Gym -10,000 SF
3. Lighted/Shaded Skate Park - ~1 acre
4. Skate Shop - 600 SF
5. Standing Wave - 5,000 SF
6. Fast Casual Restaurant - 3,700 SF
7. Parking Redesign/Landscaping – est 2 ac.
8. Depot Park Transition – Pavilion TBD SF
9. Market Rate Townhouses - 37 units

Next Steps

- Appraisal of Property
- Authorization from FTA to sell property
- City Commission approves development and purchase agreement



Heartwood Neighborhood



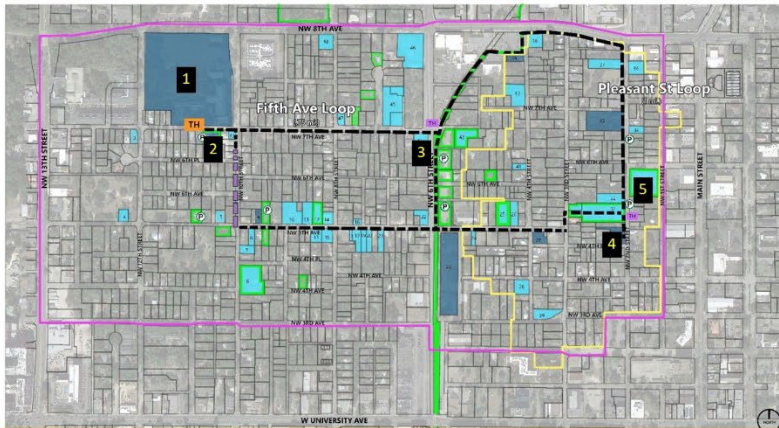
Project Overview

- Heartwood is a 34-unit subdivision, with the City as the developer, located at 1717 SE 8th Avenue and is on the former Kennedy Homes
- October 2022, GCRA held a Heartwood beam signing and construction event
- In FY23, Heartwood had 15 homes occupied
 - ✓ 11 "Dreams to Reality"
 - ✓ 4 market rate homes
- Three market rate homes for sale
- Average Cost to Build - \$302,000
- Entry monuments, fencing, pavilion & landscaping will be completed in 2024
- Sixteen lots remaining to be sold

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5th Avenue/Pleasant Street Heritage Trail



- Legend**
- 1. Old Lincoln High School
 - 2. A. Quinn Jones Museum
 - 3. Old Greater Bethel Church
 - 4. Friendship Baptist Church
 - 5. Rosa B. Williams Center
- Points of Interest
Key Points of Interest
City Owned Property
- Main Trailhead
Secondary Trailhead
- Pleasant Street Historic District
Previous FAPS CRA District

Project Overview

- Heritage Trail will celebrate the people, places, & events of the historic African American Fifth Avenue and Pleasant Street communities.
- September 21, 2023, the City Commission selected Community Planning Collaborative to guide the project's implementation.
- Neighborhood stakeholder engagement sessions have been ongoing since March.
- Submit grant applications to support Augmented Reality component of project
- Modify Business Improvement Grant program to focus on Heritage Trail area and Downtown
- Market BIG to local businesses in the area that qualify to apply



Business Improvement Grant Program



Cox Furniture Store



South Main Station

Program Overview

- BIG program encourages private investment to make aesthetic improvements to building exteriors. A 50% matching grant program that pays recipients after work is complete and confirmation that their vendors were paid.
- Revisions to BIG program are proposed that will include work on essential building elements – HVAC, electrical, plumbing, etc – and focus on Downtown and FAPS.
- Develop marketing to businesses within the enhanced zones of the Business Improvement Grant program



Masonic Temple

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GNV Airport Gateway Project



GNV 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

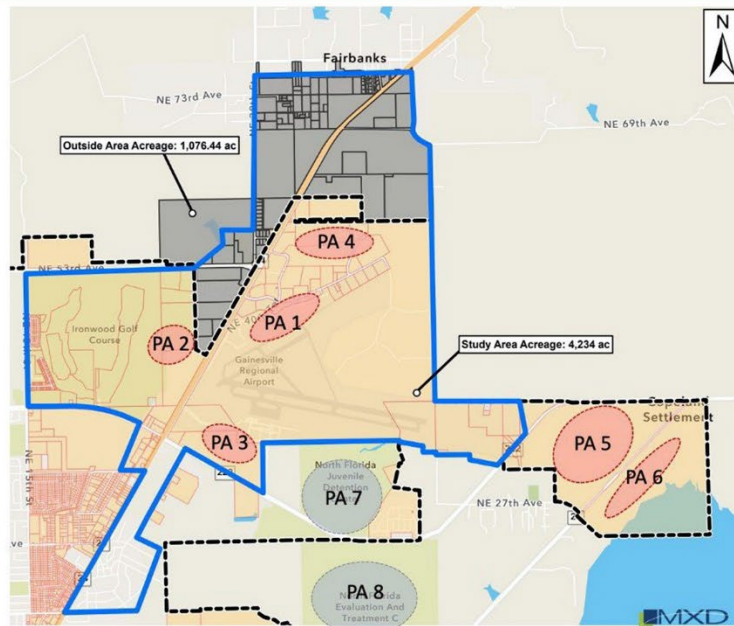
PA 5 Recreation

PA 6 Recreation

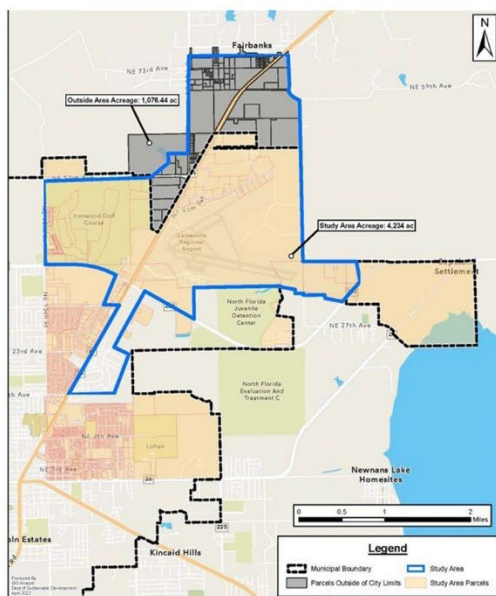
Future Potential Sites:

PA 7 Logistics & Manufacturing/ MRO & Air Freight Facility

PA 8 Logistics & Manufacturing



GNV Airport Gateway Project



- Urban Land Institute Study in 2022
- Create a vision and strategic plan for the Airport Gateway
- Create economic development zone
- Create an “Economic Gateway Partnership.”
 - Public-private partnership;
 - Implement a master plan;
 - Conduct due diligence; and
 - Spearhead coordination, financing, & marketing.

MEMBERS COMMENTS

Sudhir Chapnerka outlined some thoughts on a major concert opportunity at the University of Florida but cannot share specifics because of an NDA. He will speak with County staff about the project idea.

ADJOURN – The meeting adjourned at 3:56 PM.

THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

Upcoming 2024 EDAC Meetings

Tentative 2024 Meetings

June 27, 2024 (TBD)

July (Board Summer Break – No Meeting)

August 22, 2024 (TBD)

September 26, 2024 (TBD)