



Agenda Item Summary

File #: 24-00801

Agenda Date: 9/24/2024

Agenda Item Name:

West End Community Engagement and Capital Improvements Update

Presenter:

Jason Maurer, Parks and Open Space Director

Description:

West End Community Engagement and Capital Improvements Update

Recommended Action:

1. Approve the use of \$500,000 of Tourist Development Tax reserves for certain capital improvements that promote Tourism at West End making the legislative factual determination that certain capital improvements at West End support the advancement of tourism and are eligible expenses under the Tourist Development Tax statute, and serve a public purpose in Alachua County.
2. Approve the corresponding budget amendment.
3. Approve a revision to the Adopted 10-Year Master Plan by changing future park location E (West End) from a Neighborhood Park to a Community Park and future location C from Community Park to Neighborhood Park, thereby allowing the use of \$400,000 in impact fees toward improvements.
4. Approve revising the adopted 5 Year Capital Improvement Project (CIP) schedule to unencumber the approximately \$6 million in Wild Spaces Public Places earmarked for Diamond Sportsplex and allocate to West End improvements.

Related to the Community Engagement Meeting for West End:

1. Direct staff to return to the BoCC in the spring of 2025 with a West End development plan that incorporates citizen input.

Prior Board Motions:

May 28, 2024 – approve the Option Contract for Assignment and Assumption of Agreement For Sale and Purchase to assume Viking Companies, LLC's rights and responsibilities as Purchaser, under its Agreement for Sale and Purchase with West End Golf Club, Inc (Seller) of the West End Golf Course property, authorize the Chair to sign the Option Contract, delegate and authorize the County Manager to evaluate and accept or reject title and survey exceptions, and authorize the County Manager to execute any other documents necessary to close and complete this acquisition.

February 13, 2024 – redirect staff to work with Parks and Recreation and come back with proposals utilizing the previously earmarked \$1,000,000 for the proposed Jonesville facility and other County-owned parks. The previous directed RFP was halted and \$500,000 was allocated to the Jonesville

Park proposal.

February 7, 2023 –

1. Adopt master plan as presented.
2. Provide guidance to staff on the percentage split of infrastructure surtax proceeds dedicated for conservation lands and active parks to fully or partially implement the master plan.
3. Provide guidance to staff on whether or not surtax proceeds can be used for operations and maintenance costs, including staff

Fiscal Note:

Related to West End use for World Masters:

\$645,000 – TDT for capital expenses [Fund 150] (Previously Approved)

Related to West End for Acquisition and Improvements

\$4,000,000 – Wild Spaces Public Places (borrowed from Conservation Land’s appropriation) [Fund 140] (Previously Approved)

\$400,000 - Impact Fees for capital expenses [Fund 339]

\$500,000 – TDT for capital expenses [Fund 150] (Budget amendment attached for approval)

\$5,800,000 – Unencumbered Parks and Open Spaces allocation of Wild Spaces Public Places included in the CIP for Diamond Sportsplex.

Strategic Guide:

Infrastructure

Background:

The Board directed \$1 million of Tourist Development Tax (TDT) be set aside to support County owned/leased park properties. Rotary Park at Jonesville was awarded \$500,000 for its soccer stadium project and staff is requesting the other \$500,000 set aside be used towards capital improvements for West End.

With the acquisition of the West End property, Parks and Open Space requests a revision to our current 10-Year Master Plan (copy of the Master Plan is available at: <https://alachuacounty.us/Depts/Parks/Documents/ADACompliant/PARKS%20MASTER%20PLAN.pdf>) by changing future park location E (West End) from a Neighborhood Park to a Community Park and future location C from Community Park to Neighborhood Park. Our recommendation is based on the unique recreational opportunities and accessibility the West End property will provide and allows ~\$400,000 in Impact Fees for eligible capital improvements to the West End park property.

Wild Spaces Public Places will provide the remaining funding for the acquisition, construction, and initial operating expenses, which will delay future park projects originally planned.