

THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE



Meeting Minutes

Thursday, May 23, 2024

2:30 PM

Grace Knight Conference

12 SE First Street, Second Floor

Gainesville, FL 32601

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

JEFFREY ARNOLD
MARLON BRUCE
CARRIE BUSH
MICHAEL CARNEVALE
LINDA JAMES
PATRICIA LEE
RICK SMITH
TRACEY TODD
DAVID WISENER
ELLIOTT WELKER

THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

Minutes

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Members Present: Jeffrey Arnold, Marlon Bruce, Carrie Bush, Michael Carnevale, Linda James, Patricia Lee, Tracey Todd, Elliott Welker

Other Attendees: Landon Harrar, Mikayla Birnstiel, Sean McLendon

CALL TO ORDER – The meeting was called to order at 2:31 PM.

REVIEW OF AGENDA – Marlon Bruce made a motion to approve the agenda. Michael Carnevale seconded the motion, and it was approved unanimously.

APPROVAL OF MINUTES April 25, 2024, EDAC Meeting Minutes - – **Marlon Bruce motioned to approve the minutes. Jeffrey Arnold seconded the motion, and it was approved unanimously.**

NOMINATION AND ELECTION OF VICE-CHAIR – – Marlon Bruce nominated Jeffery Arnold for Vice-Chair. Michael Carnevale seconded the motion, and it was approved unanimously.

UPDATE ON COUNTY PROPOSAL TO REORGANIZE FOR ECONOMIC DEVELOPMENT – Sean McLendon told the committee that the economic development reorganization would take effect on October 1, 2024.

RETROSPECTIVE OF ECONOMIC DEVELOPMENT WEEK (MAY 6-10) Landon Harrar, Greater Gainesville Chamber of Commerce, presented a summary of economic development activities in Alachua County. The presentation slides are attached to the minutes.

SUBCOMMITTEE WORKSHOP MEETINGS FOR MUNICIPALITY ENGAGEMENT – Sean McLendon told the Committee that EDAC could create a subcommittee to meet with municipalities and hear their economic development priorities. The subcommittee would still need to follow the same meeting notice and attendance rules as the full committee. Failure to attend a municipal meeting by a subcommittee member would count against the member’s overall attendance requirements. Staff will provide agendas and take minutes to share with the full committee.

THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

The Committee decided they would let staff know if they wanted to serve on the committee by email. The next municipal meeting would be in High Springs.

MEMBERS COMMENTS

ADJOURN – The meeting adjourned at 4:04 PM.

Upcoming 2023-2024 EDAC Meetings

Tentative 2024 Meetings

June 27, 2024 (TBD)

July (Board Summer Break – No Meeting)

August 22, 2024 (TBD)

September 26, 2024 (TBD)

Greater Gainesville Chamber of Commerce *Economic Development Update*

Since last year, we welcomed 2 new investors!



Business Retention Visits

Since January, our team has conducted 25 business retention meetings to ascertain the needs of our local businesses.

We've met many leaders that are part of multiple industries: media, realty, energy and utility providers, developers, entrepreneurs, social service organizations, consultants, those in hospitality, and folks in the entertainment industry, to name a few.

From all the variety of industries that make up our network, many common themes emerged from these discussions. We predominantly heard frustrations about attracting and retaining quality workforce.

We've helped bridge gaps, and connected the dots with individuals where collaboration has been needed. As these have been prosperous for both parties, we hope to commit to another 50 retention visits before the end of this year!



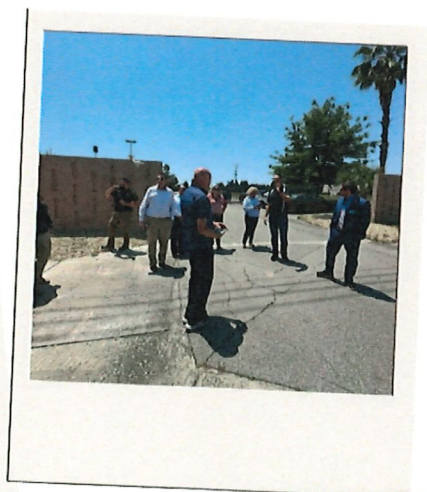
Semiconductor Site Visit

Last week, we were able to host a semiconductor group from the Northeast who is looking to create a home base here in Alachua County. It was a fantastic day of collaborating with industry partners from the city, county, and community to bring more jobs and new industry to the area.

The team enjoyed showing the sites Greater Gainesville has to offer with our gracious hosts at Sid Martin Biotech with UF Innovate to kick off our site visits. We began at the Pheonix Industrial site, proceeding from there to San Felasco Tech City, a site at Progress Park with Concept Companies and ended with the Alachua Commerce Center.

We extend our thanks to Congresswoman Kat Cammack and her team for spearheading this enlightening visit, as well as to our partners who attended in support: TJ Villamil with Florida Commerce, Gerry Dedenbach from CHW, Mayor Gib Coerper of Alachua, the Alachua Chamber of Commerce team, CareerSource, University of Florida's Engineering Professor David Arnold, and Santa Fe President Dr. Paul Broadie.

A huge thank you to all who contributed and made this event possible!



FEDC Diamond Anniversary Conference

Last month, our ED team traveled to Ponte Vedra to celebrate FEDC's 60th anniversary with their Diamond Conference. With colleagues from around the state, we celebrated being members of this fine group of economic development professionals.

The topics discussed included Florida's economic competitiveness with a region by region evaluation, Florida's placement in a global economy, the key elements of being "project ready", AI and its relevance within the economic development sphere, tips on crafting the perfect pitch and so much more.

We were able to connect with representatives at the Space Coast, several other county economic development teams, and collaborate with our industry partners around this beautiful and growing state.



UF Innovate District Announcement

Concept Companies and Trimark Properties, LLC recently hosted a long-awaited event which announced the partnership that will create pivotal growth for our Innovation District.

With the University of Florida and the City of Gainesville in attendance, the site plans were discussed with detailed renderings and maps. We walked away with a thorough understand of the vision of these companies. This collaborative effort will capitalize on having a large and prosperous university within our vibrant city, to create a true hub for innovation, entrepreneurship and connectivity.



We're Breaking Ground!

G&C Foods

You've heard it before, Economic Development doesn't happen overnight! In Early April, we celebrated the groundbreaking for G&C Foods, a NY-based distribution company with whom conversations started almost four years ago. G&C Foods is building their 250,000 Sq Ft Southeastern HQ just outside of Alachua, which includes office space alongside an 82,000 SQ FT -10 degree F freezer and a 100,00 Sq ft 34 degree F refrigerated space.

This build-to-suit building will include 24 dock positions alongside a 16,000 Sq Ft Truck maintenance facility and has enough space to include a future 200,000 Sq Ft expansion. We are proud to see such interest from distribution companies as they realize our centralized location is ideal not only because of distance to major metros, but also safety from major storms.





Florida Credit Union

In March, Florida Credit Union announced the construction of a brand new 90,000 square-foot headquarters.

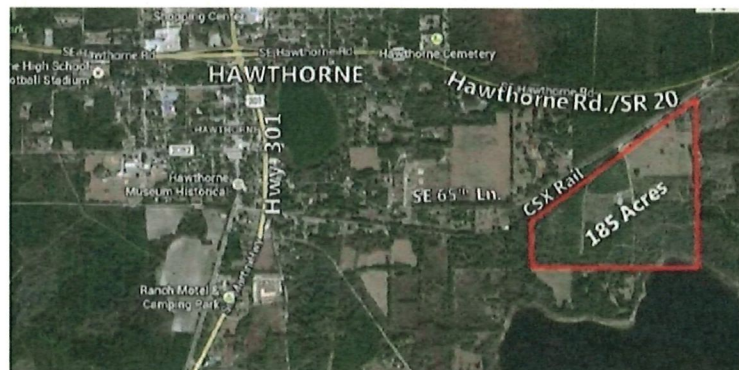
The land stands on the northwest corner of Williston Road and Fred Bear Road. Florida Credit Union collaborated with Colliers to assist in finding the 23-acre site, as well as with Walker Architects to design the building. Scherer Construction has been selected to construct the new headquarters!

Hawthorne Industrial First Sites Program Kick Off

Through our partnership with Florida Power and Light, we recently had the 185 acre Hawthorne Industrial Site added to their marketing strategy called "Florida's First Sites."

Through this effort, we were able to help create an advertising video, as well as undergo an extensive site review through a Global Site Selection agency to determine the best uses and additional infrastructure needs for this location. We hosted almost 15 people on an hour-long virtual call and are looking forward to the agency's response after the provided data has been evaluated.

Interestingly enough we heard of a start-up agriculture business seriously looking at purchasing half of that site for an exciting project we hope to be able to announce before the year is out. We have also been in discussions with a separate company in renewable energy to acquire the other half for their newest expansion location. Landing either business would be a huge benefit to Hawthorne and its citizens, and we are all-in on trying to make this happen.



Infrastructure Grant

Because of distributors' interest in our region, we've seen multiple projects a year from the Department of Commerce requesting information. In order to get ahead of infrastructure needs, the chamber worked together with the city of Alachua, and the County to submit a job growth grant application to the Department of Commerce for a two-lane CR 235A. This road supports the, Walmart, Dollar General, Sysco, and soon-to-be-completed G&C Foods distribution facilities.

With another distribution company in the pipeline, money has been requested from the state to two-lane that road as well as provide ingress and egress improvements. To do this, all partners worked to prove the number of jobs which these new facilities will provide in the next 10 years which can be seen in below.

Summary of Total Projected Jobs and Capital Investment in the Project Area

Total Projected Jobs 10-year cumulative	424
Total Retained Jobs	441
Total Indirect, & Induced Jobs	423
Total Projected Jobs 20-year	1,635
All Jobs at 20 Years	2,923
All Targeted Industry Jobs at 20 Years	2,123
Estimated Annual Salaries	\$162,448,558
Total Regional Capital Investment	\$402,000,000
Alachua County Road Investment	\$70,198,873
Acres Under Development or Developed	1,053
Acres Available for Development	2,155

Space Florida

In January we collaborated with the County to host a delegation from Space Florida. While many manufacturers in the aerospace industry prefer to be near a launch pad, our close proximity and available sites are attractive to those who don't need to be right next door.

We took the Space Florida team through multiple sites up in Alachua which sit shovel-ready for development, as well as the last site available Gainesville Airport in the industrial park.

With so much emphasis state-wide and nationally on supporting these aerospace companies, we plan to continue our efforts to attract even a smaller company, to be an anchor tenant for future growth.



Our First 2024 Economic Development Committee Meeting!

Our first committee meeting of the year was a smashing success, and we have a robust and thorough lineup for each meeting for the remainder of 2024.

Our survey results are in and the group collectively voted to discuss:

June - Housing, affordable housing, current issues for developers

September - Homelessness crisis, city commissioners perspective

November - Regional tourism, the current state of our tourism industry

VA Tour



Our team facilitated two tours of the renovated VA Primary Care Clinic and Mental Health Clinic on April 11th. Along with various members of the community and partners in our Collaborate 2025 initiative, our team got a peek behind the scenes of what our VA location has done to revamp and renew their locations and processes for veteran patients.

We met some of the staff who oversees the psychological and physical wellbeing of these veterans in our community, and learned they have embraced innovative technologies and therapies to address the trauma and PTSD so many of our veterans face.

They offer telehealth services to be able to provide assistance for veterans all over the state (and beyond) who seek out our Gainesville location over their local branch. We were thrilled to hear about the added bus services that pick up veterans in rural areas which aren't served by public transportation, and have added a stop directly at their facility with RTS.

Our hope is that through these guided tours, our partners will walk away with a fresh understanding about some of our biggest local employers. We look forward to adding more tours for the fall, so stay tuned!

Go Downtown Council

A city-led initiative has taken root! A downtown council has been established to address and spearhead some of the unique issues of our charming downtown area.

Our team has partnered with this group of downtown business owners and city representatives and intends to assist in the grassroots efforts.

Stay tuned for more updates as we close on more cleanup projects for the year and as changes are discussed.