



## Agenda Item Summary

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**File #: 24-01048**

**Agenda Date: 12/10/2024**

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**Agenda Item Name:**

**Gainesville Community Reinvestment Area (GCRA) Update**

**Presenter:**

Rick Smith, GCRA  
Sean McLendon, Economic Development Manager

**Description:**

Gainesville Community Reinvestment Area (GCRA) Update

**Recommended Action:**

Hear presentation

**Prior Board Motions:**

As part of the September 13, 2022, Consent Agenda, the Board approved an amendment to the GCRA interlocal agreement and authorized the Chair to sign. At the November 10, 2020 Commission meeting, Commissioner Cornell moved option 1 (Direct staff to coordinate with the Gateway Team to develop a scope of work to study the economic redevelopment potential of the Waldo Road Corridor (aka Airport Gateway Project) within the bounds of the Gainesville Metropolitan Area and bring back to an appropriate County meeting for approval and: Option 1: Approve the use of up to \$100,000 as contributed by Alachua County to the 2019 City of Gainesville-Alachua County Community Redevelopment Agreement as a 50% match with the City of Gainesville. Option 2: Approve the use of up to \$100,000 as contributed by Alachua County Gainesville Community Redevelopment Step-Down Fund as a 50% match with the City of Gainesville) ...if the City is not using CRA Funding then approve of Option 2 to use the step down funding and authorize the County Manager to sign the agreement. Chair Hutchinson, Commissioner Cornell, and Commissioner Byerly presented comments. Public Comment Chair Hutchinson recognized Anna Prizzia who presented comments. The motion carried 5-0.

**Fiscal Note:**

From January 2020 through 2029, Alachua County will contribute \$37,448,801.40 to the GCRA. [001.17.1770.552.83.75 Grants & Aids] The City of Gainesville will contribute \$33,256,578.90 to the GCRA. In addition to the GCRA contribution, the County also budgets for an annual allocation to restricted use to community redevelopment within the boundary of the Gainesville Metropolitan area per Section 3 of the contract. [001.17.1770.552.83.77]. The County has appropriated \$100,000 toward the Airport Gateway project from these such funds.

**Strategic Guide:**

Social and Economic Opportunity

**Background:**

Rick Smith with the Gainesville Community Reinvestment Area (GCRA) will provide an interim update to the Board.

The City of Gainesville (City) and Alachua County (County) entered an interlocal agreement creating the Gainesville Community Reinvestment Area on April 9, 2019. The agreement was amended in 2022 to expand the boundary west around the Martin Luther King Recreation Center on Waldo Road and 8th Ave.

**History of the Statutory CRA and Interlocal Agreement “GCRA”**

In 1979, the City first created a Downtown Community Redevelopment Area (“Downtown”) and the Downtown Redevelopment Agency, which later became the Gainesville Community Redevelopment Agency (the “Agency”) and named the City Commission as the Agency board members.

In 1994, the City created the College Park University Heights Redevelopment Area (“CPUH”); in 1996, the City created the Fifth Avenue Pleasant Street Redevelopment Area (“FAPS”); and in 2000, the City created the Eastside Redevelopment Area (“Eastside”). The County was not chartered at the time of the creation of the Agency. It was obligated under the State Statute to provide 95% of its tax increment (calculated per the Statute at the County’s millage rate) over the base year. Up to the April 2019 interlocal agreement, the City and County discussed reducing tax increment contributions to the Agency to utilize that tax revenue for other purposes.

This Interlocal is intended to focus the work of the Agency, eliminate the boundaries that previously separated the redevelopment areas, cap the annual funding provided by the City and County, and set an end date for the community redevelopment work. The Agency was rebranded after the new interlocal agreement to be the Gainesville Community Reinvestment Area.

This program is in alignment with the Alachua County’s Economic Element Objective 1.6 Livable Communities: Create livable communities that are attractive to diverse populations and new economic development opportunities, and promote greater economic prosperity, innovation, quality of life, and public safety.