



Agenda Item Summary

File #: 25-00655

Agenda Date: 8/5/2025

Agenda Item Name:

Gainesville Community Reinvestment Area (GCRA) Discussion

Presenter:

Mark Sexton, Communications Director
Tommy Crosby, Asst. County Manager
Jessica Hurov, Tourism and Economic Development Director

Description:

Brief County Commissioners on staff analysis of an upcoming request by the Gainesville Community Reinvestment Area (GCRA)

Recommended Action:

1. Let the GCRA Sunset
2. Reinvest reclaimed revenue in County and City priorities
3. Consider future projects and partnerships on a case-by-case basis

Prior Board Motions:

Fiscal Note:

From January 2019 through 2029, Alachua County will contribute \$37,448,801.40 directly to the GCRA. 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. This will total \$5.5 million over the 10-year period of the agreement. The County has appropriated \$100,000 toward the Airport Gateway project from these such funds.

Payments to the city are paid from the General Fund - Grants & Aids].

Strategic Guide:

Social and Economic Opportunity

Background:

Policy Background: Consideration of Gainesville Community Reinvestment Area (GCRA) Interlocal Agreement Extension Request

This document provides background information for the Alachua County Commission's policy discussion, regarding the City of Gainesville's anticipated request to restructure and extend the Gainesville Community Reinvestment Area (GCRA) interlocal agreement. This request may be heard at

a joint City-County meeting before the end of the calendar year.

Current GCRA Agreement Overview

The Gainesville Community Reinvestment Area (GCRA), a consolidated district with fixed revenue streams under the current interlocal agreement between Alachua County and the City of Gainesville, was formally established and took effect on October 1, 2019.

The existing interlocal agreement runs from January 1, 2019, through January 1, 2029. Unlike traditional Tax Increment Financing (TIF) models, where contributions fluctuate with incremental property value, this agreement stipulates fixed annual contributions from both the County and the City. For Fiscal Year 2025 (due January 1, 2025), the County's contribution is \$3,691,460.39. Cumulatively, the County is set to contribute \$37.45 million over the agreement's ten-year term.

City of Gainesville's Upcoming Request

During a joint City-County meeting on June 17, 2025, the City of Gainesville deferred a comprehensive request to restructure the GCRA interlocal agreement. This request, slated for presentation at a joint meeting before the end of 2025 proposes:

- A **20-year term extension**, which would prolong the agreement through 2049.
- A **new governance structure** for the GCRA.
- An **expansion of the geographic scope** of the GCRA.
- Ongoing financial contributions from Alachua County.

If County contributions were to remain at their current annual levels, this extended 20-year agreement would entail at least **\$75 million contribution from the County** directly to the City over the new term .