



Agenda Item Summary

File #: 24-00258

Agenda Date: 3/25/2024

Agenda Item Name:

Update on the Gainesville Community Reinvestment Area

Presenter:

Rick Smith, GCRA Director

Sean McLendon, Economic Development & Food System Mgr. 352 548 3765

Description:

This agenda item provides the required annual update on GCRA activities, discusses the Airport Gateway Project, and identifies a USEDA grant opportunity.

Recommended Action:

Hear update and direct staff to implement next steps for the Airport Gateway Project.

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:

This agenda item provides an update to the Commissions on the GCRA per the interlocal agreement. In addition, there will be a discussion on next steps to be taken to further the Airport Gateway Master Plan Initiative.

GCRA Update

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 currently separate 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.

Staff is requested direction on implementing the next steps of the Airport Gateway Master Plan. At the County Commission’s December 12, 2023, meeting, City and County staff provided an update on Airport Gateway Project on the recommendations from the Urban Land Institute. The next steps include the City identifying a funding source to match the County’s \$100,000 commitment, the creation of a steering committee to guide staff’s efforts, and the pursuit of grant funds.

Airport Gateway Project Next Steps:

Identify sources of funding for City contribution for development of a Gateway Master Plan–

GCRA will be using remaining FY24 funding from the “Heirs Properties” and potentially “My Neighborhood” program to match Alachua County’s \$100,000 contribution. An extension of the GCRA boundary to include the Airport and environs would need to be approved for this funding to be fully utilized. GCRA staff will be seeking conceptual approval of the boundary extension at the City Commission’s General Policy Committee meeting on March 28th.

Create an “Airport Gateway Partnership” steering committee to guide the development of Gateway Master Plan – the steering committee, jointly selected by Gainesville City Commission and Alachua County Board of County Commissioners, will be comprised of stakeholders with ownership and other interests within the Airport Gateway Area. Core members will include City and County representatives, Chamber of Commerce, FL DOT, GNV Airport Authority and University of

Florida. Both Commissions can select separate committee members through an application process if that is their desire.

Apply for U.S. Economic Development Agency “Economic Adjustment Grant” to assist with funding the Airport Gateway Master Plan – the Economic Adjustment Grant can be applied for throughout the year. EDA staff has advised the City that creating a partnership and steering committee is an important step prior to applying for the grant to ensure buy-in and shared goals among the stakeholders.

History of the Airport Gateway Project

At the September 30, 2020, joint meeting of the City of Gainesville and Alachua County, City Commissioner Simmons reported on her efforts with the Chamber, Airport Authority, City, and County staff to look at the Waldo Road and 39th Avenue area as an economic gateway. She requested that both Board’s consider a jointly funded study that would inform the redevelopment of this area. City Manager Feldman outlined the need to create a plan to look at the needed infrastructure through a jointly funded masterplan, like what is happening with the Downtown area. The estimated total cost to conduct this study is approximately \$200,000.

The County Commission authorized the use of Community Redevelopment Funds (CRF) as a matching funding source.

Utilizing the CRF funds for redevelopment study is aligned with the Board’s adopted framework as the proposal fits within an “economic analysis, planning studies or designs in support of capital project investments”.

From the adopted guidance document, fundable projects are generally defined as: Capital reinvestment opportunities that promote community redevelopment. On an annual basis the Board of County Commissioners will allocate a portion of the GCRA funds to project types including but not limited to architecture, engineering, economic analysis, planning studies or designs in support of capital project investments, sidewalks; trail networks; parks; eco-tourism support infrastructure (signage, way-finding, kiosks etc.); streetscapes; façade improvements; utility connection assistance; pop-up retail pilot projects; high-speed internet connectivity; property acquisition; community gardens; green roofs; edible landscapes; or the further development of Recycling Market Development Zone (RMDZ)/Resource Recovery Industrial Park (Eco-Industrial Park) related facilities.