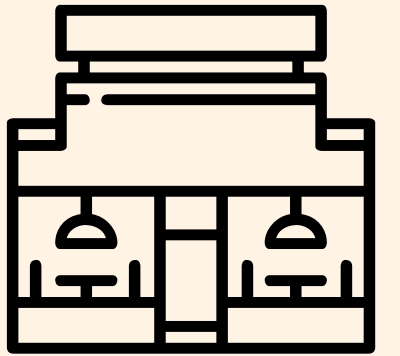


GCRA Business Improvement Grant  
(BIG) Program Award Recommendation  
for Akira Wood, Inc. (South Main Station)  
Building Address: 619 S. Main Street



March 7, 2024 |  
City of Gainesville Commission Meeting  
Daniel Blumberg, GCRA Project Manager



# Program Background

BUSINESS IMPROVEMENT GRANT PROGRAM WAS APPROVED BY THE CITY COMMISSION ON NOVEMBER 5, 2020

- *The Program is a 50% matching grant program to businesses located within the GCRA Boundary*
- *The Program comprises 4 tiers with increasing requirements and funding available at higher tiers. The highest tier requires the building to be registered with the City or the Federal government as a historic building. Recognizing improvements to renovate and activate historic buildings is expensive this tier allows for up to \$150,000 of grant funds.*
- *Per Program guidelines, any request for grant funds of \$100,000 require review and approval by the City Commission*

# Program Background

THE SURVEYS WERE PART OF THE GCRA'S 10-YEAR REINVESTMENT PLAN

“HISTORIC” WAS ONE OF THE TOP 3 WORDS TO DESCRIBE THE REINVESTMENT DISTRICT

\*

OUT OF 3 THINGS THAT NEED TO BE PROTECTED IN THE DISTRICT, “HISTORY” WAS IN THE TOP 3 WITH DOWNTOWN RANKING 2<sup>ND</sup> MOST IMPORTANT FOCUS AREA

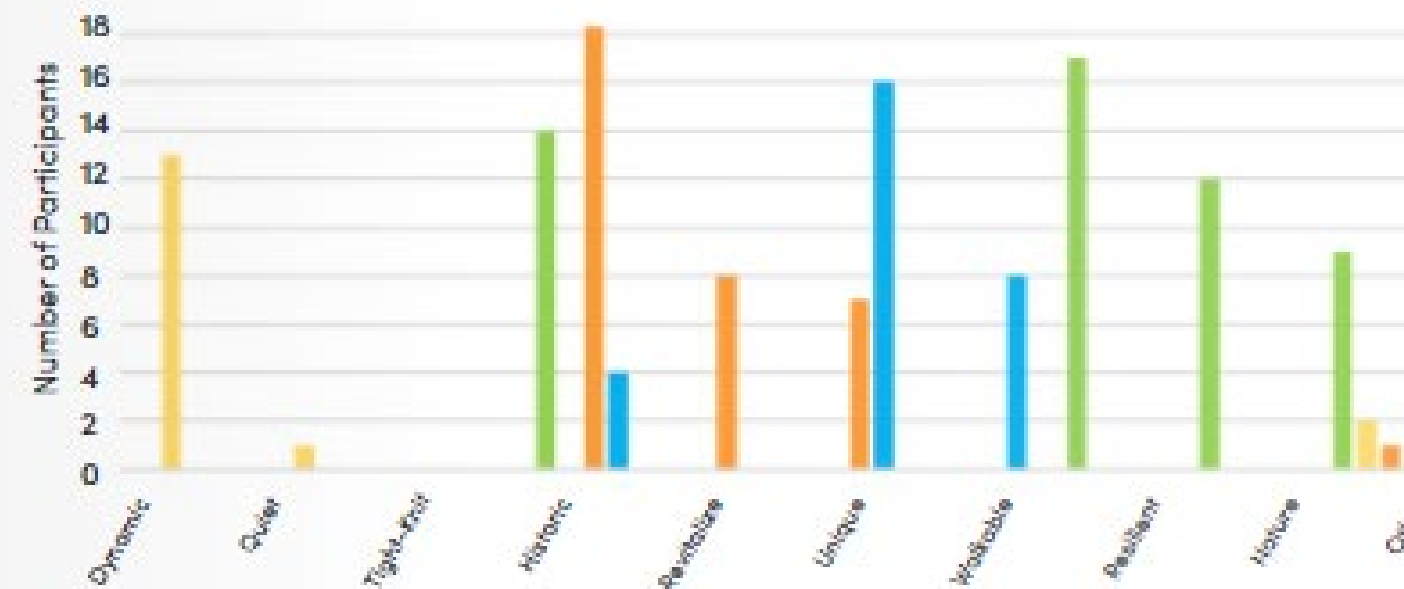
\*

“HISTORIC PRESERVATION” WAS NAMED ONE OF THE 3 MOST IMPORTANT REINVESTMENT CONSIDERATIONS

## Survey Results

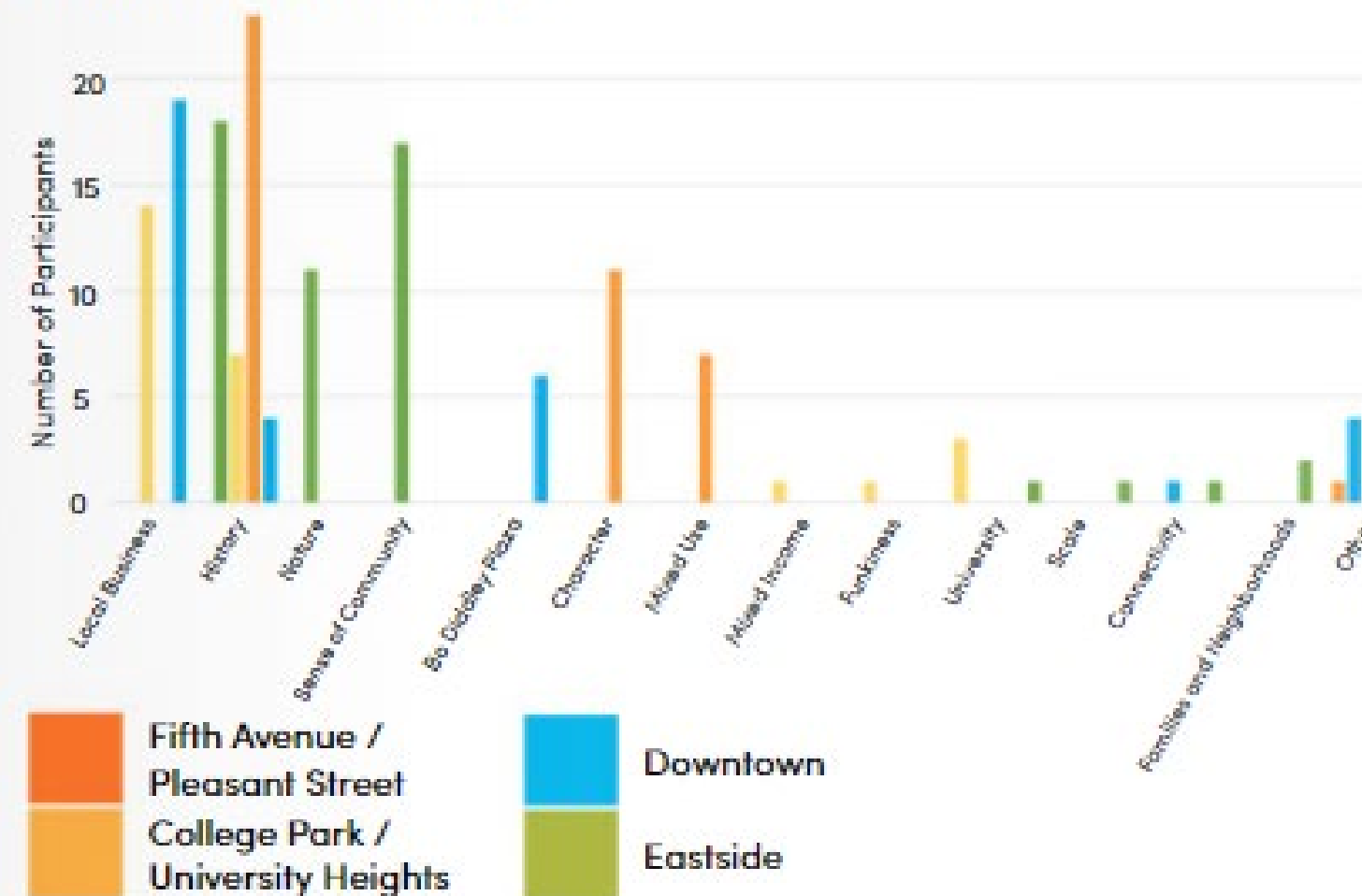
**Q: What are the best three words to describe the area?**

The top three words are historic, unique and resilient.



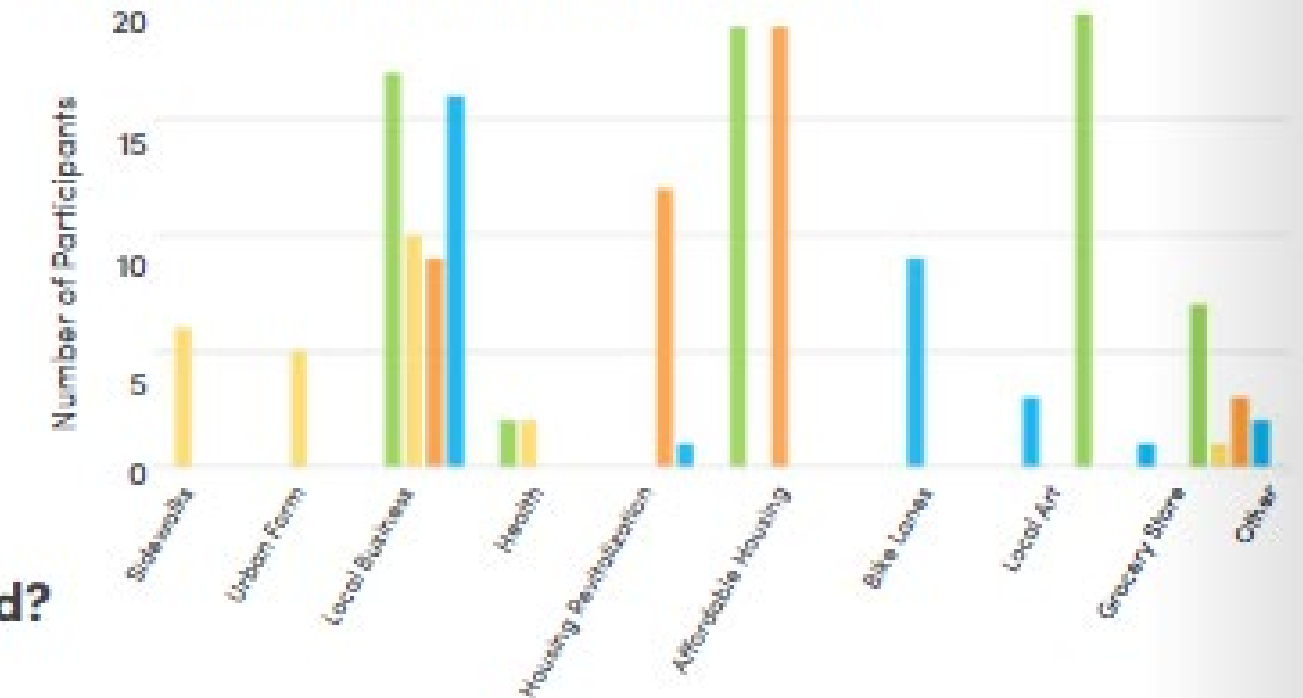
**Q: What are your favorite things that need to be protected?**

The top favorite things are history, local businesses, and sense of community.



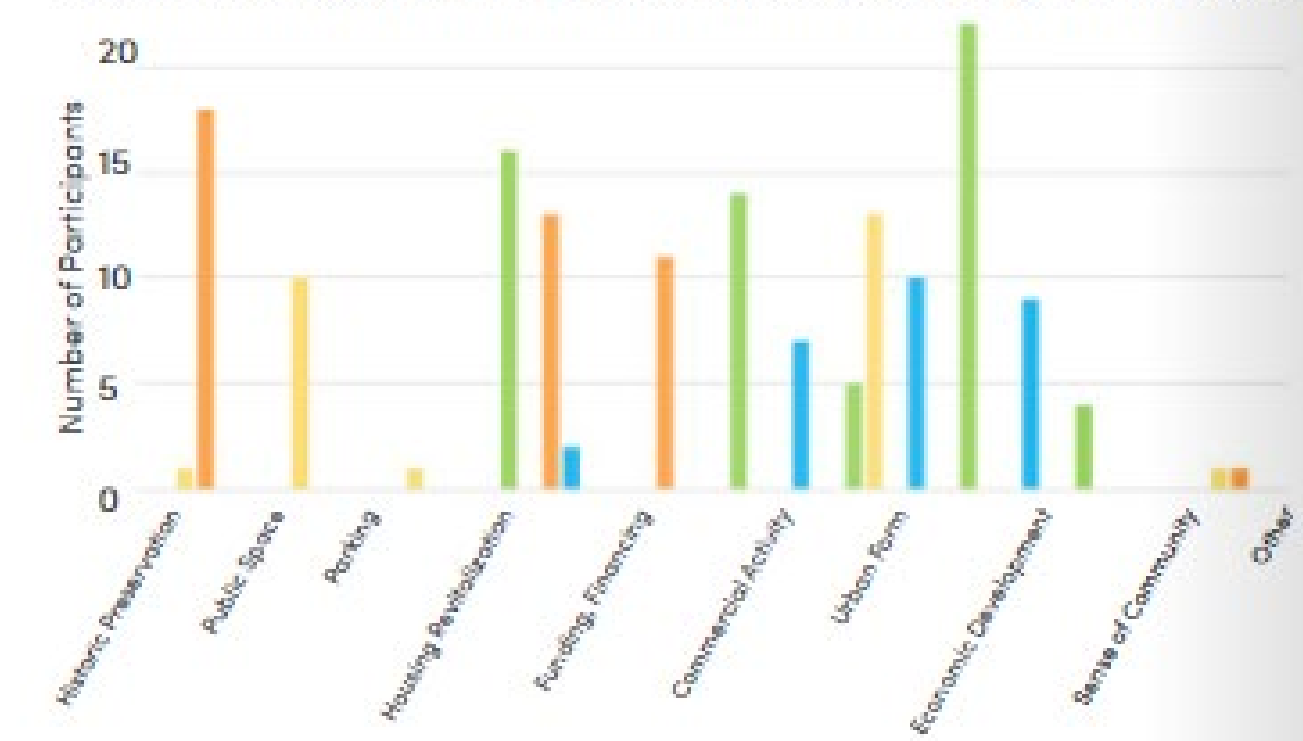
**Q: What are the top three changes you would like to see?**

The top three changes are local business, housing revitalization and affordable housing.



**Q: What are the most important reinvestment considerations?**

The top reinvestment considerations are economic development, historic preservation & housing revitalization.





# Summary of Previous Application



Original Condition

Akira Wood Inc. was approved for a Business Improvement Grant Program on May 6, 2021, by the City Commission. The grant agreement was executed on July 1, 2021. Akira Wood completed all grant work on time.



Post Grant Condition



The improvements made totaled **\$376,232**  
Akira completed the work and was reimbursed the approved **\$147,950.**

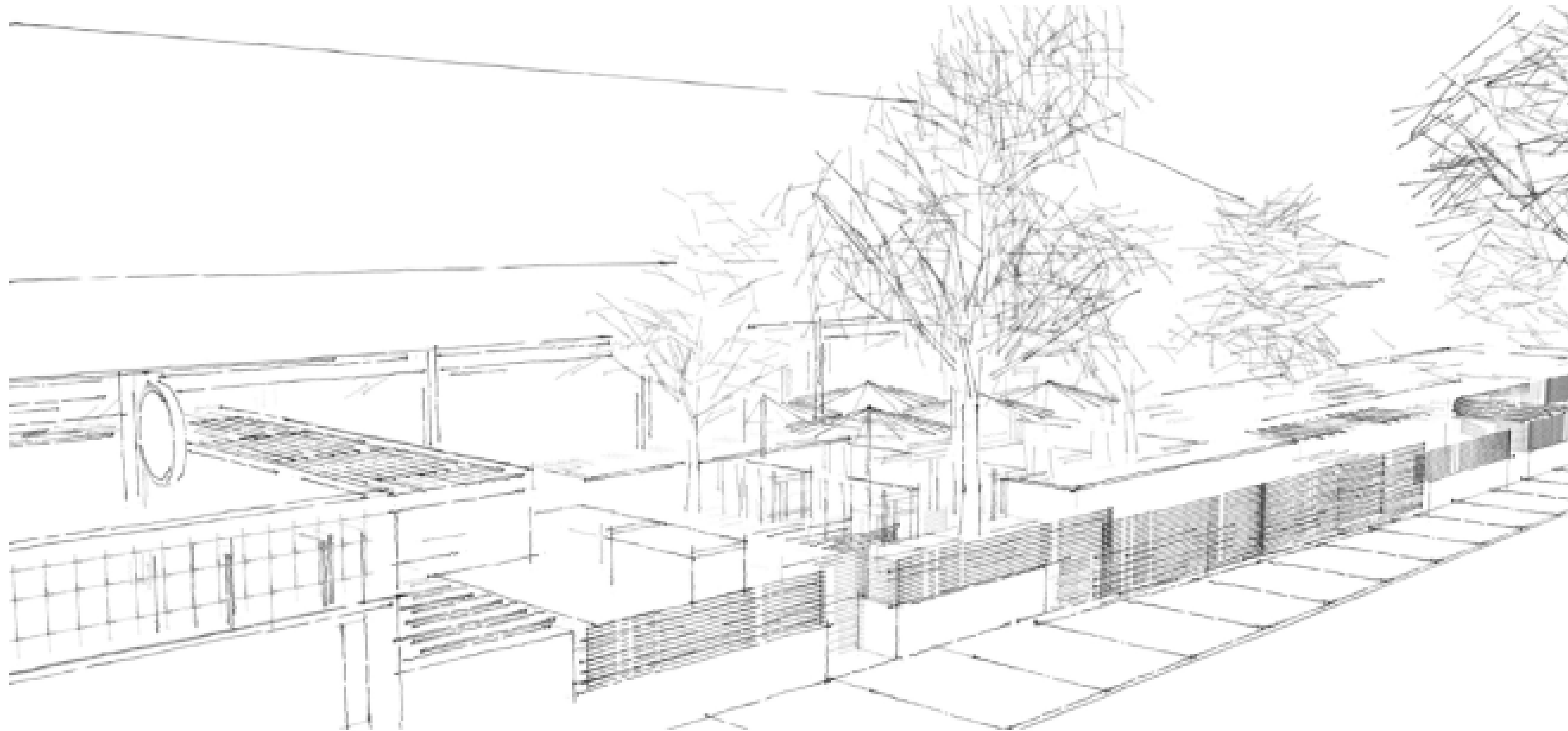


# Program Application Details

**Akira Wood, INC.** submitted a complete application to the GCRA Business Improvement Grant Program

January 17, 2024

**Building Address: 619 South Main Street, Gainesville, FL 32601**





# Artist Renderings of Planned Improvements



*View from South Main Street*

- *New decking*
- *Landscaping*
- *Rebuilt fencing to tie into Depot Park theme*

*Bird's eye view looking southwest*

- *Modification to the entry point changing it to pedestrian only*
- *Removal of impervious hardscape and replacing it with pervious crushed granite and landscaping*





# Artist Renderings of Planned Improvements cont.

*Sidewalk view looking North*

- The fence replacement is designed to be more inviting than the existing 6' wrought iron fence*
- Additional decking will be installed for South Main guests of onsite local businesses to utilize*

*Sidewalk view looking south*

- Only permanently installed improvements are part of the grant, chairs and tables are not reimbursed*
- Landscaping will emphasize native species*





[illegible]



# Eligible Improvement Bid Totals

## ELIGIBLE IMPROVEMENTS PER PROGRAM GUIDELINES:

\$35,650 – General conditions including survey, permits, supervision, architectural fees

\$52,300– Demolition, removal costs, fill, and drainage

\$51,700 – Hardscape

\$29,300 – Landscaping/irrigation

\$18,714 – Concrete

\$30,408 – Masonry

\$5,940 – Metals including downspouts

\$37,081 – Carpentry decking/fencing

\$8,252 – Plumbing including necessary relocations

\$24,633 – HVAC relocation

\$12,000 – Electrical components relocations

\$10,455 – Lighting Fixtures

**TOTAL cost of eligible improvements - \$316,433**

**GCRA 50% maximum grant amount - \$150,000**



# Fiscal Note

Business Improvement Grant program funds were merged with the GCRA's Downtown Strategic Plan funds on February 15, 2024. The funding for this grant will draw from the Downtown Strategic Plan operating budget, and this grant would pay out \$150,000 after completion.



# Summary

Akira Wood Inc. submitted a complete application to the GCRA Business Improvement Grant Program January 17, 2024.

Building Address: 619 S. Main Street

The GCRA's Downtown Strategic Plan envisioned using a portion of the funds to focus on Downtown Reinvestment. Continuing the activation of historically registered properties allows the GCRA to continue meeting the goals of its 10-year reinvestment plan.



# Recommendation

The Commission approve Akira Wood Inc.'s Business Improvement Grant application totaling \$150,000.00.

