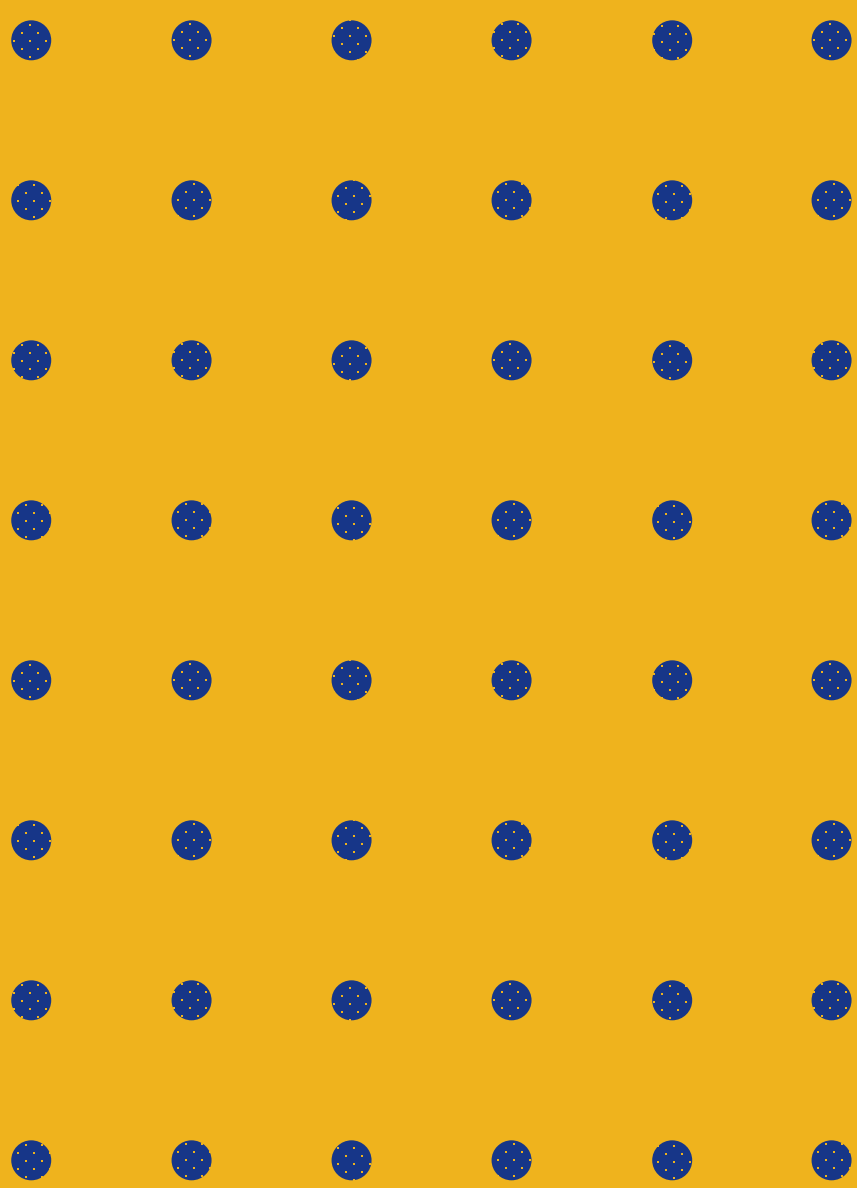


25 MARCH 2024



Gainesville Community Reinvestment Area FY23 Annual Report and FY24 Workplan

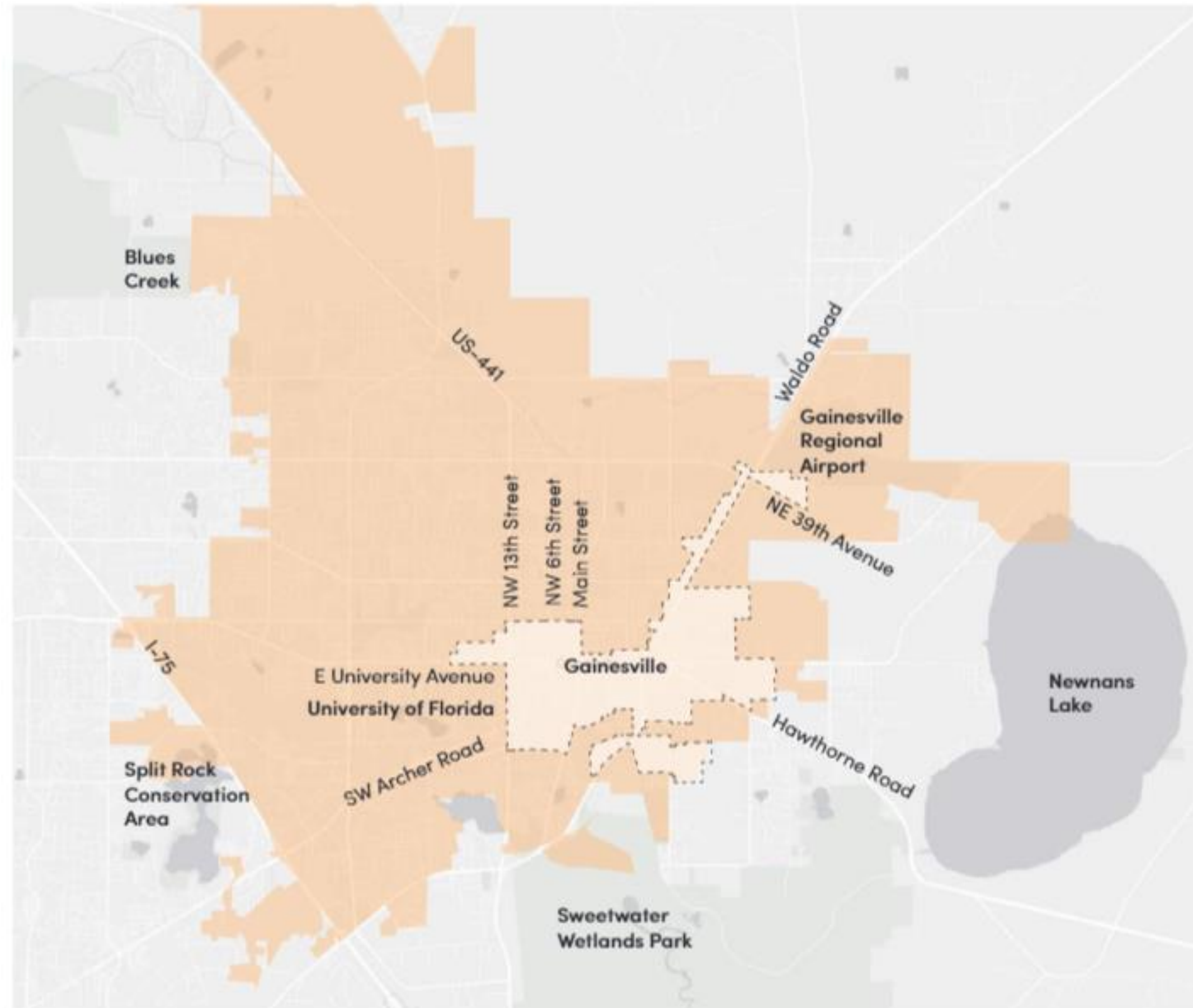


Joint City & County Commission Meeting

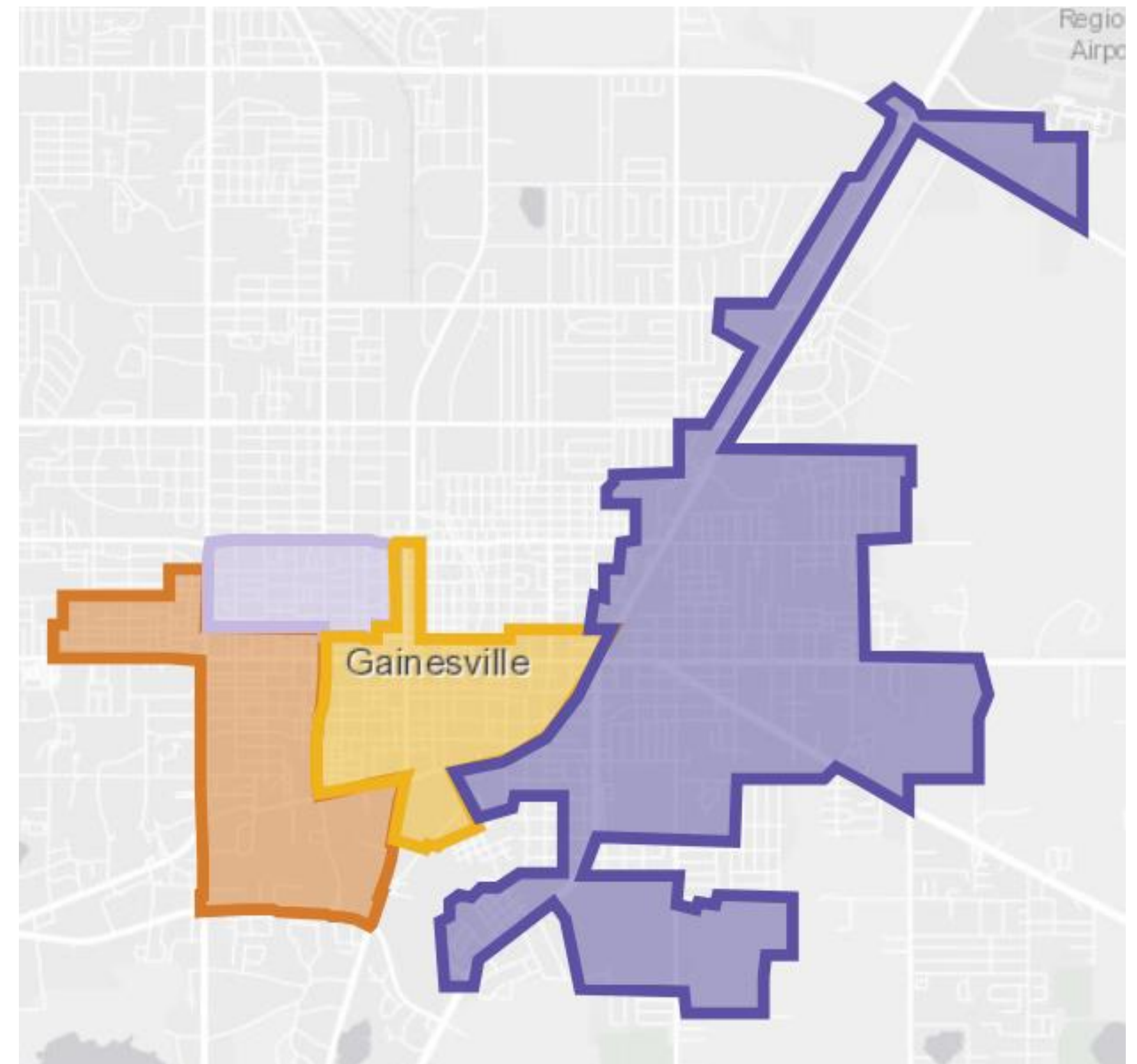




GCRA Boundary



Gainesville Boundary
Reinvestment Area



Fifth Avenue/ Pleasant Street – established 1979 / expanded 1989
Downtown established 1981 / expanded in 2001
College Park / University Heights – established 1995 / expanded 2005
Eastside – established 2001 / expanded 2006 & 2010



FY23 Annual Report & FY24 Workplan



- The GCRA had a successful year advancing its major transformational projects while ensuring that its smaller projects continue to provide support to local citizens and businesses
- This presentation will review the GCRA's FY23 Economic Development, Community Enhancements & Housing, and Public Space & Streetscape programs
- This presentation will also provide the GCRA's FY24 Workplan addressed in general after each component presented



Transformational Projects in the GCRA



Project Budgets (FY2020-2029)



Cornerstone/GTEC

\$26.7 million

8th Avenue & Waldo

\$14 million

Downtown

\$12.2 million

Heartwood

\$6.2 million

FAPS Heritage Trail

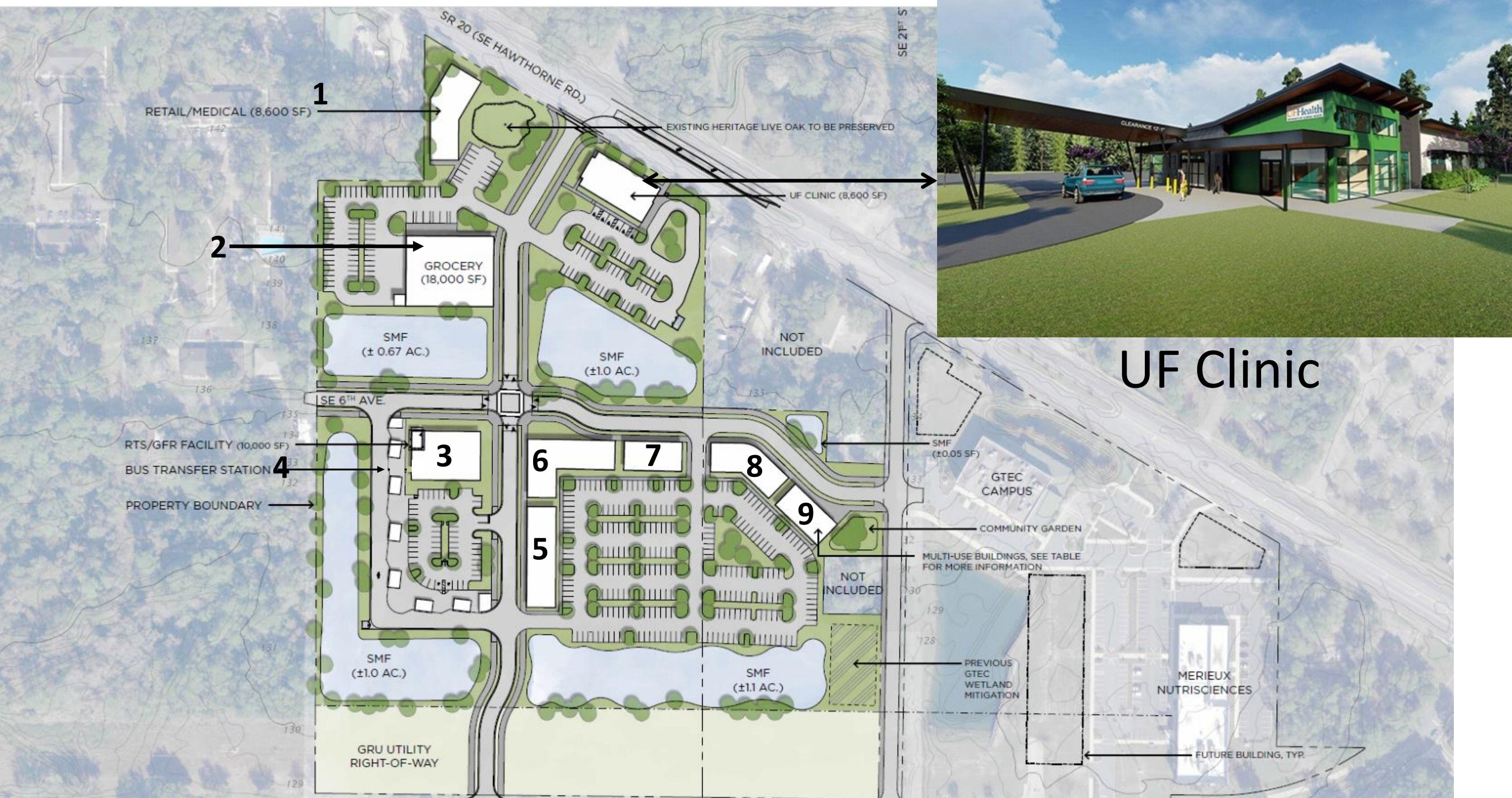
\$2.3 million



FY23 Annual Report & FY24 Workplan



Cornerstone Phases 1 and 2/GTEC



UF Clinic

Legend

1. Retail/Medical 8,600 SF
2. Grocery 18,000 SF
3. RTS/GFR Facility 10,000 SF
4. Bus Transfer Station
- 5/6. Per Building 18,000 SF Multi-use Ground Floor & 37,000 SF 2 levels of Market Rate Housing (25-35 units) per building
- 7-9. Per Building 50,100 SF Three Floors of Market Rate Housing (32-50 units)

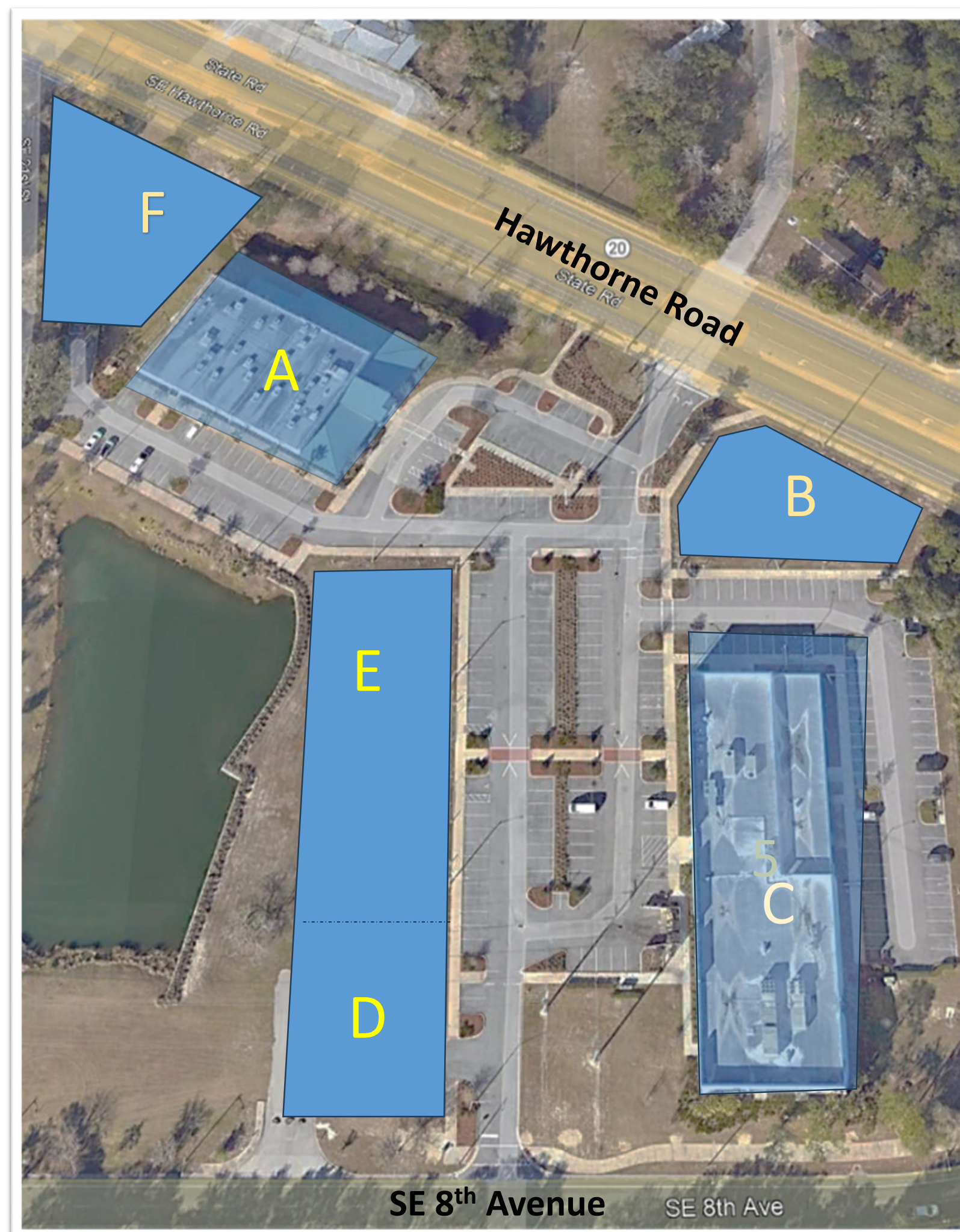
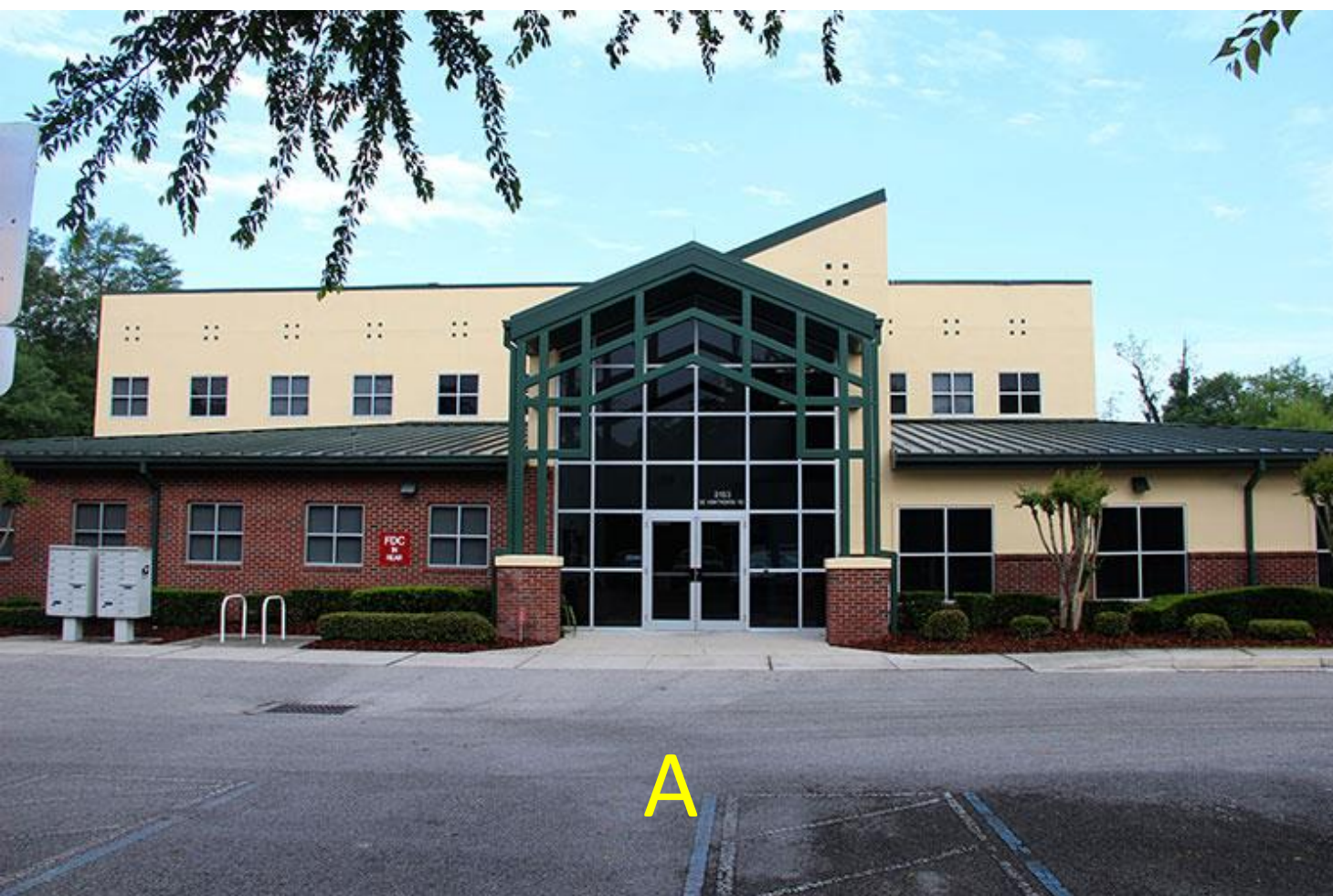
*SF=Square Feet



FY23 Annual Report & FY24 Workplan



Cornerstone Phase 1 & GTEC



Legend

- A. GTEC – Building 30,700 SF
- B. 11,821 SF Parcel,
- C. Merieux – Building 21,137 SF
- D. 6,624 SF Parcel,
- E. 8,113 SF Parcel
- F. 9,401 SF Parcel

*SF=Square Feet



FY23 Annual Report & FY24 Workplan



Cornerstone Phase 1 and 2/GTEC



UF Clinic

FY24 Workplan

- Discussions ongoing with a prospective grocer for the property
- Create incentive packages for potential grocery and other users
- Designing sign packages
- Design/construct enhanced streetscaping for the site's roadways
- Ribbon cuttings for UF Health Clinic and infrastructure
- Update appraisals for Cornerstone
- City Commission approval to hire contractors for GTEC renovations



FY23 Annual Report & FY24 Workplan



Cornerstone Phase 1 and 2/GTEC



Rendering of the New Fire Station #3 to be located on lot #2 or #4



Rendering of the RTS Transfer Station to be located on lot #3



FY23 Annual Report & FY24 Workplan



NE 8th Avenue & Waldo Road



Legend

- A. Citizen's Field
- B. Dwight H. Hunter Pool
- C. Martin Luther King Jr. Multipurpose Center
- D. Gainesville Fire Rescue Station #3
- E. Multipurpose Field
- F. Skate Park

Note: Site is 36+ acres



FY23 Annual Report & FY24 Workplan



8th Avenue & Waldo Road



FY24 Workplan

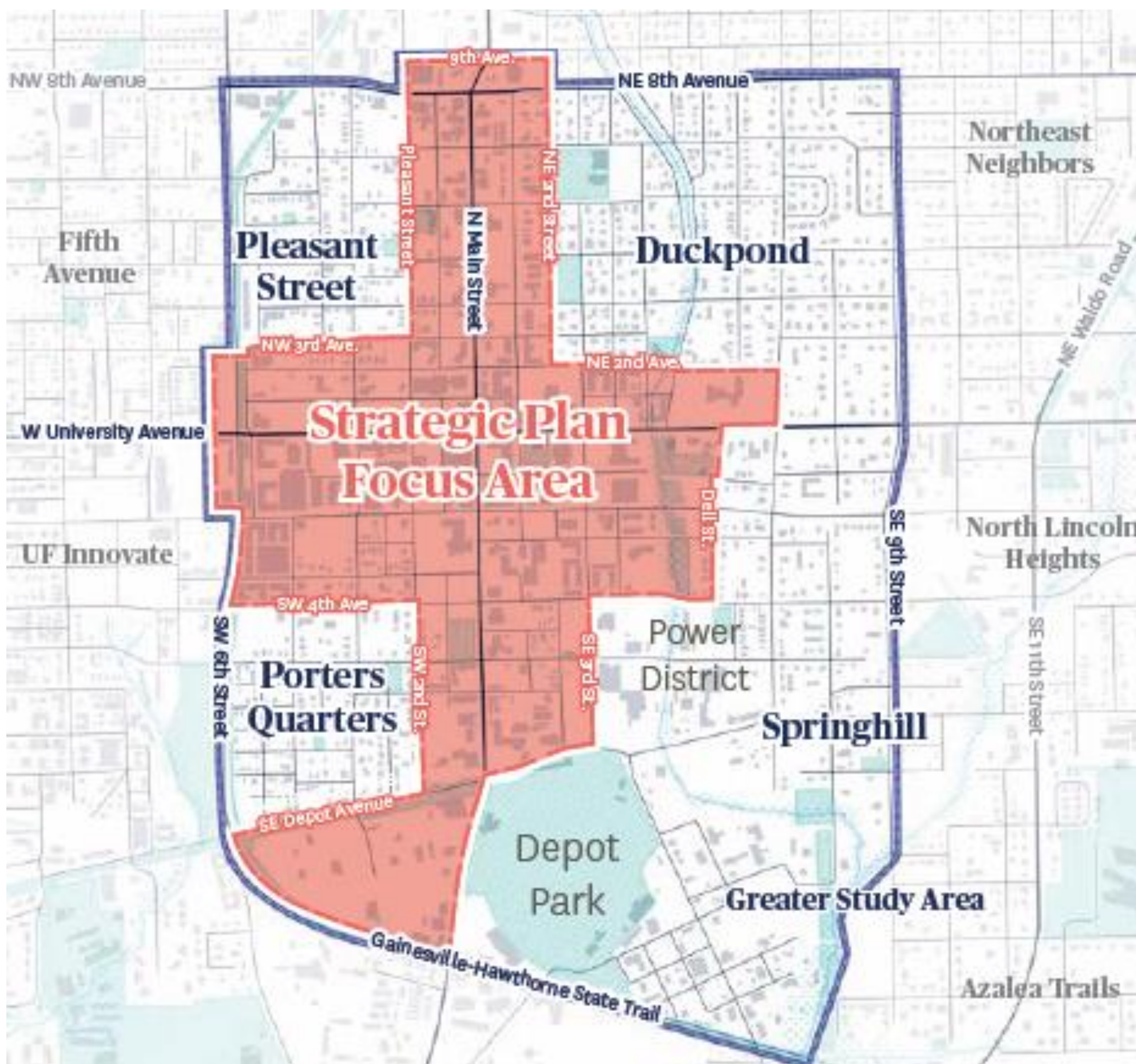
- Select architectural and engineering firm to conduct a land-use study and opportunities to rearrange facilities
- Evaluate need for environmental mitigation on site through Phase I and II testing
- Develop a funding plan and demolition schedule for vacant GFR facilities
- Continue working with other City Departments on the improvements made to the site



FY23 Annual Report & FY24 Workplan



Downtown Gainesville Strategic Plan



- Downtown administration models were examined
- City Leadership discussed the proposed “Stretery” and Sweetwater Park improvements

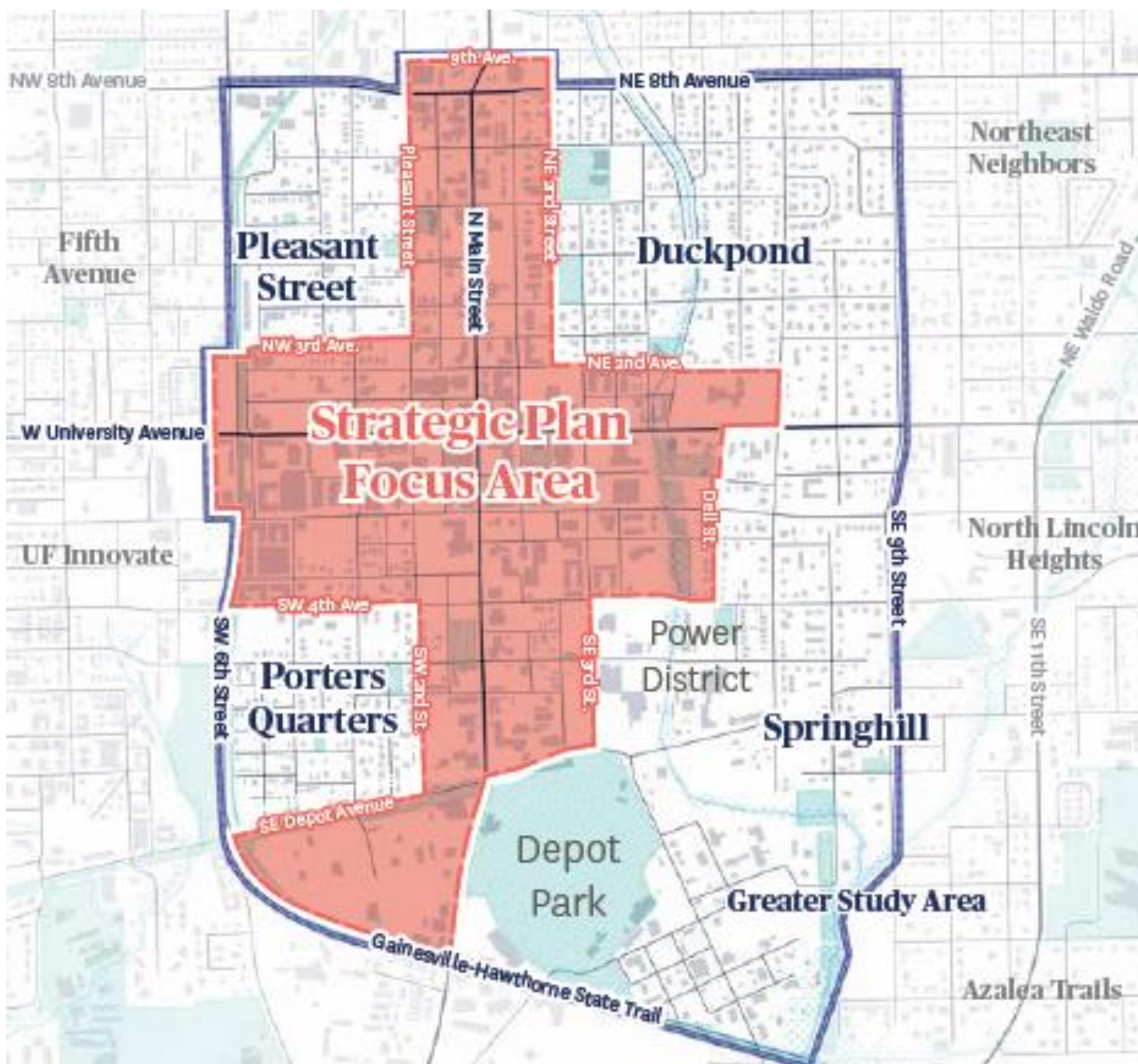




FY23 Annual Report & FY24 Workplan



Downtown Gainesville Strategic Plan



FY24 Workplan

- MKSK Consultants will complete the feasibility study to create a Business Improvement District in Downtown
- A Downtown Advisory Board will be created to advise the City Commission on budget allocations, program development, event programming, and marketing efforts
- Designs will be crafted through extensive public engagement for the “Streatery” on SW 1st Ave and “The Festival Street” east of South Main Street on SE 1st Ave & Sweetwater Park
- Establishing a Downtown “Ambassador” program to provide “clean and safe” services and to assist the houseless community in reaching needed services



FY23 Annual Report & FY24 Workplan

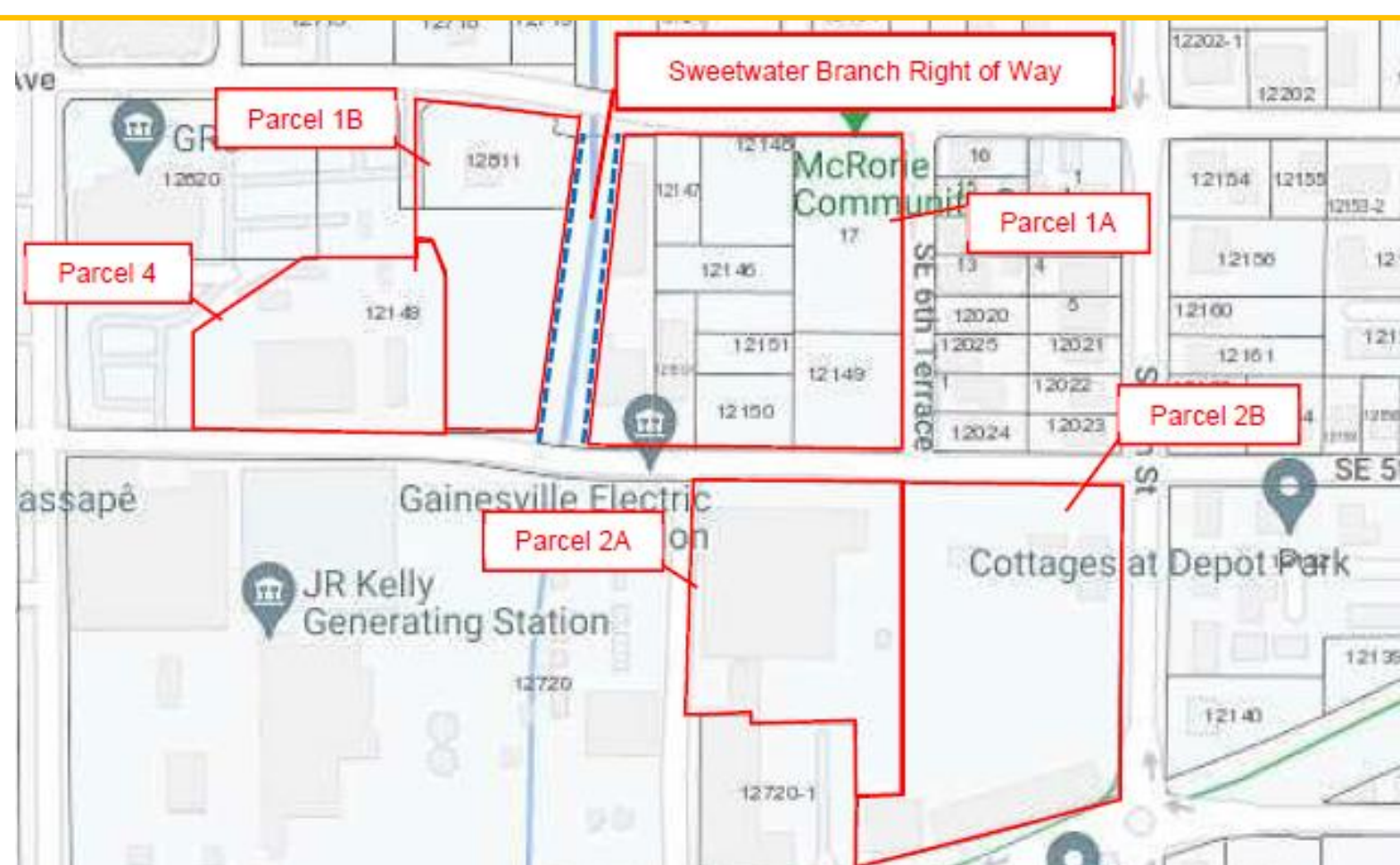


Power District

- GCRA Paid for an Appraisal of Power District Parcels
- June 2023 the City Commission Directed the Following
 1. Parcelize the Power District property into the proposed redevelopment parcels
 2. Update zoning and land use to reflect 2023 Power District Concept Plan
 3. Solicit request for bid for the Power District parcels
 4. Reallocate the remaining GCRA Power District funding to the Downtown Strategic Plan implementation

Former Fire Station #1

- The City of Gainesville closed its former fire station #1 in 2018
- The GCRA looked into redevelopment opportunities for the building into 2022
- The City decided to list the property for sale





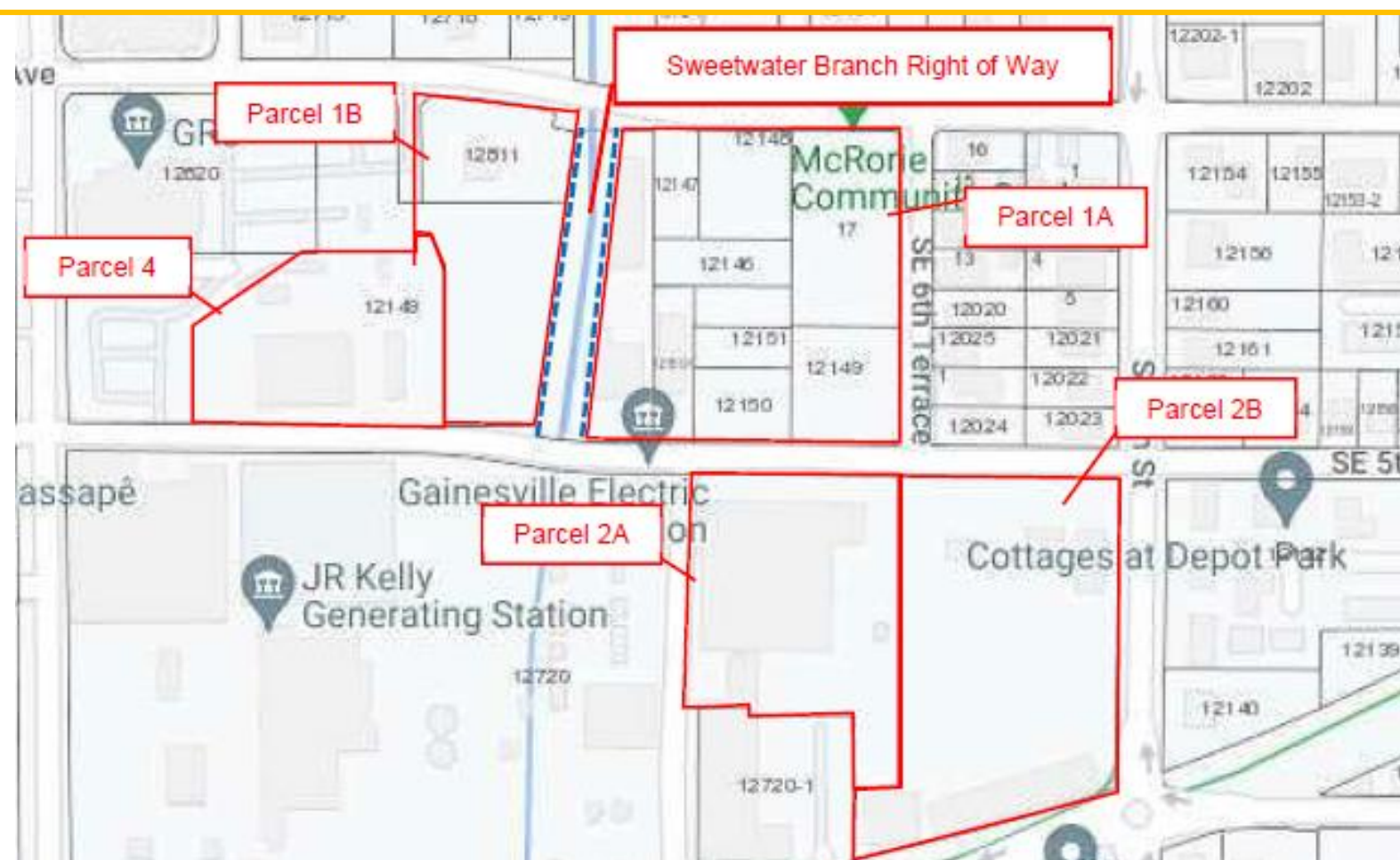
FY23 Annual Report & FY24 Workplan



Power District

FY24 Workplan

- With the passage of State of Florida HB-1645 on July 1, 2023, the GRU authority has claimed ownership of the Power District.



Former Fire Station #1

FY24 Workplan

- The City will be seeking an appraisal of the property and then put it on the market for sale



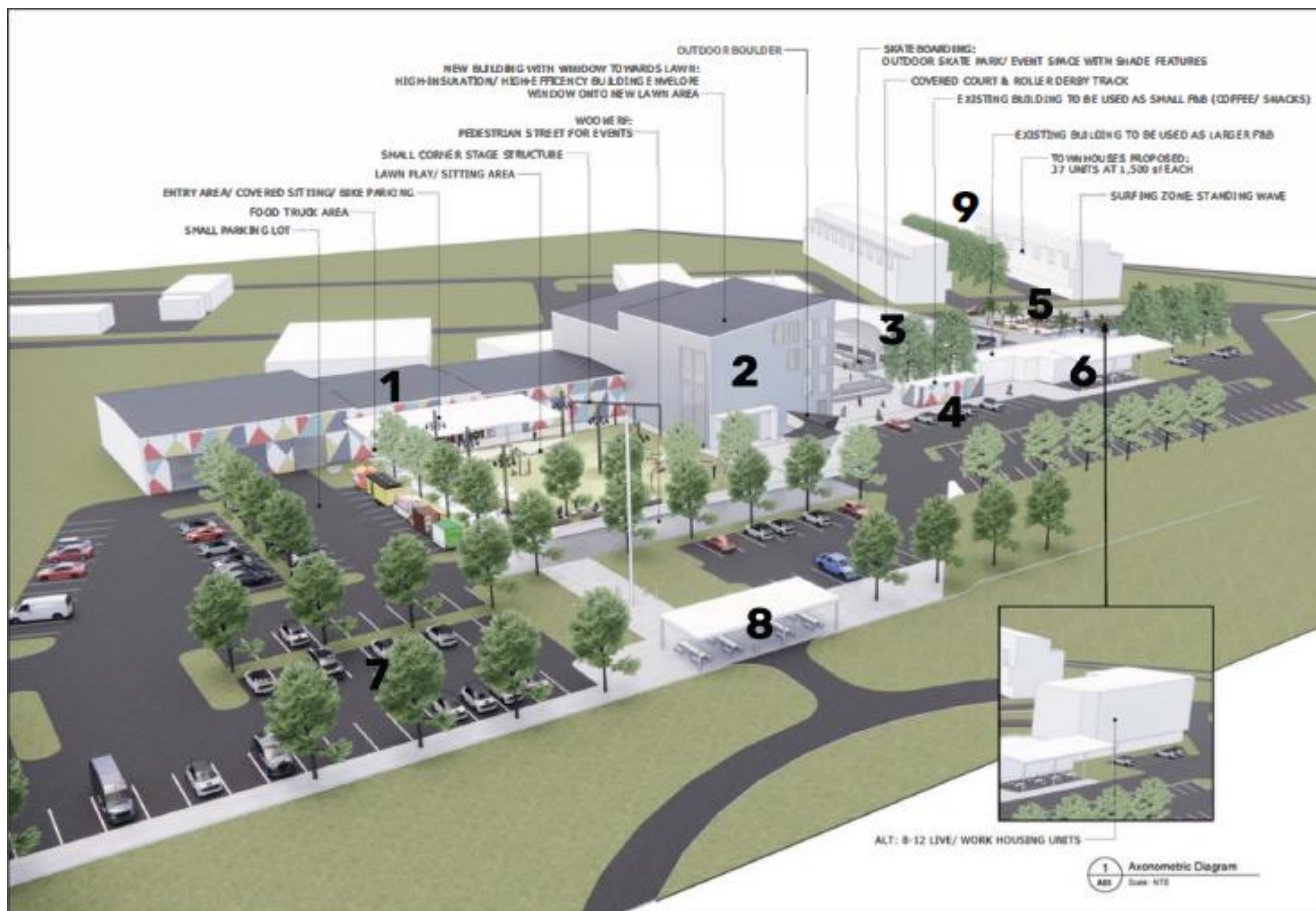


FY23 Annual Report & FY24 Workplan



Former RTS Site Redevelopment

City of Gainesville Evaluation Committee Recommended the Knot Climbing Gym's Application for Redevelopment



Development Program

1. Bus Building - Existing building: 19,250 SF
2. New Construction - Climbing Gym -10,000 SF
3. Lighted/Shaded Skate Park - ~1 acre
4. Skate Shop - 600 SF
5. Standing Wave - 5,000 SF
6. Fast Casual Restaurant - 3,700 SF
7. Parking Redesign/Landscaping – est 2 acres
8. Depot Park Transition – Pavilion TBD SF
9. Market Rate Townhouses - 37 units @ 1,500 SF

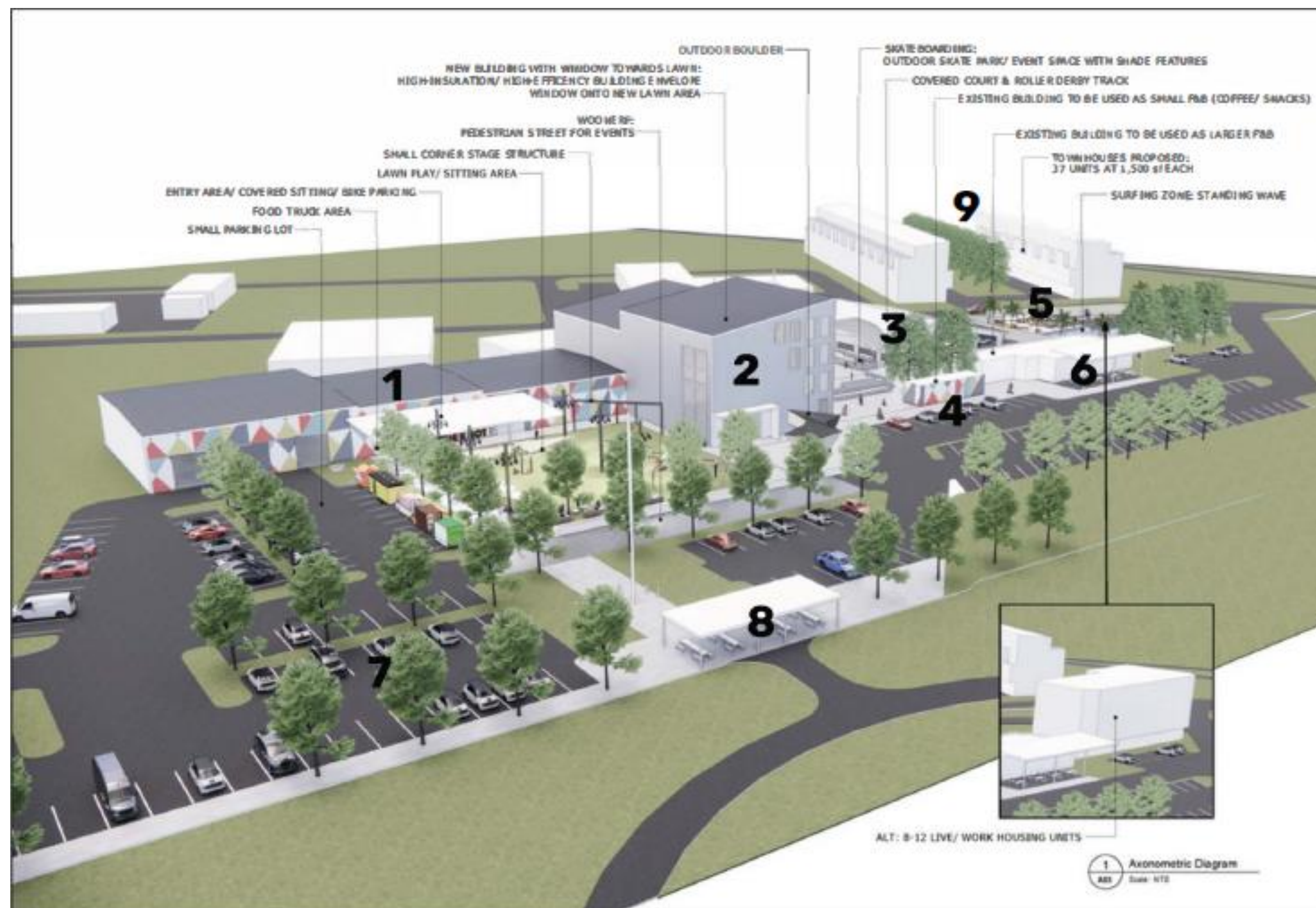


FY23 Annual Report & FY24 Workplan



Former RTS Site Redevelopment

City of Gainesville Evaluation Committee Recommended the Knot Climbing Gym's Application for Redevelopment



FY24 Workplan

- RTS has requested an appraisal on the property.
- RTS will request authorization from the Federal Transit Administration to sell the property upon mutual agreement of the City and the Developer and approval by City Commission.



FY23 Annual Report & FY24 Workplan



Public Space & Streetscape



- The GCRA is contributing \$1.4 million as a match for the \$8-million grant award from the U.S. Department of Transportation
- The funds will be used to improve University Avenue, provide improved pedestrian and cyclist safety, and accessibility for all

- GCRA contracted with Kevin Jeffers Inc. to replace banners along Hawthorne and University Avenue around the Eastside Gateway
- GCRA continues to maintain and improve the Eastside Gateway



FY23 Annual Report & FY24 Workplan



Heartwood



Photo taken and provided by a private citizen, July 2023, used with permission



- Heartwood is a 34-unit subdivision, with the City as the developer, located at 1717 SE 8th Avenue and is on the former Kennedy Homes
- October 2022, GCRA held a Heartwood beam signing and construction event
- In FY23, Heartwood had 15 homes completed



FY23 Annual Report & FY24 Workplan



Heartwood



FY24 Workplan

- Development of an enhanced marketing campaign
- Conducting open houses for the City built homes on Lots 31, 32, and the soon-to-be-completed 33
- Designing and constructing fencing, signage, landscaping, and site work
- Complete a new architectural drawing increasing the number of home designs from 11 to 12
- Hold a “Get to know your neighbors” party
- April 24, 2024 will have the second Heartwood Homeowners Association meeting

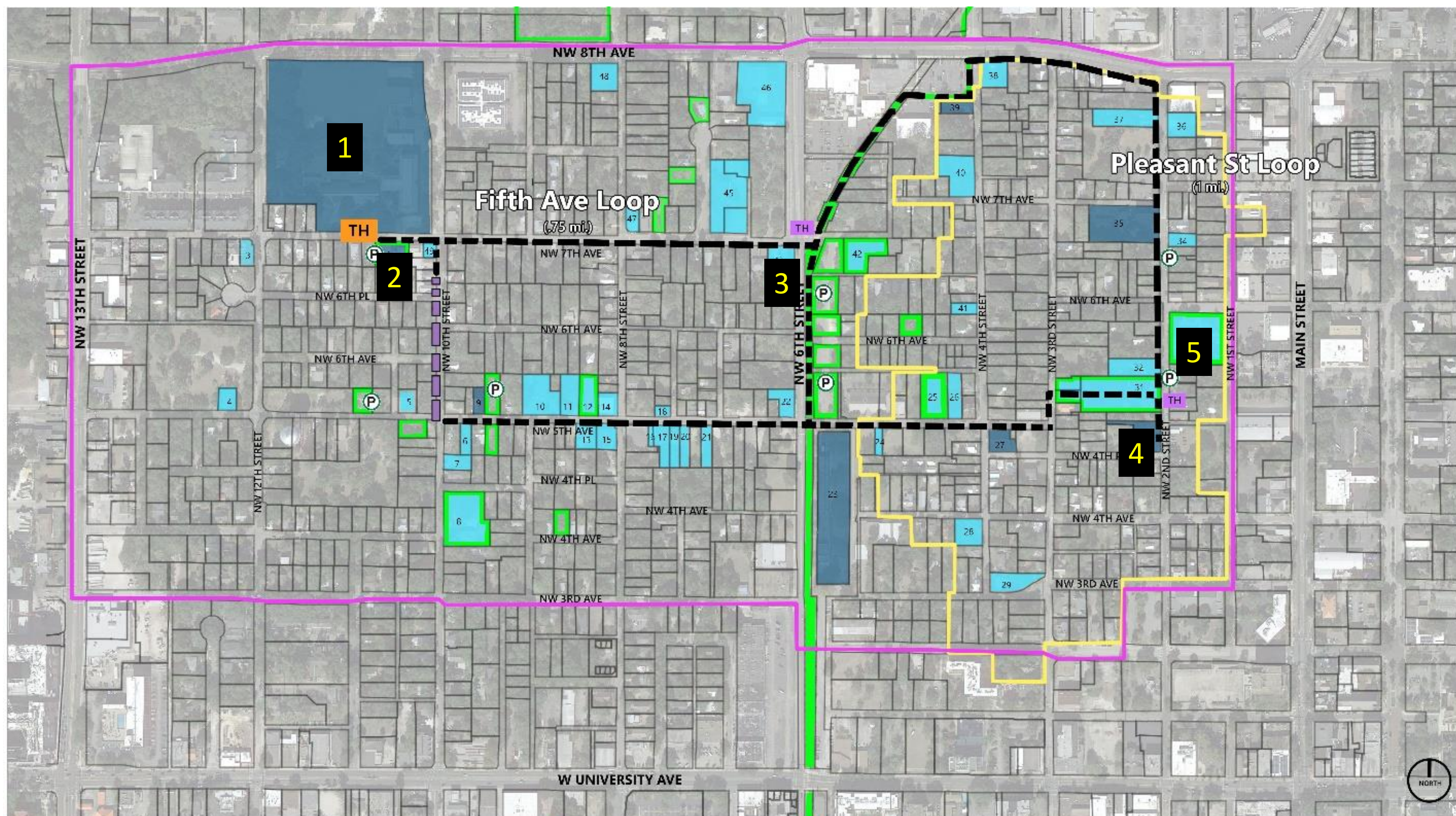
Photo taken and provided by a private citizen, July 2023, used with permission



FY23 Annual Report & FY24 Workplan



Historic Heritage Trail



Fifth Avenue | Pleasant Street
HERITAGE TRAIL
 Trail Route
 Heritage Trail of the Fifth Avenue
 Pleasant Street Community
 January 29th, 2020

Legend:

- Points of Interest
- Key Points of Interest
- City Owned Property
- Previous Fifth Ave/Pleasant Street CRA District
- State Historic Pleasant Street District
- Existing Public Parking
- Main Trailhead
- Secondary Trailhead
- Proposed Trail Route, Existing Sidewalk
- Proposed Trail Route, New Sidewalk

MANLEY DESIGN, LLC
 COMMUNITY SOLUTIONS GROUP

- Heritage Trail will celebrate the people, places, and events of the historic African American Fifth Avenue and Pleasant Street communities.
- September 21, 2023, the City Commission selected Community Planning Collaborative to guide the project's implementation

Legend

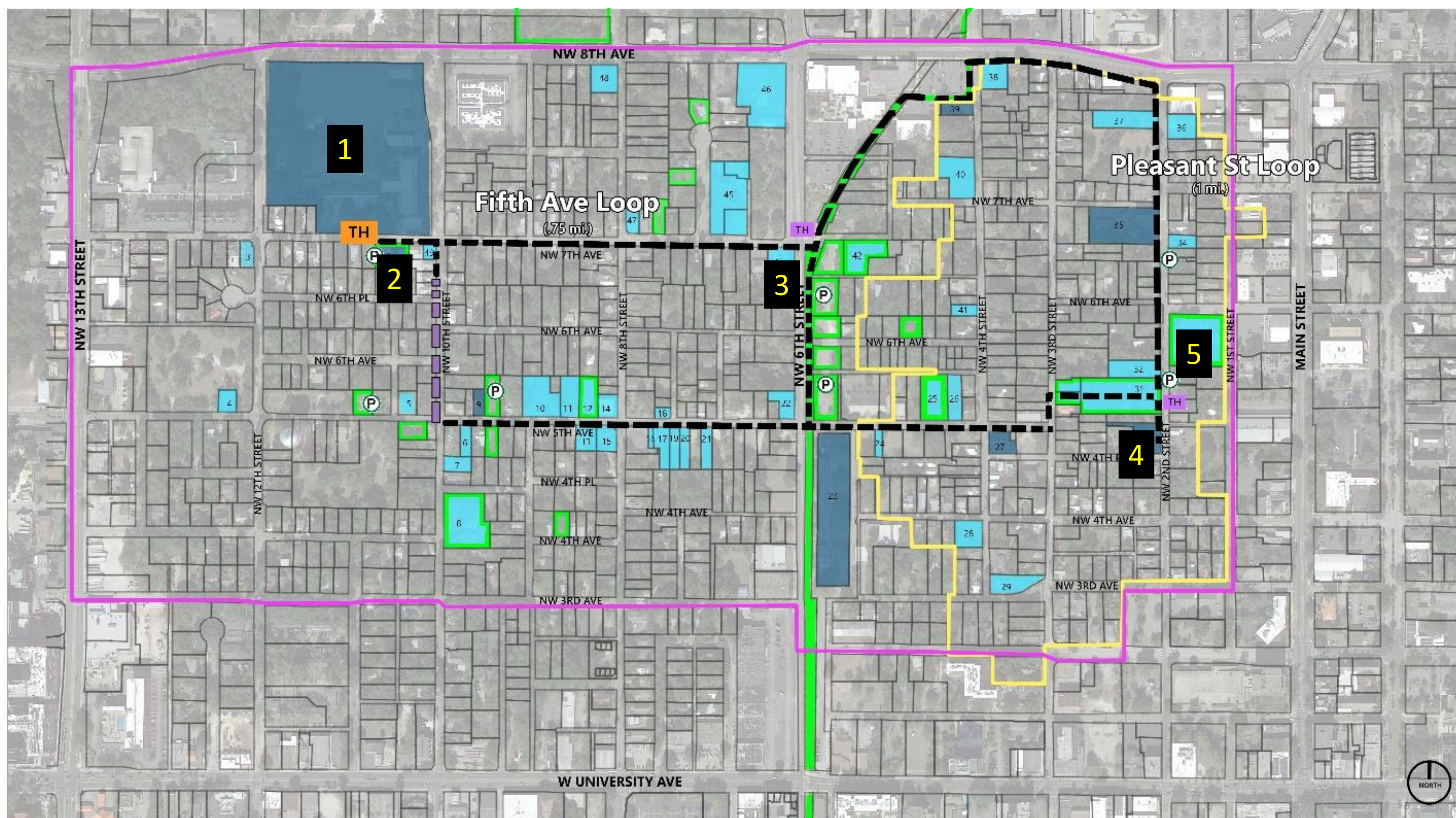
1. Old Lincoln High School
2. A. Quinn Jones Museum
3. Old Greater Bethel Church
4. Friendship Baptist Church
5. Rosa B. Williams Center



FY23 Annual Report & FY24 Workplan



Historic Heritage Trail



Fifth Avenue | Pleasant Street
HERITAGE TRAIL
 Trail Route
 Heritage Trail of the Fifth Avenue
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- Secondary Trailhead
- Proposed Trail Route, Existing Sidewalk
- Proposed Trail Route, New Sidewalk

MANLEY DESIGN, LLC
 COMMUNITY SOLUTIONS GROUP

FY24 Workplan

- Development of an enhanced marketing campaign
- Increasing the contract with the Community Planning Collaborative to allow for additional engagement and grant writing
- Submit grant application to the National Endowment for the Humanities for their Outdoor Museum grant and Digital Project grant
- Bring to the City Commission for approval changes to the Business Improvement Grant program to focus on Heritage Trail area and Downtown
- Market BIG to local businesses in the area that qualify to apply



FY23 Annual Report & FY24 Workplan



Heirs Property Assistance



Heirs' Property Assistance Program



The Heirs' Property Assistance Program offers free probate legal assistance to owners of heirs' properties within the GCRA district, to clear the title.

More info: gainesvillecra.com

City of Gainesville



Gainesville Community Reinvestment Area

- The purpose of the Program is to improve neighborhood stability & grow individual wealth through property ownership by clearing property titles for heirs
- Assisted 7 recipients in resolving Heirs' ownership

Home Energy & Water Efficiency Initiative

Home Energy Tune-Up Programs
Equipping Alachua County residents to **SAVE** on their utility bills!

- ✓ Option of volunteer-led or DIY service
- ✓ **FREE** water & energy-efficient supplies and advice for your home, over \$90 value!
- ✓ Renters and apartments **OK!**
- ✓ Can help you **save \$, water, and energy** month after month!

Both our Do It Yourself (DIY) and volunteer-led tune-ups equip you and your home with the free supplies and household conservation know-how to lower your utility costs!
Apply today at: communityweatherization.org/tune-up-application

Scan for link to our volunteer-powered tune-up:

Phone: 352.450.4965

- This program in partnership with the Community Weatherization Coalition (CWC) encourages safe, well-designed, high-quality housing to support the existing housing stock
- Assisted 66 residents with weatherization efforts to lower utility bills



FY23 Annual Report & FY24 Workplan



Heirs Property Assistance



Heirs' Property Assistance Program



The Heirs' Property Assistance Program offers free probate legal assistance to owners of heirs' properties within the GCRA district, to clear the title.

More info: gainesvillecra.com

City of Gainesville



Gainesville Community Reinvestment Area

FY24 Workplan

- The program was paused to new applicants the 1st week of March 2024, applicants in process will be processed to resolution

Home Energy & Water Efficiency Initiative

CWC
COMMUNITY WEATHERIZATION COALITION

Home Energy Tune-Up Programs

Equipping Alachua County residents to **SAVE** on their utility bills!

- ✓ Option of volunteer-led or DIY service
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Apply today at: communityweatherization.org/tune-up-application

Scan for link to our volunteer-powered tune-up:

Phone: 352.450.4965

FY24 Workplan

- Program was paused in December 2023 pending resolution of contract issues with GRU. Program funding for the remainder of FY24 was depleted. The CWC continues to accept applications for residents of Alachua County.



FY23 Annual Report & FY24 Workplan



My Neighborhood Grant Program



- Legend
1. Cedar Grove
 2. Duval
 3. Fifth Avenue
 4. North Lincoln Heights
 5. Pleasant Street
 6. Porters
 7. Springhill
 8. Sugarhill
 9. Heartwood

- The purpose of the Program is to encourage strong community connections by incentivizing long-term home ownership within neighborhoods
- Three applications completed in FY23 receiving \$25,000 each towards their home closings

In FY23, the Program was modified to allow

- Eligible applicants from any neighborhood could use the funds for housing in any other neighborhood
- Program funds were increased per applicant to \$35,000 for any neighborhood and up to \$50,000 for new home purchases in Fifth Avenue or Pleasant Street neighborhoods



FY23 Annual Report & FY24 Workplan



My Neighborhood Grant Program



- Legend
1. Cedar Grove
 2. Duval
 3. Fifth Avenue
 4. North Lincoln Heights
 5. Pleasant Street
 6. Porters
 7. Springhill
 8. Sugarhill
 9. Heartwood

FY24 Workplan

- The Program will renew marketing the FY23 Program changes
 - Eligible applicants from any neighborhood can use the funds for housing in any other neighborhood
 - Program funds increased per applicant to \$35,000 for any neighborhood and up to \$50,000 for new home purchases in Fifth Avenue or Pleasant Street neighborhoods



FY23 Annual Report & FY24 Workplan



Neighborhood Paint Program



- The purpose of the Program is to improve the exterior of homes within eligible neighborhoods located within the GCRA boundary by repainting them at no cost to income-eligible residents
- Painted 45 eligible homes in FY23

Community Partnership Grant



Photo taken of the Flying Pig Parade and provided by a private citizen, December, 2022 used with permission

- This program is to assist local community organizations by providing grant funds to support arts and cultural initiatives, cultural celebration, racial healing/justice, recovery and resiliency, neighborhood improvements, and encourage economic development.
- Approved 6 grants totaling \$20,000 out of 9 organizations that expressed interest



FY23 Annual Report & FY24 Workplan



Neighborhood Paint Program



FY24 Workplan

- All FY23 qualified applicants have their homes painted
- Program will continue to paint homes until FY24 funds are depleted

Community Partnership Grant



Photo taken of the Flying Pig Parade and provided by a private citizen, December, 2022 used with permission

FY24 Workplan

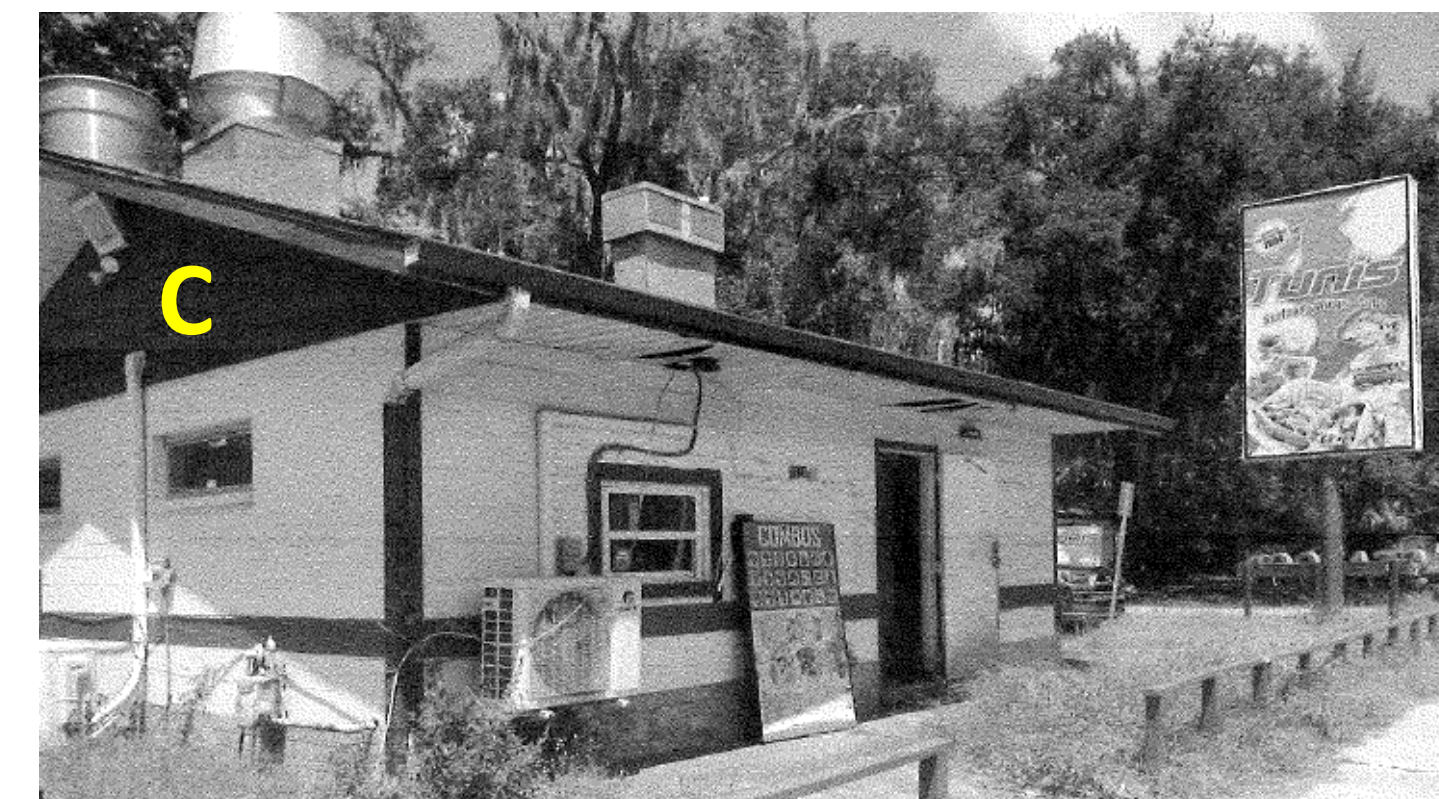
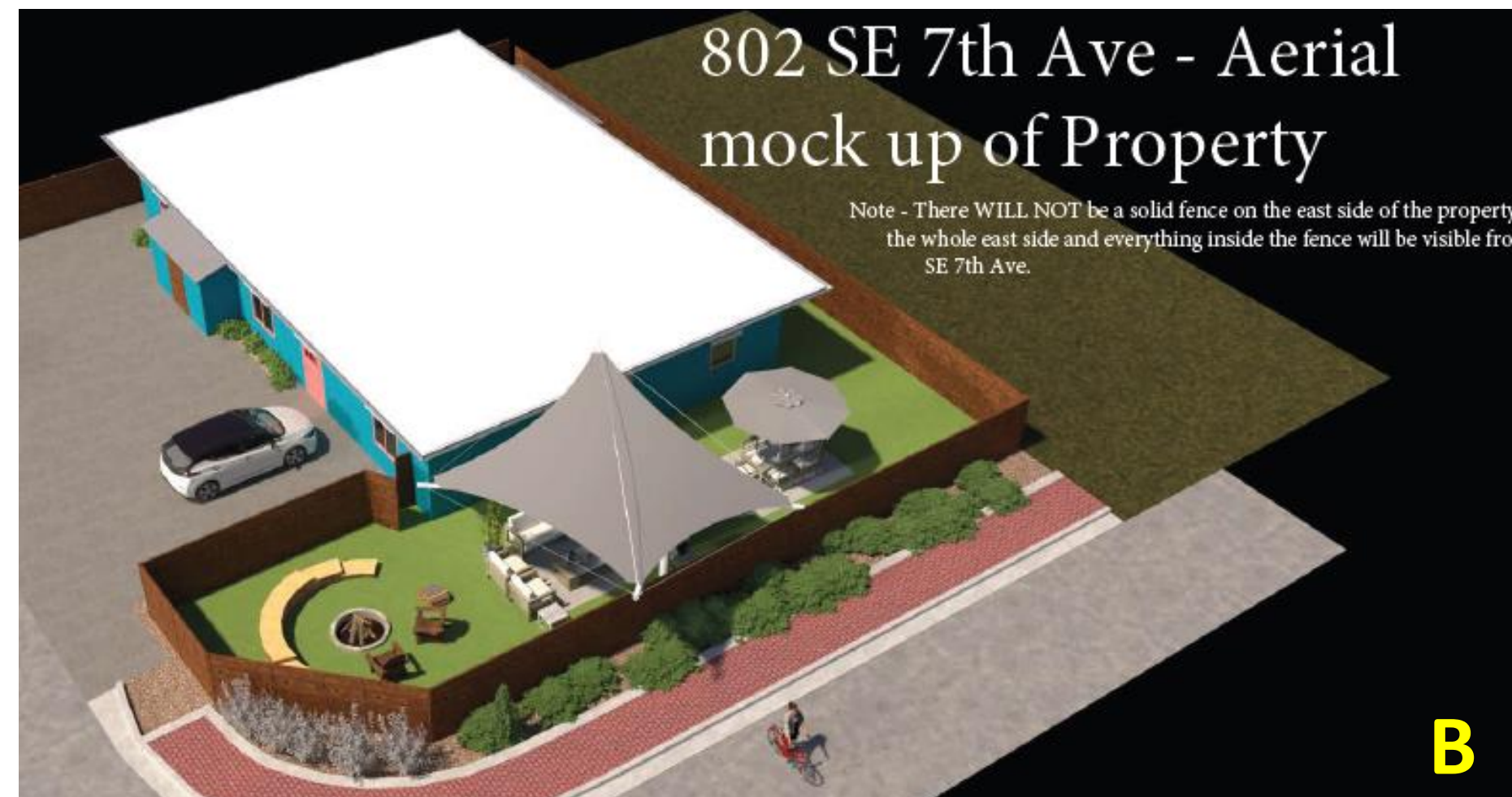
- The program has shifted from biannual to quarterly application windows
- Quarterly application window available funding is \$10,000 for a total annual program allocation of \$40,000
- The first quarter has approved two events
 - Fresh Start Back to School Celebration, July 27, at Cone Park
 - 44th Annual 5th Avenue Arts Festival, May 4-5, at Santa Fe Blount Hall



FY23 Annual Report & FY24 Workplan



Business Improvement Grant Program



- The purpose of the Business Improvement Grant program is to encourage private investment in making significant improvements to building exteriors.
- The improvements provide public benefits such as enhanced corridor aesthetics, improved pedestrian comfort, and public safety. Program is a 50% matching grant program that pays recipients after approved work is complete and confirmation that their vendors were paid.
- Sixteen companies expressed interest in FY23, with three companies being approved

- \$68,000 GCRA Investment
- \$149,000 Private Investment
- \$217,000 Total Investment

- Legend
- A. Sweetberries – upgraded patio/landscaping
 - B. D.A. Joyce Builders LLC
 - C. Sublime Taco (pre-renovation) - Waldo Road



FY23 Annual Report & FY24 Workplan



Business Improvement Grant Program



FY24 Workplan

- Revisions to the Business Improvement Grant program will be brought to the City Commission that designate an additional tier in its available funding tiers for Downtown and along Historic Heritage Trail
- Develop marketing to businesses within the enhanced zones of the Business Improvement Grant program

Legend

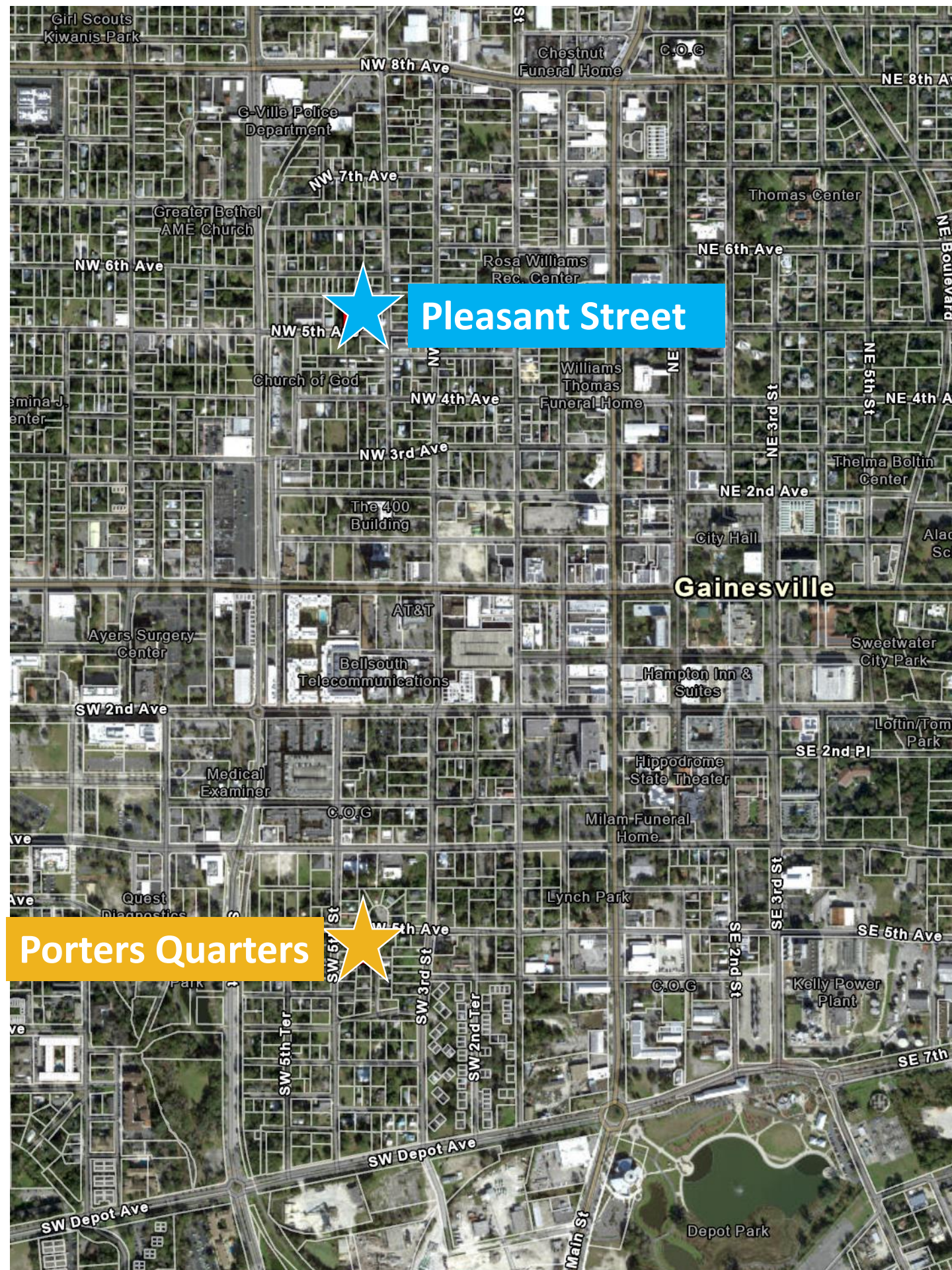
- A. Akira Wood – South Main Station Historic Building Grant
- B. Sublime Tacos (Waldo Road)



FY23 Annual Report & FY24 Workplan



Model Block & Attainable Housing



- The GCRA continues to work with residents in the Pleasant Street and Porters Quarters neighborhoods to develop infill housing for two City-owned lots
- GCRA has contracted with DAG Architects, following feedback from the communities, in a two-phase approach (Design and Construction Documents), focusing on 1-2 unit developments on approximately 1/3-acre lots in both neighborhoods
- The GCRA will have designs to present in FY24 to the communities

Legend

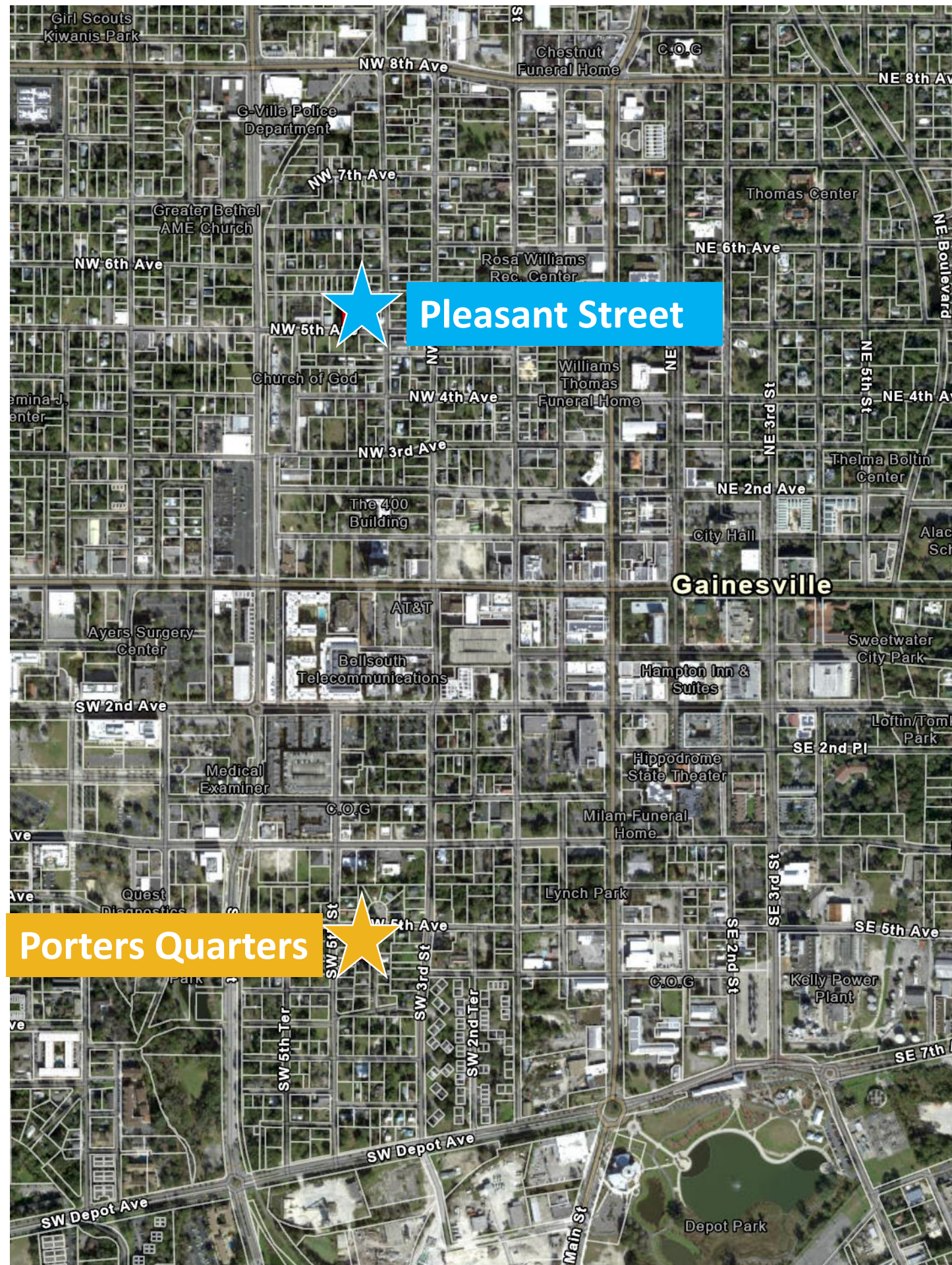
- ★ **Pleasant Street: 414 NW 5th Avenue**
- ★ **Porters Quarters: 405 SW 5th Avenue**



FY23 Annual Report & FY24 Workplan



Model Block & Attainable Housing



FY24 Workplan

- DAG Architects, designs will be presented to the communities in FY24
- GCRA plans to begin post-community feedback to hire a contractor/builder in FY24 to begin work on one or both sites

Legend

- ★ **Pleasant Street: 414 NW 5th Avenue**
- ★ **Porters Quarters: 405 SW 5th Avenue**



FY23 Annual Report & FY24 Workplan



District Wide Landscape Maintenance

Alachua County Parcel Identification	Street Address	Descriptor
13912-000-000	1018 NW 5th Avenue	Vacant Lot
14479-000-000	414 NW 5th Avenue	Vacant Lot
13748-001-000	810 NW 3rd Avenue	Vacant Lot
11740-000-000	1490 SE Hawthorne Road	Eastside Gateway
12907-000-000	Southwest Corner of SW 5th Avenue & SW 4th Street	Streetscape Corner
13369-000-000	Southeast Corner of SW 7th Avenue & SW 5th Terrace	Streetscape Corner
13008-000-000	Northwest Corner of SW 5th Avenue & Main Street	Porters Gateway
	South Main Street: Between Depot Avenue and South 16 TH Avenue (.75miles)	Streetscape
11340, 11340-1, 11340-1-2, 11340-1-3, 11340-1-4	2153 SE Hawthorne Road	Cornerstone
16102-10 & 16102-10-LOT	1717 SE 8th Ave	Heartwood Community

12720-001-000	606 SE Depot Ave	Catalyst Building
12146	No Address	Power District
12147	No Address	Power District
12149	528 & 400 SE 5th Ave	Power District
12720	501 & 555 SE 5th Ave , and 603 & 605 SE 3rd St	Power District
12150	No Address	Power District
12150-1	532 SE 5th Ave	Power District
12151	No Address	Power District
12811	No Address	Power District

- The GCRA maintains a number of city-owned properties to continue blight alleviation activities within its boundary
- All landscape maintenance is provided by small, local, and diverse businesses.
- The Governor of Florida signed HB-1645 on July 1, 2023, which put in place a GRU Authority. The GRU Authority has claimed ownership/control of the Power District properties, taking from the City its ability to decide what to do with the property.

Recommendation to City and County Commission

Approve GCRA's FY23 Annual Report and FY24 Workplan

