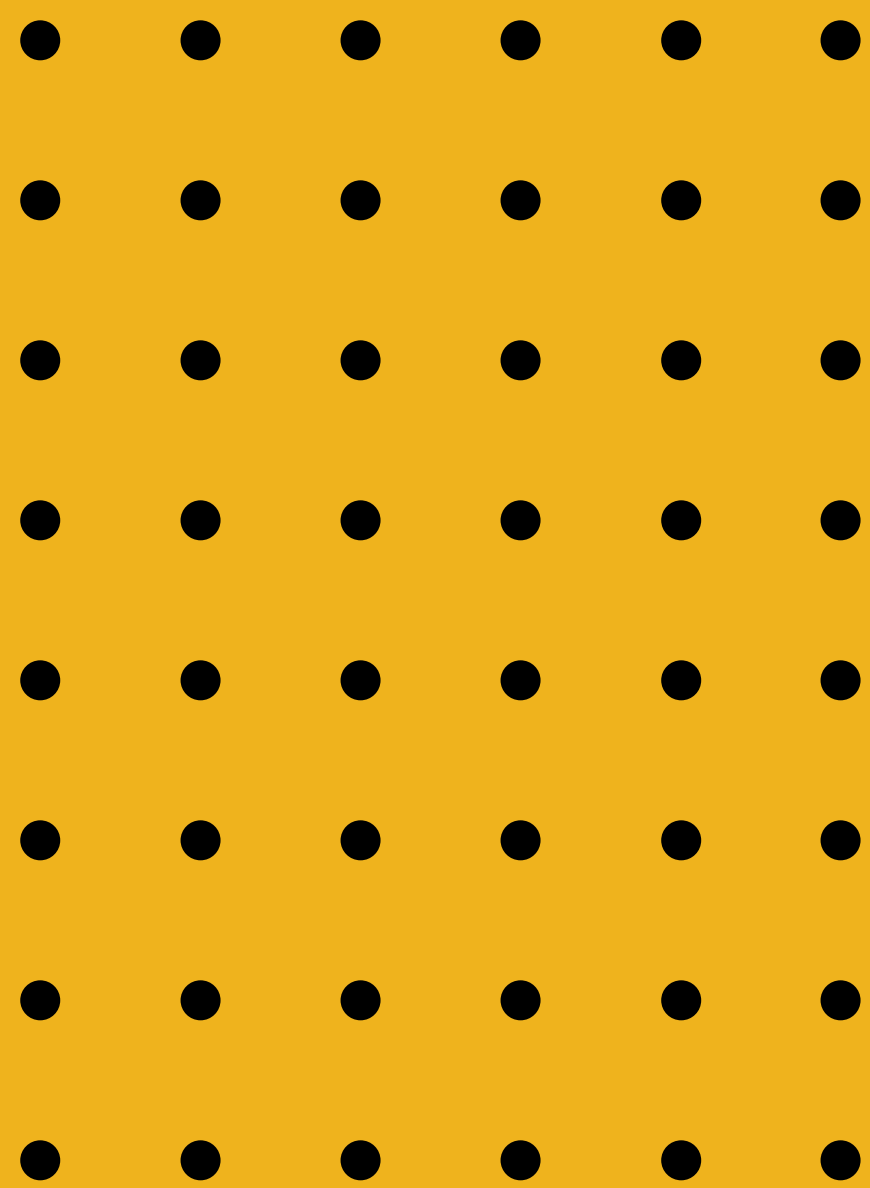


23 JANUARY 2023



GCRA FY22 Annual Report and Workplan Update



Joint City of Gainesville & Alachua County
Commission Meeting



10 Year Reinvestment Roadmap: FY20-29

The Fiscal Year 2020-2029 Reinvestment Roadmap in the GCRA’s 10 Year Reinvestment Plan was developed through a months-long process that consisted of many community workshops and stakeholder meetings. The Roadmap reflects the voices of the communities and incorporates partnership opportunities with key stakeholders.



Economic Development Initiatives

- 8th Avenue & Waldo Road Improvements
- Cornerstone Campus
- Downtown Master Plan
- Economic Development Finance Programs
- Former Fire Station No. 1 Redevelopment
- Former RTS Site Redevelopment
- GTEC Management
- Innovation District
- Power District Redevelopment
- University Avenue and Waldo Road Mixed Use Development and Job Training Center



Community Enhancements & Housing Initiatives

- Commercial Facade Grant Program
- Community Partnership Grants
- District Wide Landscape Maintenance
- Greater Duval Neighborhood Improvements
- Eastside Food/Mobility Hub
- Heartwood Neighborhood
- Historic Heritage Trail
- Porters Neighborhood Improvements
- Model Block and Attainable Housing Strategies
- Property Acquisitions/Options
- Residential Improvement Programs



Public Space & Streetscape Initiatives

- 13th Street Corridor Improvements
- SE Hawthorne Road Corridor Improvements
- SW 2nd Avenue Corridor Improvements
- SW 4th Avenue Corridor Improvements
- University Avenue Corridor Improvements
- Waldo Road and Williston Road Corridor Improvements

FY22 Economic Development Highlights

Cornerstone Campus, Eastside Health and Economic Development Initiative (EHEDI), and GTEC Repositioning

- Triparty Agreement approved and executed
- Community Engagement around rezoning of EHEDI site
- Purchase of White Electric and Battery Property Negotiated
- Cornerstone Campus expansion planning with EHEDI
- New GTEC entrance signage installed
- New banners installed along East University Avenue
- Refresh design planning for Eastside Gateway
- Partnership with Santa Fe College refocused around workforce education
- Master planning for interior and exterior renovations of GTEC facility
- Greenwood Consulting development of policies, procedures, and programming at GTEC
- Continued Partnership with City Facilities for maintenance/improvements to the GTEC building



FY22 Economic Development Highlights Continued...

8th Avenue and Waldo Road

- GCRA boundary expansion approved
- Request for Proposals issued for feasibility study

Downtown Strategic Plan

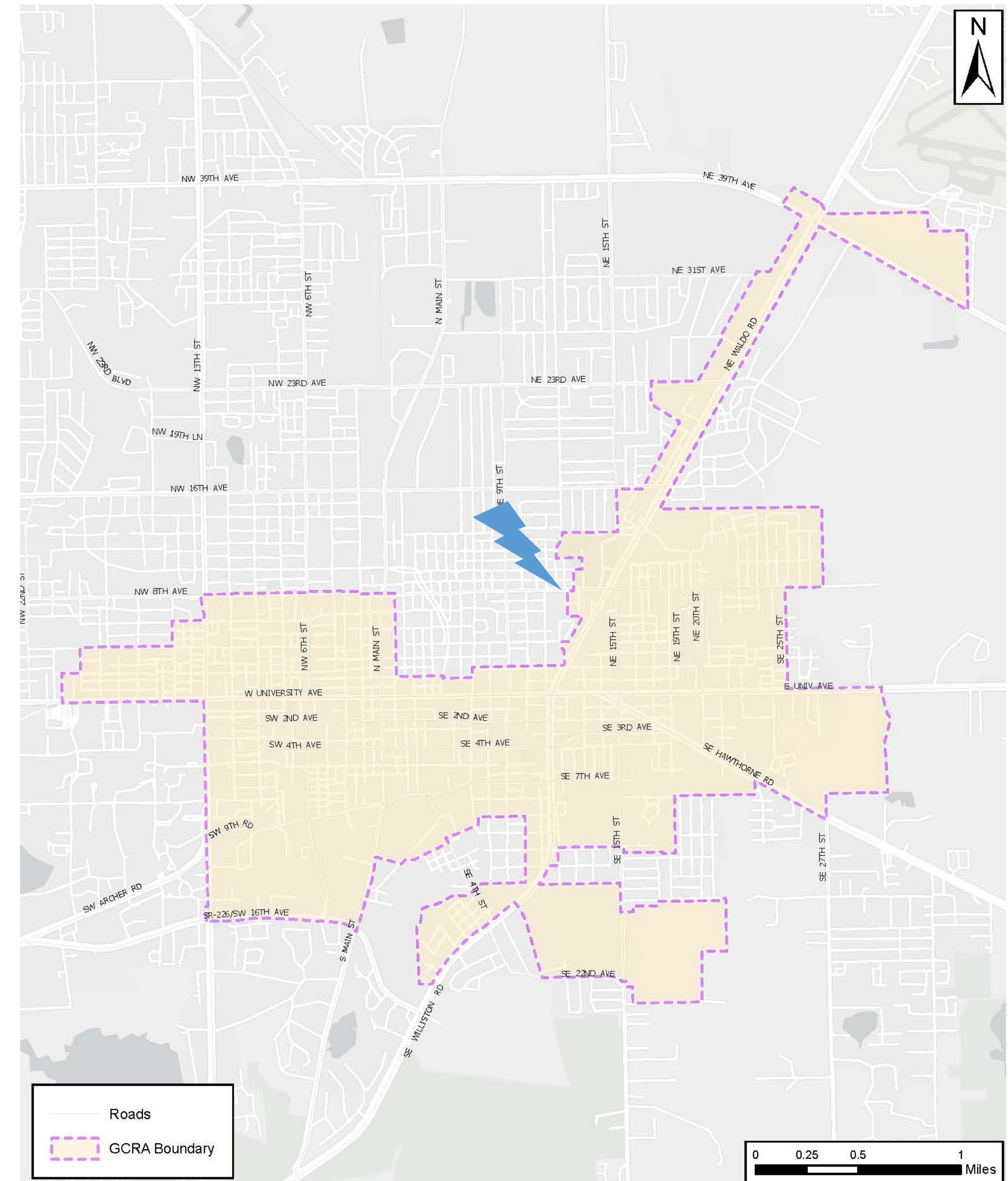
- Collaboration with the Department of Sustainable Development
- Work focused on data gathering, community engagement and analysis
- Worked with MKSK around the planning of the Downtown Retreat

Power District and Former RTS Site Redevelopment

- Working with leadership on conducting detailed project reviews and analysis and formulating next steps after the approval of the Downtown Strategic Plan
- Management direction to include the former RTS Site as part of the overall Power District Redevelopment and potential offering

Former Fire Station No. 1

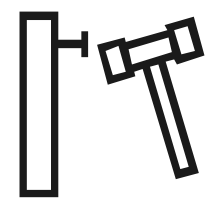
- Completed an Invitation to Negotiate for adaptive reuse of the facility, only one response was received and following an extensive review of the proposal, the bid was rejected by the review committee



FY22 Community Enhancements + Housing Highlights

Eastside Food + Mobility Hub

- Collaboration with Department of Mobility to incorporate a Regional Transit System (RTS) transfer station into the EHEDI master plan
- The EHEDI master plan could include a future food hub in a form to be determined



Business Improvement Grant Program

Four businesses participated in FY22

- Akira Wood
- University Realty
- New Horizons, LLC
- Historic Masonic Gainesville (Completed in FY21, Paid in FY22)

District Wide Landscape Maintenance

- Twelve city-owned properties are maintained by the GCRA
- Contracts were awarded to local, small, and diverse businesses

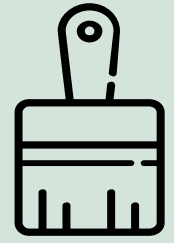


Community Partnership Grant Program

- Approved by City Commission July 21, 2022
- First application cycle began for events to be held in FY23



Fiscal Year 2022 Update: GCRA Housing Programs



Neighborhood Paint Program

FY22 Budget: \$222,000
FY22 Expended: \$209,079
FY22 Remaining*: \$12,921
FY22 Recipients: 41

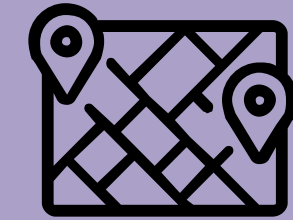
FY23 Budget: \$150,000



Heirs' Property Assistance Program

FY22 Budget: \$250,000
FY 22 Expended: \$23,905
FY22 Remaining*: \$226,095
FY22 Recipients: 34

FY23 Budget: \$200,000



My Neighborhood Program

FY22 Budget: \$200,000
FY22 Expended: \$50,000
FY22 Remaining*: \$150,000
FY 22 Recipients: 2

FY23 Budget: \$150,000



Community Weatherization Coalition Home Energy Tune-up Program

FY22 Budget: \$70,132
FY22 Expended: \$19,751
FY22 Remaining: \$50,380
FY22 Recipients: 25

FY23 Budget: \$70,132

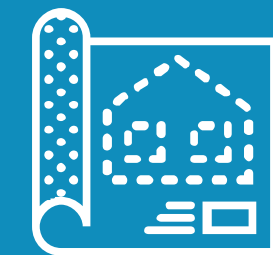


Historic Home Stabilization Program

FY22 Budget: \$76,868
FY22 Expended: \$0
FY22 Remaining*: \$76,868
#FY22 Recipients: 0

(Note: Not implemented in 2022)

FY23 Budget: \$26,868



Pleasant Street and Porters Affordable Housing Infill Project

FY22 Budget: \$443,723
FY22 Expended: \$44,801
FY22 Remaining*: \$389,922

FY23 Budget: \$300,000

*FY22 remaining budget will roll over to FY22

Heartwood Neighborhood



Heartwood Sales Status



7 Lots Sold

Four homes owner-occupied
Three homes under construction



9 Homes Pending Contract

Eight under construction



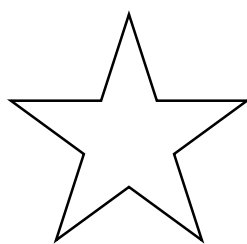
16 Lots Available

Ranging from 5,000 to 11,926 sq ft



Three Lots Reserved

For City-Funded Showcase Homes,
Phases 1 and 2



One Model Home

In use as a sales center on Lot 4 – will be sold after
remaining lots are sold



Current Information Available at
heartwoodgmv.com

Heartwood Sales Events and Construction Celebration



FY22 Public Space + Streetscape Highlights

University Avenue and 13th Street Corridor Improvements

- Concepts adopted and City Commission direction to move forward with next steps to work with FDOT on design
- \$1M funding allocated from the General Fund/Campus Development Agreement for the FDOT Process to include the PDE (Project Development and Environmental) & Design

SW 2nd and 4th Avenue Corridor Improvements

- Interdepartmental coordination on scope of project
- Potential opportunities/changes due to scope and momentum on University Avenue

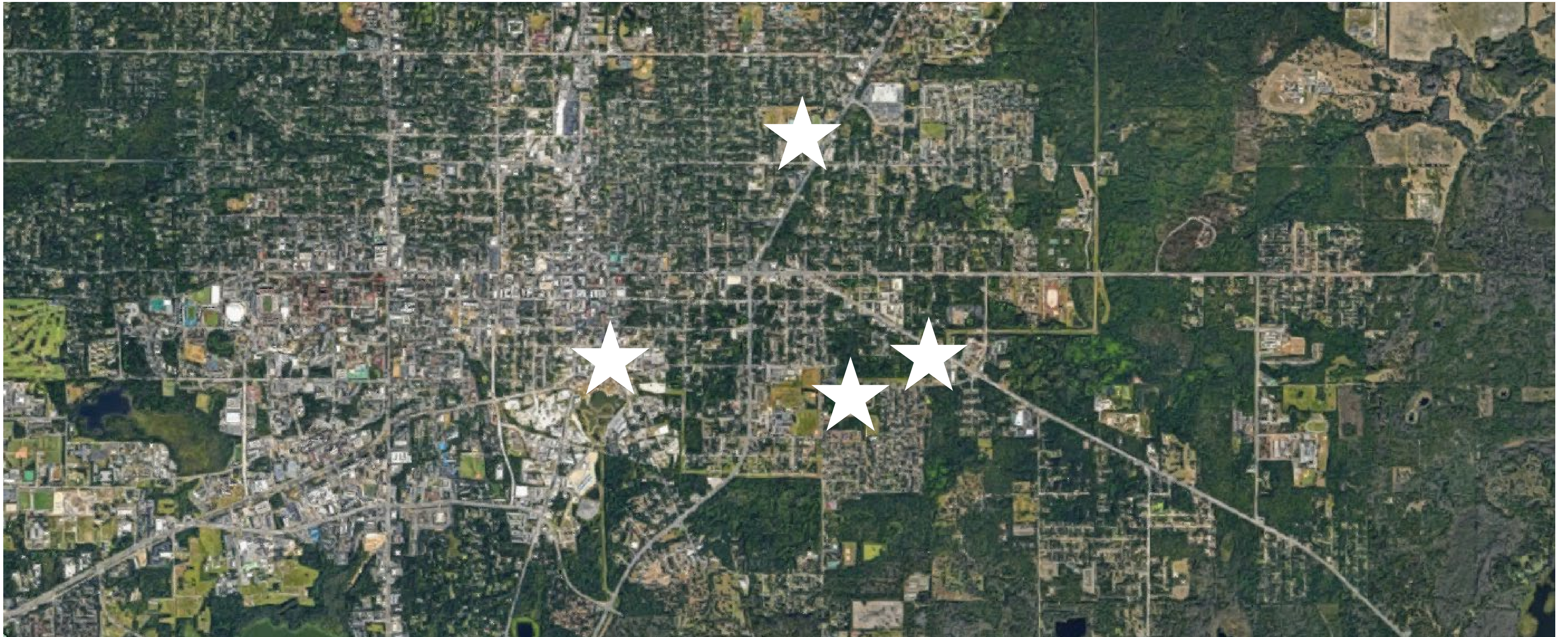
Waldo/Williston Road Corridor Improvements

- Tied to 8th and Waldo feasibility study
- Partnership with City Transportation Department, Public Works, and FDOT

SE Hawthorne Road Corridor Improvements

- Tied to EHEDI, Cornerstone, and GTEC
- Partnership with City Transportation Department, Public Works, FDOT and others





Focus on Transformational Projects
in East Gainesville



Eastside Health and Economic Development Initiative (EHEDI)

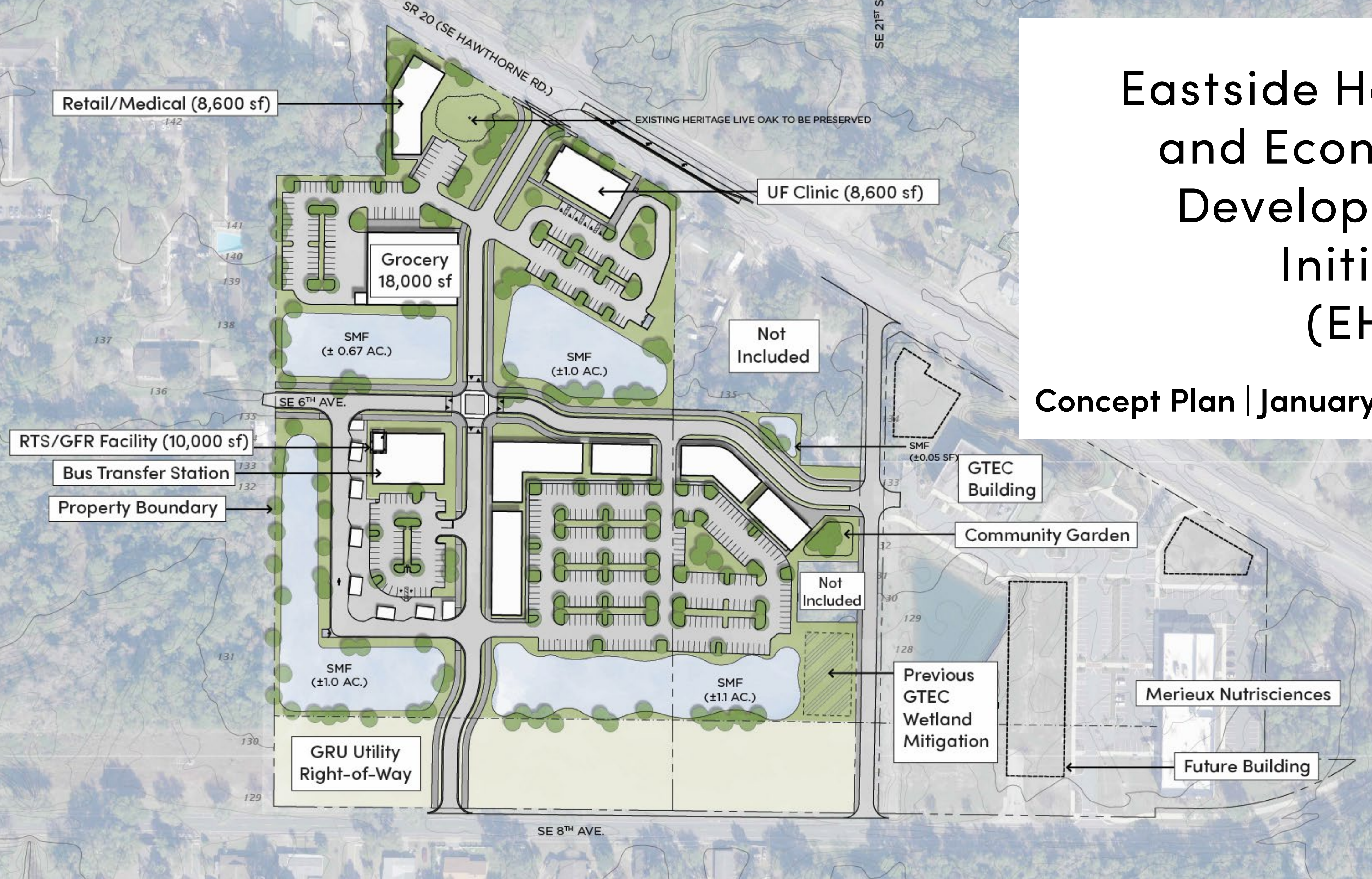
GCRA Invested \$216,500 In Property Acquisitions

- GCRA-coordinated project where conceptual site ideas tie into Cornerstone/GTEC and the 10 Year Reinvestment Plan
- The facility and site present opportunities to collocate supportive services and ancillary development to complement the UF Health clinic
- Goal is to incorporate an RTS mobility hub/transfer station, Community Resource Paramedicine facility, and housing.
- Majority of site's Hawthorne Road frontage is programmed for a future grocery retailer and associated parking



Eastside Health and Economic Development Initiative (EHEDI)

Concept Plan | January 11, 2023



Focus on Transformational Projects:

6 Year Reinvestment Roadmap FY23-29

Economic Development Initiatives



EHEDI

- Cornerstone Campus
- GTEC Management
- Eastside Food/Mobility Hub
- Property Acquisitions/Options
- Economic Development Finance Programs

8th Avenue and Waldo Road

- 8th Avenue & Waldo Road Improvements
- Waldo Road and Williston Road Corridor Improvements
- University Ave and Waldo Road Mixed Use Development and Job Training Center

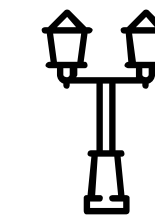
Downtown Strategic Plan

- Former RTS Site Redevelopment
- Power District Redevelopment
- Former Fire Station No. 1 Redevelopment

Active GCRA Projects

- Heartwood Neighborhood
- Historic Heritage Trail

Public Space & Streetscape Initiatives - In Partnership with Dept of Mobility and Public Works



- 13th Street Corridor Improvements
- SE Hawthorne Road Corridor Improvements
- SW 2nd Avenue Corridor Improvements
- SW 4th Avenue Corridor Improvements
- University Avenue Corridor Improvements
- Porters Neighborhood Improvements

Housing & Community Development



In Progress

Model Block and Attainable Housing Strategies

- Porters Infill Housing
- Pleasant Street Infill Housing

Ongoing Programs

Residential Improvement Programs

- ✓ Neighborhood Paint Program
- ✓ Heirs Property Assistance Program
- ✓ My Neighborhood Grant Program
- ✓ Home Energy and Water Efficiency Initiative (CWC Partnership)
- ✓ Historic Home Stabilization Assistance Program
- ✓ Greater Duval Neighborhood Improvements (funding to support Neighborhood Paint Program in Duval)

Ongoing GCRA Projects and Programs

- ✓ Commercial Facade (Business Improvement) Grant Program
- ✓ Community Partnership Grant Program
- ✓ District Wide Landscape Maintenance

Complete

- ✓ Innovation District

Recommendation:

Hear annual report presentation

