

Fairgrounds Redevelopment Area Timeline

Per the agenda item the requested action is not a transfer of property to the US Army.

It is a part of the Federal (AR1-100 and AR140-483) and State (Florida Statute 125.38) due diligence requirements in order to for the Board to consider a transfer of title by July 2020.

The US Army Reserve is still conducting an environmental assessment of the property for their ongoing due diligence. It is estimated that the environmental review will conclude in April to May of 2020.

Staff has conveyed an overall timeline as part of regular communications with the Board, community groups and individuals.

There may be additional due diligence steps required by the US Army Corp of Engineers from May to July 2020 before a final decision may be considered on transferring or accepting the property.

Timeline with Discussion Points

First Contacts and Discussions

- November 2018 – US Army Reserve reaches out to Alachua County regarding the possible use of the Fairgrounds Redevelopment Area as an Equipment Concentration Site. Three possible project sites were reviewed and toured. A community conversation was hosted at the Thomas Center which included City and County elected officials, staff, and representatives from the community.
- December 2018 – June 2019 – US Army Reserve concludes that out of the three sites reviewed, the Fairgrounds Redevelopment Area would be the best possible site for further review.
- May 28, 2019 – Board authorizes the US Army a Right of Entry Agreement allowing access to the property to do due diligence which will include survey work, title search, and an environmental review.

Due Diligence Work Begins June 2019

- November 4-5, 2019 – US Army Corp of Engineers and US Army Reserve site assessment visit including a conversation with City of Gainesville staff on development regulations.
- November 18, 2019 - 4A's East Gainesville Economic Development discussion with community stakeholders, City and County officials were in attendance.
- December 2, 2019 – Meeting with community representatives Rodney Long, Darry Lloyd, and Larry McDaniel.
- December 2, 2019 – Joint City County Board Meeting Presentation and Discussion of the ECS.
- January 22, 2020 – US Army Reserve meets with elected representatives at the City and County.
- February 3rd, 2020 - 4A's 4As Future Development of East Gainesville community meeting following up on the discussion from November 18, 2019. Staff shared the overall timeline with the Board's decision point for a transfer of title at a July 2020 Meeting and a ground breaking as early as December 2020, if the property is transferred.
- March – set two public meetings in March inviting AR to speak about what an ECS is. Use Board Chambers to film and rebroadcast.
- March 2020 – County initiated conversation with the community on the status of the proposed ECS.

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- March 2020 – Outreach to Santa Fe College on establishing vocational training programs for mechanics and skilled technicians to serve the ECS.
- March 2020 – Calculation complete of direct, indirect, and induced economic benefits of an ECS.
- April 2020 – Conclusion of the US Army environmental review of the property
- April 14, Revised Resolution and Letter of Intent to be signed by the Board.

Conclusion of Due Diligence Work April-May 2020

June 23, 2020 –Date to consider transfer of property to US Army

Next Steps if Property is Transferred

- October 1, 2020 – Federal appropriations in place for construction of ECS
- December 2020 – Ground Breaking Ceremony for the Redevelopment of the Fairgrounds.
- March 2022 – (estimated) ECS Facility Open