



COMMUNITY REDEVELOPMENT AGENCY STRATEGIC PLAN

September 2021



Original CRA Plan

Annual CRA Report

CRA General Ledger

Previous Minutes/Interlocal Agreements

Financial Statements

City Strategic Plan Workshop Draft

Regulations- Ordinances, Land Uses/Zoning, Legislation

COMMUNITY ENGAGEMENT



Created and Launched
High Springs Tomorrow Website



City Commissioners & City Staff



Property Owners & Business
Proprietors



Community Workshop – May 6, 2021



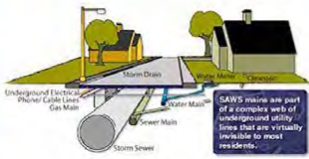
Like or Dislike
Place a green sticker on the aspects that you love.
Place a red sticker on the aspects you don't.



Eco-Tourism



Communications



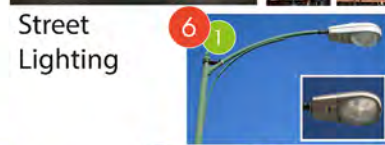
Water Sewer Infrastructure



Like or Dislike
Place a green sticker on the aspects that you love.
Place a red sticker on the aspects you don't.



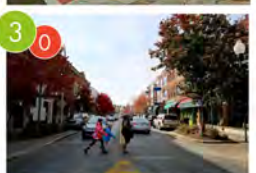
Sidewalk Character



Street Lighting



Wayfinding



Crosswalks





FOCUSING IDEAS



Economic Development – Foster a successful, attractive, pedestrian- oriented downtown focused on leveraging its proximity to extraordinary environmental assets and broadening its market appeal to support existing businesses and encourage new investment.

Sense of Place & Appearance – Enhance existing small-town charm, reinforcing scale and details of buildings; upgrading gateways, graphics, landscaped parking areas, and streetscapes; and screening service areas to achieve a quality urban environment.

Transportation Access & Mobility – Reclaim pedestrian realm on Main Street and adjacent streets by redirecting truck traffic, widening sidewalks, expanding and improving organization of parking, and facilities along abandoned CSX right-of-way.

Civic & Open Spaces – Maximize the use of available open space for community enjoyment; expand the role in support of arts and culture; and reinforce a sense of pride in civic assets around City Hall, encouraging social interaction for residents and visitors alike—whether it be for daily or special events.

Environmental Sustainability – Recognize that the community’s proximity to the unique environmental assets found in the Santa Fe River and the numerous springs should foster an environmentally conscious stewardship that respects and maintains these one-of-a-kind natural resources.

Standards & Regulations – Create a regulatory and governmental structure that enables quality investment and flexible accommodation of multiple uses for a thriving downtown development environment.

Keepers of the Vision – Commit to a strategy of action, organized around a public/private partnership that focuses on projects, accountability, and champions to get results.

ECONOMIC DEVELOPMENT



MISSION STATEMENT

Foster a successful, attractive, pedestrian-oriented downtown focused on leveraging proximity to extraordinary environmental assets to encourage and broaden market appeal in support of existing businesses and encouraging new investments.

VIEWPOINT

Fundamentally, there is a strong desire for economic development focused on eco-tourism and recreational activities, while acknowledging the need to be sensitive to manage the quality of growth. This entails responding to the desire to keep the “small-town” feel while balancing residents’ desire for “something to do” with visitors’ “reasons to come”. There needs to be a sensitivity to accommodating economic prosperity with the impacts on appearance, traffic, and the environment impact.

TOP PRIORITIES

While the overwhelming top priority is the development of the Rails-to-Trails corridor along the abandoned CSX right-of-way, there are significant indications of new private investment emerging downtown from both new businesses and long-term property owners.

- Develop the trail and related facilities.
- Support emerging catalytic redevelopment opportunities along Railroad Avenue.
- Market and brand downtown/community offerings.
- Enhance City’s internal capacity to respond to development opportunities.
- Expand CRA boundaries to include all of the “Peanut Mill” properties and Douglas Neighborhood.

SECONDARY PRIORITIES

- Enhance broadband technical capabilities.
- Explore additional financing options.

SENSE OF PLACE & APPEARANCE



MISSION STATEMENT

Enhance the existing small-town charm by reinforcing the scale and details of buildings; upgrading gateways, graphics, landscaped parking areas, and streetscapes; and screening in service areas to create a quality urban environment.

VIEWPOINT

Based on community input, there was a general feeling that downtown was looking a “little worn”—the landscaped areas were poorly maintained, sidewalks needed repair, and dumpsters were not screened. There was also a lack of cohesion related to pedestrian movement, parking, signage, and lighting that supports a “sense of place”.

TOP PRIORITIES

- Develop a well-designed parking system.
- Upgrade basic infrastructure: lighting, streetscapes, stormwater management.
- Expand “façade grant” program to include additional building enhancements (e.g., ADA compliance, security, life safety codes, etc.).
- Adopt “Entertainment District” policies to enhance evening and weekend economic development.

SECONDARY PRIORITIES

- Screen all service-related sites visible from public right-of-way.
- Develop collaborative block maintenance partnerships.
- Continue mural program.

TRANSPORTATION ACCESS & MOBILITY



MISSION STATEMENT

Reclaim pedestrian realm on Main Street and adjacent streets by redirecting truck traffic, widening sidewalks, expanding and improving organization of parking, and developing trail facilities along abandoned CSX right-of-way.

VIEWPOINT

The truck traffic movement, particularly at the intersection of Main Street & US 27 continues to have a significant safety & environmental impact on downtown. Having two FDOT highways intersect in downtown restricts the City's ability to respond to needed repairs, pedestrian/vehicle conflicts, and air/noise pollution issues. Redirecting truck traffic would allow the City/CRA to improve downtown appearance and enhance economic viability.

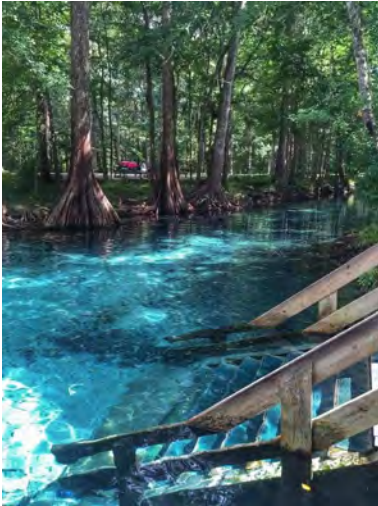
TOP PRIORITIES

- Work with FDOT to redirect truck traffic.
- Expand parking supply & locations to better serve downtown users.
- Enhance multi-modal movements through trail system, sidewalk/pedestrian connections, and complete street designs.

SECONDARY PRIORITIES

- Develop a cohesive wayfinding system for pedestrians, cyclists, and motorists.
- Expand street graphics at intersections.

CIVIC & OPEN SPACES



MISSION STATEMENT

Maximize the use of available open space for community enjoyment by expanding the role in support of arts and culture and reinforcing a sense of pride in civic assets around City Hall for social interaction for residents and visitors alike, whether it be for daily or special events.

VIEWPOINT

Downtown is fortunate to have a significant amount of publicly owned property. However, these real estate assets could be better utilized for a wider variety of community uses in support of both everyday activities as well as community-wide special events.

TOP PRIORITIES

- As part of a facilities study, master plan properties behind City Hall.
- Explore additional creative uses for school building/museum facility.
- Upgrade landscape maintenance of all public realm properties.
- Expand use of Farmers Market Pavilion.

SECONDARY PRIORITIES

- Support the development of a Parks System Master Plan.
- Expand live music.
- Enhance role of Train Depot building in conjunction with trail system development.
- Support the preservation of the Priest Theater.

ENVIRONMENTAL SUSTAINABILITY



MISSION STATEMENT

Recognize that the community's proximity to the unique environmental assets found in the Santa Fe River and the numerous springs should foster an environmentally conscious stewardship that respects and maintains these one-of-a-kind natural resources.

VIEWPOINT

As High Springs provides more focus on supporting eco- and recreational tourism, the community should be a leading steward to develop and promote an ethos of environmental sustainability.



TOP PRIORITIES

- Adopt a sustainability plan & campaign with a focus on community & natural resources.
- Explore creating an eco-sustainability education center as part of museum offerings.
- Develop partnerships with relevant University of Florida colleges and the Springs Institute to identify sustainability progress.

SECONDARY PRIORITIES

- Support the development of a Parks System Master Plan. Incentives for green buildings.
- Continue charging station deployments.
- Sponsor Santa Fe River cleanup projects, partnering with sports leagues.
- Expand recycling efforts.

STANDARDS & REGULATIONS



MISSION STATEMENT

Create a regulatory and governmental structure that enables quality investment and flexible accommodation of multi-uses for a thriving downtown development environment.

VIEWPOINT

There is a need to continue to update regulatory codes and policies, as is currently being done with the revisions to the City's Comprehensive Plan. Addressing the development needs of the 21st Century will allow for greater flexibility in meeting the creative and ever-changing marketplace relating to the variety of end uses found in a downtown urban environment.

TOP PRIORITIES

- Modify land use regulations to expand the allowable mix of uses.
- Create "Entertainment District" codes & policies.
- Allow for Joint Uses of parking & stormwater facilities support.

SECONDARY PRIORITIES

- Develop a Main Street retailing program to encourage more consistent retailing practices.

“KEEPERS OF THE VISION”

HIGH SPRINGS
TOMORROW



City of High Springs CRA Update + Vision

Welcome to the City of High Springs Community Redevelopment Agency (CRA) strategic update. Here you will find opportunities to participate in community visioning to assist the project team in discovering opportunities for the High Springs of tomorrow.

Please sign up for the project updates mailing list and stay tuned for public input exercises, event announcements, and more!



MISSION STATEMENT

Commit to a strategy of action organized around a public/private partnership that focuses on projects, accountability, and champions to get results.

VIEWPOINT

It is the intent of the plan to include recommendations to establish an entity, or entities, to undertake accountability for the recommended implementation program.

TOP PRIORITIES

- Align budgeting and financing options to priority projects and programs.
- Convene downtown stakeholders with existing organizations, CRA, Chamber, and businesses to establish partnerships—to put “Our Best Face

Forward”.

- Collaborate on calendar of events that includes all of the downtown community.
- Recognize the paradigm shift related to technology and how we communicate to do business to build a more robust social network system to keep focus on goals and objectives.

SECONDARY PRIORITIES

- Support and advocate for expanded broadband system.

WHO WE ARE...

Establishing & Reinforcing Community Identity



- Assets, properly cultivated, can reinforce the community's small- town character and friendly appeal
- Establish a stronger position in the eco/recreational and outdoor tourism market
- Upgrade downtown's appearance through infrastructure improvements, landscaping and incorporating a well-designed wayfinding system
- As the historic center, a well-maintained downtown is an economic asset and a social benefit that reinforces community pride.
- Develop a well- designed multi-use trail corridor connecting already existing assets.
- Already a step ahead economically with related tourism business, such as Extreme Exposure, Halcyon, Santa Fe Bicycle Outfitters and others, the community is poised to become a one-of-a-kind destination.

UPDATING THE PUBLIC REALM

Lighting, Maintenance, and Parking Upgrades



- Enhanced street lighting throughout the core area.
- Development of additional, well-designed public parking areas.
- Upon redirecting of the truck traffic, convert angle parking on Main Street to parallel parking to allow for wider sidewalks, improving pedestrian safety and enhancing the retail environment.
- Develop an area-wide stormwater system to reduce flooding. Design system in conjunction with new parking areas and trail corridor to maximize efficiency.
- Establish regulations for optimal dumpster locations and effective screening for views from public right-of-way.
- Establish a regular maintenance program for all public and landscaped areas, and fund accordingly.
- Enhance the opportunities to use public right-of-way to expand broadband infrastructure needs.

EMBRACING TOURISM

Case Study Research and Market Scan

- Global tourism industry has grown immensely over the last several decades
- Tourism to natural areas has become an even greater component of that large industry and has continued to grow throughout the 2020s.
- Nature-based tourism creates employment and socio-economic opportunities for local communities
- Protects and preserves unique natural and cultural areas.
- Nature-based tourists need protected areas; protected areas need the revenue that nature-based tourism generates, and the exposure tourists bring.
- The potential benefits are not ensured and will only be achieved with careful planning, local education and training, and local involvement.
- Bringing visitors, the environment, and local communities together in a planned, cohesive manner creates a sustainable foundation for nature-based tourism.



HIGH SPRINGS: AN ADVENTURE TOURISM DESTINATION

High Springs, surrounded by natural attractions, draws outdoor enthusiasts like canoeists, cave divers, and campers. Other popular activities in High Springs include snorkeling, cave diving, diving, tubing, and swimming in the natural springs that flow at a steady 72 degrees all year long. In addition to the natural environment, the diverse and unique offerings of art, antiques, and culinary experiences afford visitors the opportunity to immerse into the casual culture and rich history of High Springs.

ECO-TOURISM

Eco-tourism can be generally defined as responsible travel to natural areas that conserves the environment and improves the well-being of local people. It is an area of tourism that has been growing. It often involves travel to destinations where flora, fauna, and cultural heritage are the primary attractions, with a focus on local culture, wilderness adventures, volunteering, personal growth, and learning new ways to live on the planet.

Like eco-tourism, adventure tourism is an area that is experiencing growth as people's appetite for ever newer and more unique experiences changes.

ADVENTURE TOURISM

Generally, adventure tourism involves exploration or travel to remote or exotic destinations and/or very unique activities. It is generally grouped into two areas: "hard activities" and "soft activities."

- Hard activities include water adventures, mountain biking, caving, climbing, etc.
- Soft activities include cycling, camping, water skiing, snow skiing, horse riding etc.

EMBRACING TOURISM

Case Study Research and Market Scan

“VISIT FLORIDA, Florida’s official tourism marketing corporation, announced in October 2020 a new partnership with the Outbound Collective. The Outbound Collective is a comprehensive, community-driven digital media platform enabling everyday adventurers. This is a first-of-its-kind partnership to promote content from outdoor experts from traditionally underrepresented communities. As the primary featured destination, the ongoing collaboration will elevate Florida as a premier outdoor adventure destination through fresh, diverse perspectives via custom content stories, social media promotion, digital promotion, video content and public relations.”

TRENDS IN ADVENTURE TOURISM

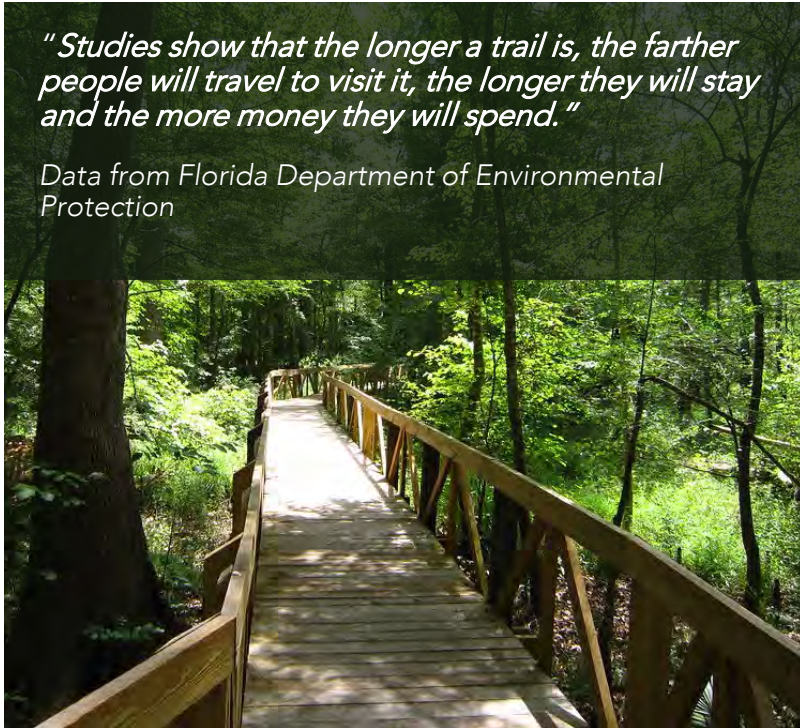
- Adventure tourism is one of the fastest growing sectors of the tourism industry, attracting high value customers
- Supports local economies
- Encourages sustainable practices
- The types of accommodations within the adventure tourism sector include the following:
 - Lodge: rustic hotel in a remote setting with abundant outdoor conservation areas, block rooms
 - Cabins/Villas: stand-alone structures, rented as single units
 - Resort/Retreat: significant leisure infrastructure
 - Boutique Hotel: upscale, personalized
 - Glamping: semi-permanent with infrastructure
 - Ranch: with farming, horse and/or cattle operations
 - Hotel: typically, interior hallways, block rooms
- The average length of stay for adventure tourists was 3.3 nights in 2019, and
- the average daily rate (ADR) for these types of accommodations in 2019 was \$429.00
- Overall, the majority of adventure travelers are between the ages of 29–60.

SUPPORTING A TRAIL-BASED ECONOMIC DEVELOPMENT PROGRAM

Championing Development of the Corridor

"Studies show that the longer a trail is, the farther people will travel to visit it, the longer they will stay and the more money they will spend."

Data from Florida Department of Environmental Protection



High Springs meets key principles for a successful trail-based economic development program which include:

- Advocating for a multi- functional trail: walking, hiking, jogging, biking, horseback riding.
- Situated between existing trails within immediate area and attractive outdoor destinations.
- Small-town downtown environment, proximate to trail corridor.
- Near the Santa Fe River and numerous crystal-clear springs.
- High level of public support for trails.
- Commitment from elected officials and business leaders.

OTHER IMPACTS OF TRAILS ON COMMUNITIES

- Florida is the most tourist-visited destination in the world.
- 67% of FL visitors include nature-based activities.
- 65% of FL visitors and 72% FL residents think outdoor recreation is very important.
- "Trails are the most desired community amenity that homeowners seek when buying a home."
- "Every \$1 million spent on construction of off-street multi-use trails yields 9.6 jobs.
- About one-third of businesses said that they have expanded or plan to expand their business operations because of the trail.

MARKETING AS A SINGLE VOICE

“Putting Our Best Face Forward”



Suggested recommendations for initial actions to be taken included establishing a community forum among the vested parties to discuss the following:

- Why High Springs needs a cohesive message?
- What the message(s) should say about the community?
- Who should be the messenger? What entity—existing or new?
- How should the entity/message be supported?
- Schedule for development and launch of program?

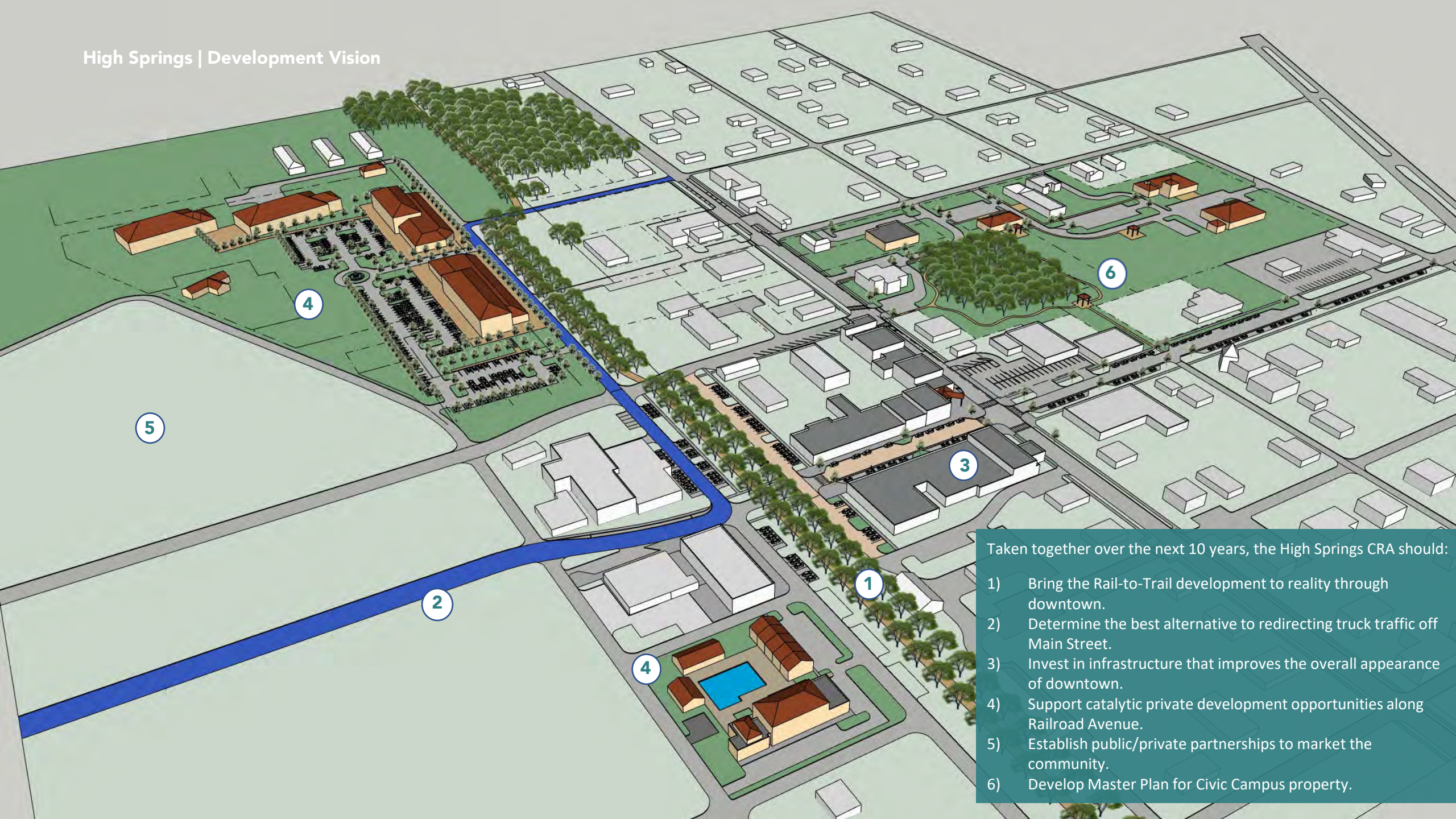
There appeared to be an initial interest in conveying two main messages:

- Highlight the City's qualities of small-town charm and character; and
- Reflect the community's stewardship in promoting and protecting the unique nearby ecologic assets.

ACTIONS

Six Strategic Areas of Focus

High Springs | Development Vision



Taken together over the next 10 years, the High Springs CRA should:

- 1) Bring the Rail-to-Trail development to reality through downtown.
- 2) Determine the best alternative to redirecting truck traffic off Main Street.
- 3) Invest in infrastructure that improves the overall appearance of downtown.
- 4) Support catalytic private development opportunities along Railroad Avenue.
- 5) Establish public/private partnerships to market the community.
- 6) Develop Master Plan for Civic Campus property.

1 | BRING

Bring the Rail-to-Trail development to reality through downtown



Recommended multi-use trail assets:

- A minimum 12- to 14-foot paved surface, or combination of paved and softer surfaces
- Parking
- Benches
- Public restrooms
- Trash receptacles
- Water fountains for both people and pets
- Tables
- Shaded rest areas
- International signage
- Lighting
- Bike racks
- Public art

Developing such a trail facility will require extensive partnering with public and private entities to provide the necessary resources to fully develop the trail's potential. A few of the many resources for partnering are highlighted below:

- Recreational Trails Program
- Transportation Enhancements Grants
- U.S. Forest Service
- Federal Highways Administration
- Pedestrian and Bicycle Funding Opportunities
- Florida's Department of Economic Opportunity
- Florida Forever
- Alachua's Wild Spaces & Public Spaces Program

2 | DETERMINE

Determine the best alternative to redirect truck traffic off Main Street



- Next to the priority given to the trail development, the most concerning issue identified by the public was the impact of the truck traffic on downtown where US 21 and US 41 intersect at Main Street.
 - The turning movements from north to west by the trucks, especially those with the longer wheelbases, create dangerous conflicts with motorists and pedestrians.
 - In addition, the exhaust fumes from the diesel engines make outdoor seating and dining unappealing and unhealthy.
 - To effectively redirect the trucks from Main Street will require extraordinary cooperation with FDOT.
 - Its importance to High Springs downtown's future economic vitality cannot be understated. It will take a collaborative effort of planning, compliance, and funding to achieve such an undertaking.
 - A new route could be studied to have the southbound US 27 truck traffic do the following:
 - At NW 3rd Street turn, west for a couple of blocks to Railroad Avenue.
 - Turn south on a new extension of Railroad Avenue to Main Street (US 40).
 - Turn right on Main Street and proceed west.
- This route would eliminate the southbound truck traffic, the impacts on the elongated turning movements, and provide a freer flow for all vehicular and pedestrian movements.

3 | INVEST

Invest in infrastructure that improves walkability, safety, parking, and lighting that enhances the overall appearance of downtown



The public workshop highlighted the community concern for the overall appearance of downtown. This issue was reinforced through the one-on-one interviews with the business and property owners. In sum, the care and maintenance of the public realm, streets, sidewalks, parking lots, planting, and service areas left a lot to be desired.

Investing in the infrastructure is imperative to make meaningful upgrades in downtown's appearance. The recommended improvements include the following:

- Enhanced street lighting throughout the core area.
- Development of additional, well-designed public parking areas.
- Upon redirecting of the truck traffic, convert angle parking on Main Street to parallel parking to allow for wider sidewalks, improving pedestrian safety and retail environment.

- Develop an area-wide stormwater system to reduce flooding; design in conjunction with parking areas and trail corridor to maximize efficiency.
- Establish regulations for optimal dumpster locations and effective screening for views from public right-of-way.
- Upgrade landscaping throughout downtown, establish a regular maintenance program for all public and landscaped areas, and fund accordingly.
- Enhance the opportunities to use public right-of-way to expand broadband infrastructure needs.



4 | SUPPORT

Support catalytic private development opportunities along Railroad Avenue



- There are two development sites along Railroad Avenue that have catalytic potential
- Together, these developments could be the most significant private investments in the City's recent history.
- The site with the most immediate potential is the 1.5-acre vacant block behind the Extreme Exposure building.
- Preliminary plans call for a multi-functional lodging complex.
- The complex would include educational and training facilities for those interested in enhancing their outdoor recreational experiences—e.g., cave diving, diving, kayaking, cycling, and related outdoor activities.
- It is anticipated that this complex will broaden both the domestic and international market appeal of High Springs.
- The second potential development site is known locally as the “Peanut Mill”.
- The size of the site, its location, and its peanut mill history, as well as the potential of the proposed trail, all point to a prime investment opportunity.
- Based on similar types of locations in other eco/recreational-centric locals, particularly as part of a downtown community, a mix of uses could easily include hospitality accommodations, restaurants, retail and entertainment venues, as well as multi-family housing.
- Each development site is:
 - Under single ownerships,
 - Extremely well located along an emerging recreational trail corridor
 - Within a growing area of Alachua County with a proactive City administration.
 - Will be impacted by additional downtown infrastructure improvements enhancing private investment opportunities

5 | ESTABLISH

Establish public/private partnerships to market the community: High Spring' "Best Face Forward"



Frequently mentioned in the public engagement process was

- The lack of a cohesive community marketing message.
- Who should be responsible for developing such a message—the Chamber, the business community, the CRA/City administration, Visit Gainesville, or possibly the Alachua County economic development council?
- Need to convene the various entities currently promoting the community to develop a cohesive marketing program.
- There appeared to be an initial interest in conveying two main messages –
 - **Highlight the City's qualities of small-town charm and character; and**
 - **Reflect the community's stewardship in promoting, cultivating, and protecting the unique nearby ecologic assets: the Santa Fe River and the numerous crystal-clear springs.**

The marketing opportunity should entail more than the conventional promotional avenues.

- Care should be given to creating an expanded platform through the internet and social media.
- Development of educational programs related to the community's history, ecology, and artistic and cultural attributes
- Educational programs could be supported by local eco/recreational businesses and entrepreneurs that already have domestic and international market reach—e.g., cave diving, diving, kayaking, cycling, canoeing, hiking, and related outdoor adventures
- These untapped marketing opportunities provide economic development for expanding existing businesses, as well as encouraging additional investments for locals and newcomers alike.

6 | DEVELOP

Develop Master Plan for the “Civic Campus” Property



- Foremost among these are the 8 acres owned by the City around City Hall.
- This property lends itself to be repurposed to meet a number of recreational, cultural, and civic uses.
- The recommended action is the development of a Master Plan for the property.
- This plan would entail a facilities’ needs assessment for City uses including police, administrative support, recreational, and cultural support.
- Creating a well-designed Civic Campus would allow for better utilization of the site and would support the arts, cultural, and recreational activities and reinforce a sense of civic pride in the heart of the community.
- Planning for the appropriate location of parking, and the creation of new development pads for any proposed new facilities (police station, civic meeting room, museum expansion),
- Utility support for special events such as Pioneer Day, will encourage greater day-to-day utilization and social interaction for residents and visitors.

ACCOUNTABILITY PROGRAM

- Economic Development
- Sense of Place & Appearance
- Transportation Access & Mobility
- Civic & Open Spaces
- Environmental Sustainability
- Standards & Regulations
- Keepers of the Vision



Economic Development

	Time Frame Applicability		Implementation Responsibility		
	2021–26	2027–31	City/CRA	Private Sector	Chamber/ Partners
TOP PRIORITIES					
Develop the trail and related facilities	P	P	P	S	S
Support emerging catalytic redevelopment opportunities	S	P	P	P	S
Market and brand downtown/community offerings	P	P	S	S	P
Enhance City's internal capacity	P	S	P	S	S
Expand CRA boundaries	P		P		
SECONDARY PRIORITIES	2021–26	2027–31	City/CRA	Private Sector	Chamber/ Partners
Enhance broadband technical capabilities	P		P	P	S
Explore additional financing options	P		P		

P = Primary Goal

S = Secondary Goal



Sense of Place & Appearance

	Time Frame Applicability		Implementation Responsibility		
	2021–26	2027–31	City/CRA	Private Sector	Chamber/ Partners
TOP PRIORITIES					
Develop a well-designed parking system	P	P	P	S	S
Upgrade basic infrastructure: lighting, streetscapes, stormwater management	P	P	P	S	S
Expand “facade grant” program	P	P	P	S	S
Adopt “Entertainment District” policies	P	P	P	S	S
SECONDARY PRIORITIES	2021–26	2027–31	City/CRA	Private Sector	Chamber/ Partners
Screen all service-related sites visible from public right-of-way	P	S	P	S	S
Develop collaborative block maintenance partnerships	S	P	P	P	P
Continue mural program	S	S	S	P	P

P = Primary Goal

S = Secondary Goal

TIF Budget Program

CRA Project 10-Year TIF Budget Program



THEME/ISSUE	PROJECTS	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
EC, PL, CK, EV	Trail Development - 3 mile Corridor			\$750,000	\$250,000
EC, PL, TR, EV	Truck - Redirecting				\$1,000,000
EC, PL, TR	Street Lighting (\$3K/pole)	\$20,000	\$20,000	\$30,000	\$30,000
EC, PL, TR	Parking Expansion (\$3K space)			\$150,000	\$150,000
EC, PL, TR, EV, SR	Main Street Streetscape				
PL, TR, EV, SR	Master Stormwater System Plan			\$50,000	
PL, TR, EV, SR	Service Area/Dumpster Screening	\$10,000	\$10,000		
PL, ES, KV	Ongoing Landscape Upgrades and Improvements	\$30,000	\$30,000	\$30,000	\$30,000
	Ongoing Maintenance & Grants				
PL, KV	Existing Ongoing Operation/Maintenance	\$50,000	\$50,000	\$75,000	\$75,000
EC, KV	Existing Ongoing Grants Budget	\$50,000	\$50,000	\$50,000	\$50,000
PL, CK, EV	Priest Theater			\$300,000	
PL, CK, KV	Civic Park Master Plan		\$50,000		
EC, CK, KV	Civic Park Development			\$500,000	\$500,000
EC, PL, CK	Museum Upgrades				\$50,000
EC, PL, TR, KV	Expanding Broadband Service				\$500,000
PL, TR	Wayfinding System	\$20,000		\$30,000	
EC, PL, KV	Mural Wall Program		\$10,000	\$10,000	
EC, PL, TR, EV	Installation of Electric Charging Stations		\$10,000	\$10,000	\$10,000
EC, PL, TR	Mid-Block Crossing/Intersection Graphics				\$20,000
EC, PL, TR, SR, KV	Development P3 Fund/Catalytic Project Support				
TOTAL PROJECT COSTS		\$180,000	\$230,000	\$1,985,000	\$2,645,000
ANNUALIZED TIF REVENUE 3% AMORTIZED		\$188,000	\$193,600	\$199,500	\$205,500
BALANCE		\$8,000	\$(36,400)	\$(1,785,500)	\$(2,439,500)

EC=Economic Development; PL=Sense of Place & Appearance; TR=Transportation Access and Mobility; CK=Civic & Open Spaces; EV=Environmental Sustainability; SR=Standards & Regulations; KV=Keepers of the Vision

FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	2019-2029 Totals	NOTES
						\$1,000,000	Local, County, State Funding, Matching Grants
						\$1,000,000	Local, FDOT Funding
\$30,000						\$150,000	Installation of 50 New Light Poles
\$150,000	\$150,000					\$600,000	Construction of 200 New Spaces
						\$750,000	Reconstruction of Main Street Sidewalks/CRA/ FDOT/TPO Grant
						\$800,000	Local, Water Mgt. District Grant
						\$-	
\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$300,000	Specific CRA Upgrades
						\$-	
\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$750,000	CRA/Landscaping/Streetscape Maintenance
\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$500,000	Facade/Building Grants-Businesses
						\$300,000	Local/Historic Grant Funds
						\$65,000	Plan Development Program
\$250,000	\$250,000	\$250,000				\$1,750,000	CRA/Local/Wild Spaces Funds
\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$450,000	Phased Upgrades/Private Funding
\$500,000	\$500,000	\$500,000	\$500,000			\$2,500,000	Federal Grant/Future Project/Costs Based on Study
\$30,000	\$30,000	\$10,000				\$120,000	Plan + Phased Installation
\$10,000	\$10,000	\$10,000				\$50,000	Look for Matching Funds
\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$90,000	CRA/Private Matching Grant Programs
\$20,000						\$40,000	FDOT Approval Required
						\$-	
\$1,225,000	\$1,175,000	\$985,000	\$715,000	\$215,000	\$215,000	\$11,215,000	
\$211,500	\$218,000	\$224,500	\$231,200	\$238,200	\$245,300	\$2,155,300	
\$(1,013,500)	\$(957,000)	\$(760,500)	\$(483,800)	\$23,200	\$30,300	\$(9,059,700)	



gai consultants

**COMMUNITY
SOLUTIONS
GROUP**