



Legislation Details (With Text)

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Title: Gainesville Community Reinvestment Area Boundary Expansion

Sponsors:

Indexes:

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Attachments: 1. 20-RECORDED City of Gainesville CRA 04-11-19 (1).pdf, 2. FIRST AMENDMENT - City and County Community Redevelopment Agreement.pdf, 3. GCRA Ordinance - DRAFT.pdf

| Date | Ver. | Action By | Action | Result |
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Agenda Item Name:

Gainesville Community Reinvestment Area Boundary Expansion

Presenter:

Sean McLendon, Economic Development & Food System Mgr.

Description:

Amendment to the Alachua County-City of Gainesville interlocal agreement expanding the boundaries of the Gainesville Community Reinvestment Area (GCRA) at Waldo Road and 8th Ave.

Recommended Action:

Approve the amendment to the GCRA interlocal agreement and authorize the Chair to sign.

Prior Board Motions:

At the City-County Joint Board Meeting on August 1, 2022, the County Commission directed staff to bring back for approval an amendment to the interlocal agreement expanding the GCRA boundaries.

At the Board's April 9, 2019, regular meeting the County Commissioners approved the GCRA interlocal agreement.

Fiscal Consideration:

From January 2020 through 2029 Alachua County will contribute \$37,448,801.40 to the GCRA. [001.17.1770.552.83.75] The City of Gainesville will contribute \$33,256,578.90.

Strategic Guide:

Social and Economic Opportunity

Background:

The City of Gainesville (City) and Alachua County (County) entered an interlocal agreement creating

the Gainesville Community Reinvestment Area on April 9, 2019.

Per the City-County Joint Board Meeting on August 1, 2022, this item brings back the amendment to the interlocal agreement that expands the boundaries to include more of the City's properties around the Martin Luther King Recreation Center on Waldo Road and 8th Ave.

History of the Statutory CRA and Interlocal Agreement "GCRA"

In 1979, the City first created a Downtown Community Redevelopment Area ("Downtown") and the Downtown Redevelopment Agency, which later became the Gainesville Community Redevelopment Agency (the "Agency") and named the City Commission as the Agency board members.

In 1994, the City created the College Park University Heights Redevelopment Area ("CPUH"); in 1996, the City created the Fifth Avenue Pleasant Street Redevelopment Area ("FAPS"); and in 2000, the City created the Eastside Redevelopment Area ("Eastside").

The County was not chartered at the time of creation of the Agency and was obligated pursuant to State Statute to provide 95% of its tax increment (calculated per the Statute at the County's millage rate) over the base year.

Up to the April 2019 interlocal agreement, the City and County discussed reducing tax increment contributions to the Agency to utilize that tax revenue for other purposes. This Interlocal is intended to focus the work of the Agency, eliminate the boundaries that currently separate the redevelopment areas, cap the annual funding provided by the City and County, and set an end date for the community redevelopment work.

Schedule of Payments by the City and County to the GCRA 2020-2029

| Due Date | County contribution | City Contribution |
|-----------------|---------------------|-------------------|
| January 1, 2020 | \$4,191,460.39 | \$3,325,657.89 |
| January 1, 2021 | \$4,091,460.39 | \$3,325,657.89 |
| January 1, 2022 | \$3,991,460.39 | \$3,325,657.89 |
| January 1, 2023 | \$3,891,460.39 | \$3,325,657.89 |
| January 1, 2024 | \$3,791,460.39 | \$3,325,657.89 |
| January 1, 2025 | \$3,691,460.39 | \$3,325,657.89 |
| January 1, 2026 | \$3,591,460.39 | \$3,325,657.89 |
| January 1, 2027 | \$3,491,460.39 | \$3,325,657.89 |
| January 1, 2028 | \$3,391,460.39 | \$3,325,657.89 |
| January 1, 2029 | \$3,325,657.89 | \$3,325,657.89 |
| Totals | \$ 37,448,801.40 | \$ 33,256,578.90 |