

Report on Advisory Committee Input on Alachua County Eastside CRA

I. Eastside CRA Project Background

- January 2011: Staff provided the Board of County Commissioners (BoCC) with a detailed memo outlining the work plan and timeline for establishing the CRA.
- February and August 2011: Community Meetings with residents, property owners, and anyone else interested the CRA project.
- May 2011: Staff presented a report to the BoCC on the work plan status and the requirements for establishing the Alachua County Eastside CRA, and the Board directed staff to proceed with drafting the Finding of Necessity report and the Ordinance and Resolutions required to establish the Community Redevelopment Agency.
- September 2011: The establishing documents were presented to the BoCC with a request for Authorization to Advertise a Public Hearing to adopt the Ordinance and Resolutions to establish the CRA. The Board requested additional information
- November 2011, staff presented additional information requested by the BoCC regarding: CRA boundary; prohibition on certain financial incentives to business owners; explanation of how a CRA would address factors that have hindered development in the area; and estimates of revenue generated and costs to operate a CRA. The Board referred the CRA issue the three Advisory groups: The Economic Development Advisory Committee, the Plan East Gainesville Steering Committee of the MTPO, and the Chamber of Commerce's Public Policy Committee.

II. BOCC direction

At the November 15, 2011 meeting, following additional information presented by staff, the Board of County Commissioners approved a motion to refer this item (CRA) to the Economic Advisory Committee, The Plan East Gainesville Steering Committee, and the Policy Committee of the Gainesville/Alachua County Chamber of Commerce.

Staff prepared a slideshow and background material for the three advisory committees and scheduled presentations with each group. Based on the Board of County Commissioner's questions and concerns as expressed in the preceding meetings, the Advisory Groups were asked to consider the CRA information and provide any input or recommendations on the following issues:

- *Is a CRA an appropriate tool for this area?*
- *CRA boundary?*
- *Incentives – types, limits?*
- *When should incentives be addressed in the CRA process?*
- *Other Recommendations?*

III. Summary of Advisory Committee Recommendations

- a. Economic Development Advisory Committee: Received initial presentation January 26, 2012. Additional discussion occurred on February 23, 2012 and initial motion subsequently determined to need to be revisited due to procedural question, motion approved March 23, 2012 to recommend smaller, less diverse and more specific area for the CRA in order to make it a more appropriate tool (for economic development).
- b. Plan East Gainesville Steering Committee: Presentation on February 15, 2012. A majority of the Plan East Gainesville Steering Committee made the following recommendations:
 - That the Alachua County Board of County Commissioners not establish a Community Redevelopment Agency within the proposed redevelopment area.
 - Encourage annexation of the proposed redevelopment area into the City of Gainesville and that the City subsequently incorporate the proposed redevelopment area into its Eastside Community Redevelopment Agency District.
 - The Alachua County Board of County Commissioners identify a tiering of priorities for areas within the unincorporated Urban Cluster in terms of growth and development, and if the County wants to prioritize development in this area, the County should ask City and/or County staffs to take a look at, and develop a list of, the public infrastructure and services that are limiting factors for redevelopment and growth in the area being considered.
- c. Chamber of Commerce Public Policy Committee: Presentation on March 7, 2012. Following discussion of the CRA with the Public Policy Committee, Chamber of Commerce staff stated via email that the committee had no recommendations at this time. Chamber of Commerce staff requested notification if new information becomes available in order to discuss the information with the Committee.

IV. Recommendations

- Direct staff to bring back to the board a work plan to develop capital project information to address needs in the area for potential inclusion in capital improvement programs of relevant entities.
- Direct staff to finalize the Finding of Necessity, resolutions and ordinances to establish a CRA and bring to the BoCC to request authorization to advertise the public hearing.
- Direct staff to suspend work on the CRA project pending further direction from the Board.

V. Attachments

- a. EDAC Minutes
- b. Plan East Gainesville Steering Committee Minutes
- c. Chamber Public Policy Committee correspondence