

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Meeting Agenda - Final

March 24, 2014

3:00 PM

Joint City/County Commission Special Meeting

Jack Durrance Auditorium

City Commission

*Mayor Ed Braddy (At Large)
Commissioner Lauren Poe (At Large)
Commissioner Thomas Hawkins (At Large)
Commissioner Yvonne Hinson-Rawls (District 1)
Commissioner Todd Chase (District 2)
Commissioner Susan Bottcher (District 3)
Mayor-Commissioner Pro Tem Randy Wells (District 4)*

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.

ADOPTION OF THE AGENDA**ROLL CALL****AGENDA STATEMENT**

"Citizens are encouraged to participate in City of Gainesville meetings. In general, speakers will be limited to 3 (three) minutes per agenda item. Additional time may be granted by the Mayor or by the City Commission as directed. The City of Gainesville encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Chair. Signs or Props are not permitted in the meeting room. Citizens are encouraged to provide comments in writing to the Clerk of the Commission before meetings and/or during meetings for inclusion into the public record. Citizens may also provide input to individual commissioners via office visits, phone calls, letters and e-Mail, that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited.

CITY MANAGER[130814.](#)**Update on the "Empowerment Center" Project (B)**

The purpose of this item is to provide an update to the City and County Commissions on the status of the "Empowerment Center" project; request direction on the make-up and authority of the governing structure for the Center; and request input on the future funding of the homeless services at the Empowerment Center for FY15 and FY16. *ESTIMATED STAFF PRESENTATION 30 MINUTES*

Explanation: This item supports the City Commission Strategic Initiative 3.1: Continue Implementation of the 10 Year Plan to End Homelessness.

Nearly ten years ago, the City of Gainesville (City) and the Alachua County Board of County Commissioners (County) began a mission to establish a One Stop Homeless Assistance Center (OSHAC). The establishment of an OSHAC was a major objective in the Ten Year Plan to End Homelessness. In recent months, several major milestones have been achieved while working to accomplish that mission.

On November 19, 2013, the City purchased the former Gainesville Correctional Institute (GCI) complex and an additional 95 acres of conservation land from the State for \$1.3 million. Construction and renovation work is now underway on the campus, and interim homeless services are scheduled to start on May 1, 2014. Although the complex has yet to be officially named, it is commonly being referred to as the "Empowerment Center."

On January 12, 2014, the City of Gainesville hosted the first Visioning Session to discuss the future development of the site for other uses. Seventy-nine (79) participants attended the first Visioning Session. There were several common themes that emerged during the small group discussions at the session. Ideas to name the campus were also generated during the session. The Gainesville City Commission will hear a full report on the Visioning session in April 2014 (Attachment A is a draft copy of the Visioning Session Summary Report).

The Empowerment Center (Center) is a long term project, and there are no other resources allocated from the City or the County for the full development of the Center. The City and County have included requests in their State Legislative packet for funds to fully develop the Kitchen and make repairs to the roofs on the remaining dormitories. In addition, the City is also requesting similar funding for the Center from the federal government in the City's Federal Legislative Agenda packet.

On February 4, 2014, the County Commission discussed funding for Homeless Services and their future commitment for funding homeless services at the Center. In addition, the County requested that a governance structure be added to the Joint City and County meeting agenda for March.

On February 6, 2014, the City Commission approved a contract with the Alachua County Coalition for the Homeless and Hungry (ACCHH) to administer and implement homeless services at the Empowerment Center.

The purchase of the Empowerment Center provides the City and County an opportunity to create an adaptive reuse project that will serve as a best practice model for Human Services in Florida. The development of the Center is a long term project and will require the City and County to continue standing firm in their commitment to the development and planning for human services at the site.

The original concept for the OSHAC was a stand-alone building with multiple services including shelter services. The Empowerment Center provides the opportunity to create a Human Services Campus with multiple services for the entire community. The complex consists of fifteen (15) buildings; four (4) of the fifteen (15) buildings have been designated for Homeless Services. However, eleven (11) buildings have yet to be identified for a specific use on the campus. The Center provides an opportunity for the long term development of the first Human Services Campus in Alachua County.

On February 10, 2014, the City Commission held a Town Hall Meeting at the Gainesville -Alachua County Senior Center and citizens were given an opportunity to provide input on the development of the Empowerment Center, including the governance structure. The citizens in attendance suggested an 11 member board which included representatives from the City and County Commission, ACCHH or a representative from the

managing entity, a homeless or formerly homeless person, a business community representative, and a member from the faith-based community. There was consensus on six members for the board, however time did not allow for further discussion of other members despite other categories being suggested. The Town Hall recommendations are outlined in the attached report (Attachment B) for your review.

The City and County Commission must determine what the role of the governing board for the Empowerment Center will entail. The Commissions will need to determine whether the board is an Advisory Board to the City Commission with the ability to make recommendations on subject matter related to the Empowerment Center or whether this is an independent Board with the ability to enter into contracts, raise funds, develop the property, hire employees to manage the property or dispose of property on the Campus. City and County staff reviewed several governing structure models including that of the Alachua County Library Board, the Alachua County Regional Airport Authority, the Broward Partnership, and the City of Lakeland Utilities, and the ACCHH Governance Board for ideas.

The contract with ACCHH calls for a yearly allocation of \$308,000 for the services; the contract acknowledges that funding is subject to annual allocations from the governing bodies. We are in the first year of a three year contract; if the City or the County decided for any reason not to fund the agreement, there is a 30 day termination clause. The City and County Commissions have approved funding in the amount of \$308,000 for the first year of the contract for the Homeless Services at the Empowerment Center. City staff will be recommending to the City Manager that funding in the amount of \$154,000 be included in the proposed budgets for FY15 and FY16 for Homeless Services at the Empowerment Center. Currently, the City and the County shared the cost of the operation of the OSHAC portion of the Center which includes meal services, case management, referral services, storage, other services deemed appropriate for the day services. Shelter Services are optional services and the provider has agreed to provide services at their cost. The City and County Commissions need to discuss the future funding plans and intentions for FY 15 and FY16.

RECOMMENDATION

The City Commission: 1) hear a presentation on the status of the Empowerment Center; 2) provide staff with direction on the make-up and authority of the governing structure for the Center; and 3) discuss the future funding of the homeless services at the Empowerment Center for FY15 and FY16.

[130814A_Forum Summary Report_20140324.pdf](#)

[130814B_Governance Structure Suggestions_20140324.pdf](#)

[130814C_Staff Presentation_20140324.pdf](#)

ADJOURNMENT