

GTEC Area Update

CRA Board

February 17, 2014





GTEC is Gainesville's first technology incubator

- Mission to spur growth of tech sector
- Funded by EDA, City and County
- Opened in 2001



GTEC's Many Roles



- Nurturing place to start and grow a technology company
- Offers flexibility needed by startups
- Home to related service providers
- Tech training and networking events
- Community group meetings



Growing Entrepreneurship Skills

- Success is also measured not only in the current venture, but also by what team members learn and implement in the next and the next venture
- Many well-known local entrepreneurs have come through GTEC and are still active in the community



Some Notable Former GTEC Companies

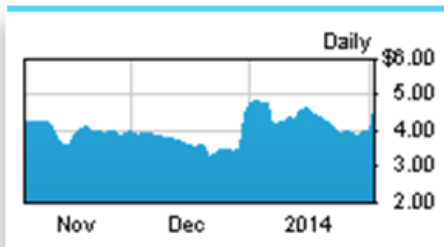


NASDAQ: AXGN

\$ 4.60 0.57 (14.14%)

Day High: 4.68 9:37 AM ET
Day Low: 4.01 Feb 4, 2014
Volume: 11,600

Delayed at least 20 min., by eSignal.



3 Mo. 6 Mo. 1 Yr.



Qualcomm® WiPower™
Technology

Overview

Benefits

Evaluation Kit



GTEC Current Tech Companies

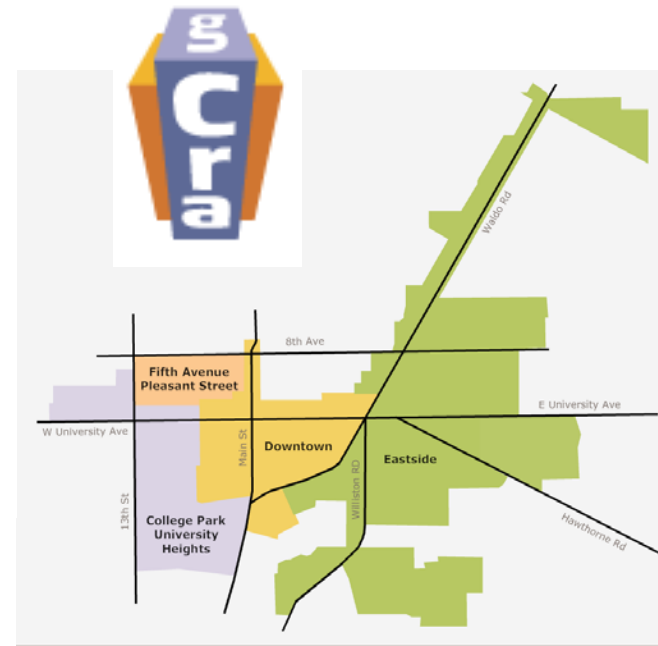


Ragner Technology Group



Transition of Management Responsibilities

- 2001 Chamber had an agreement to manage the incubator
- CRA assumed responsibilities in 2010 to leverage economic development potential
 - Concerns about potential vacancy in 30,000 sq ft incubator due to Innovation Hub
 - Concerns about GRU operations vacating the incubator
 - Concerns about incubator's future potential
 - Commissioned Georgia Tech Assessment
 - Started plans to reposition incubator for the future



Transition of Management Responsibilities

- Meanwhile, GTEC scientists and entrepreneurs were persevering with their inventions and growing their companies
- CRA oversaw facility repairs, upgrades, and landscape improvements
- GTEC has had \$250,000 average annual revenues since FY2010 and is on track to exceed \$300,000 in revenue for FY2014
- CRA formulated plans to develop surrounding property
- Incubator is currently full with technology companies
- CRA had to turn away requests for space ahead of completing negotiations and executing the management agreement



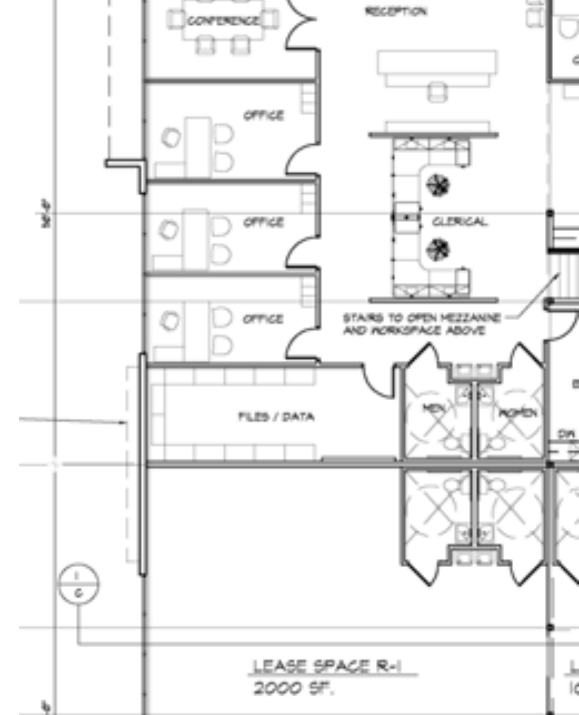
Transition of Management Responsibilities

- Santa Fe CIED assumed management responsibilities February 1, 2014
 - Incubator will expand its reach beyond technology companies to include service and light industrial companies
 - Will reach a broader array of entrepreneurs
 - Will allow CIED to dramatically expand its programs



Looking Forward

- CRA and Santa Fe CIED efforts will jointly contribute to future development of the area
- Incubator tenants will have graduation space right next door as they expand
- Affordable, high quality office space options added to the city
- CRA staff will focus efforts on land development and economic development activities





GTEC Area Master Plan

30% Conceptual Master Plan

Background

2001



**GTEC
OPENS**

2010



**CITY AND
CHAMBER OF COMMERCE
MANAGEMENT**

2014

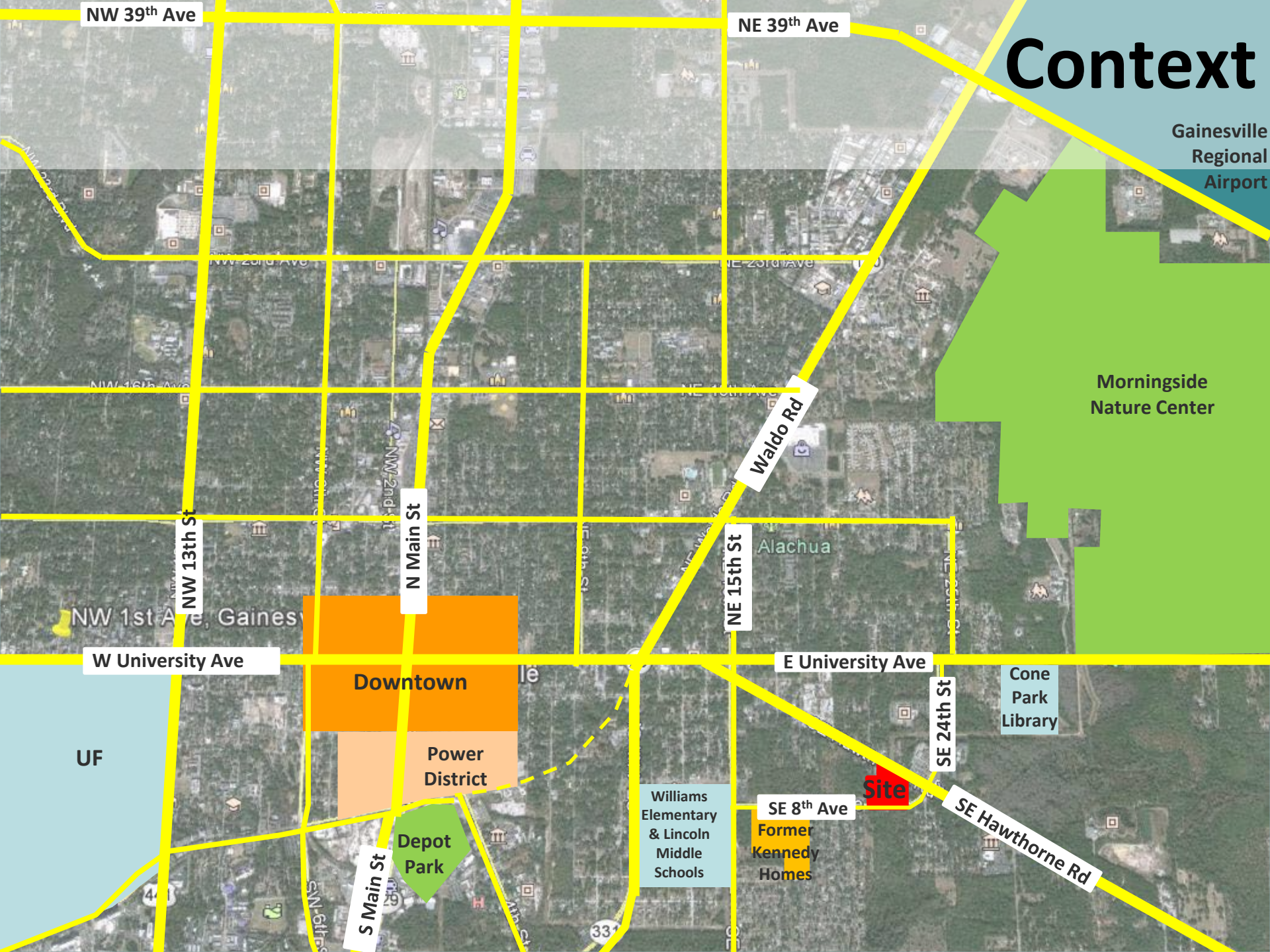


CRA MANAGEMENT

**SANTA FE
MANAGEMENT**



Context



NW 39th Ave

NE 39th Ave

Gainesville
Regional
Airport

Morningside
Nature Center

Waldo Rd

NE 15th St

Alachua

NW 1st Ave, Gainesville

W University Ave

Downtown

Power
District

E University Ave

Cone Park
Library

UF

Site

SE 24th St

Williams
Elementary
& Lincoln
Middle
Schools

SE 8th Ave

Former
Kennedy
Homes

SE Hawthorne Rd

S Main St

NW 13th St

N Main St

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NW 22nd Ave
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44

33

Site



- City Owned Parcels
- GTEC Building
- GTEC Parking
- Retention Ponds
- 150 Feet Wide Utility Easement

SE 21st St

SE 24th St

SE Hawthorne Rd

GTEC

Gainesville, FL 32641, U

SE 8th Ave

SE 8th Ave

SE 21st St

11339-0-0

11340-0-0

11341-0-0

Site: GTEC



Site: GTEC



Site: Ponds



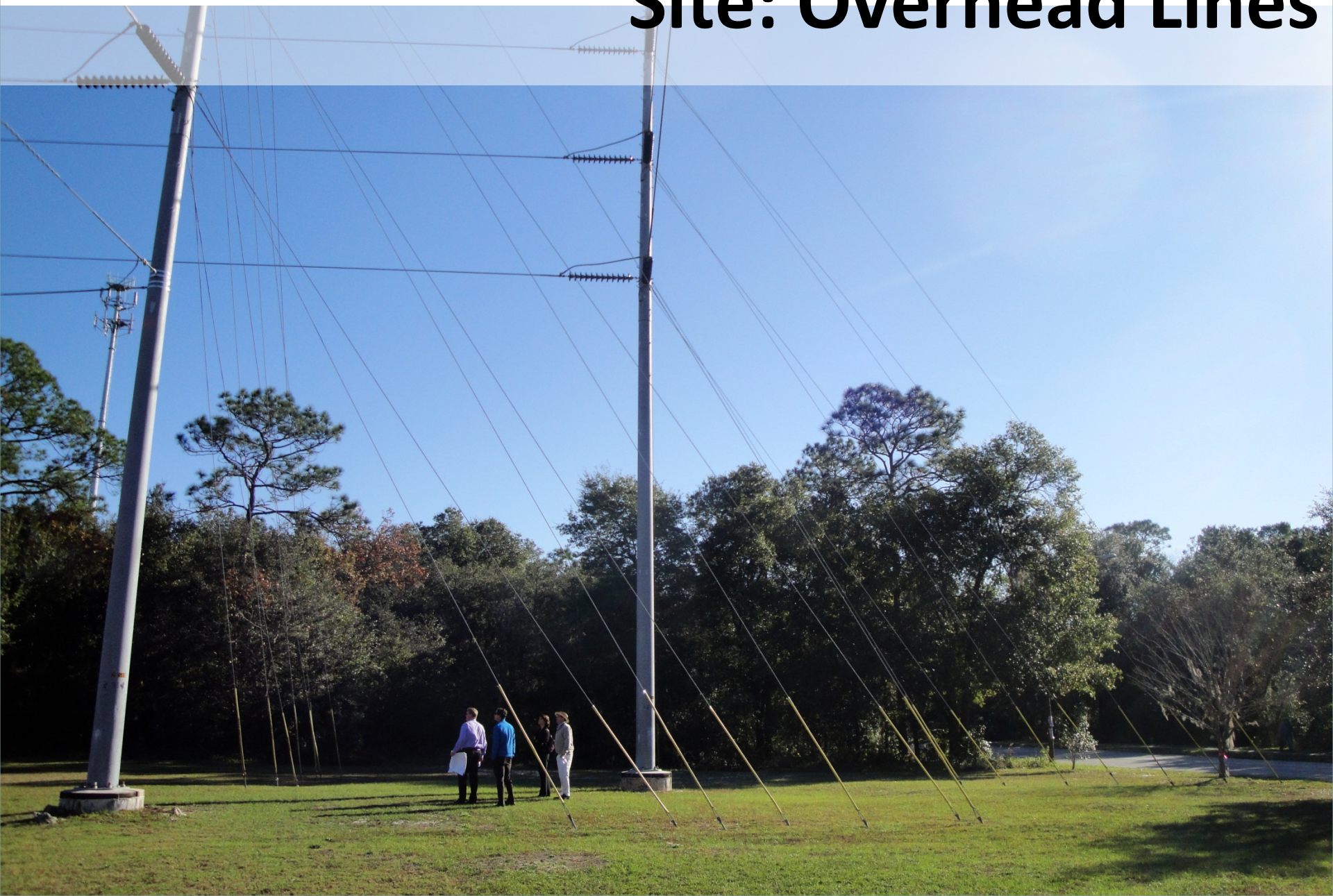
Site: Ponds



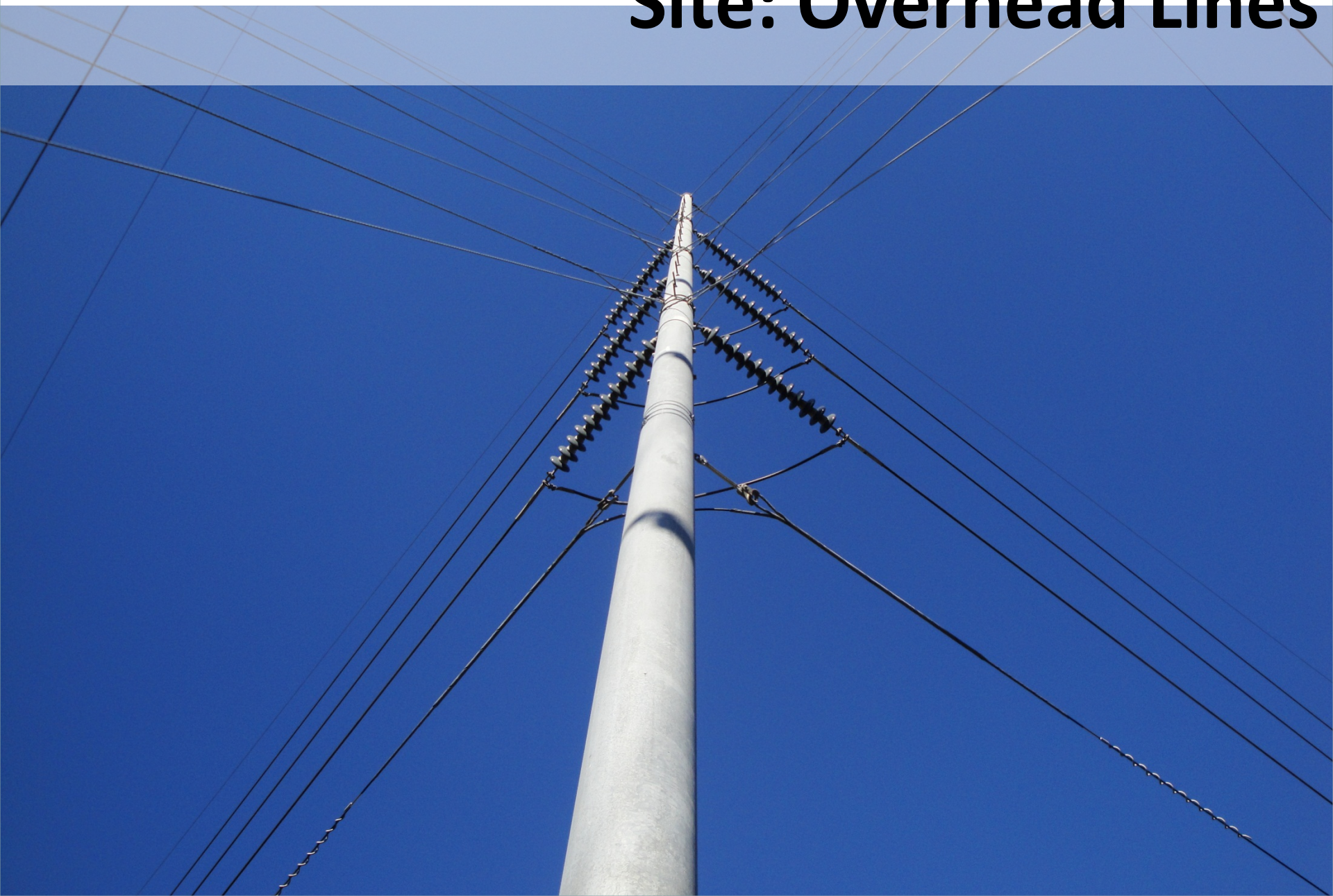
Site: Parking



Site: Overhead Lines

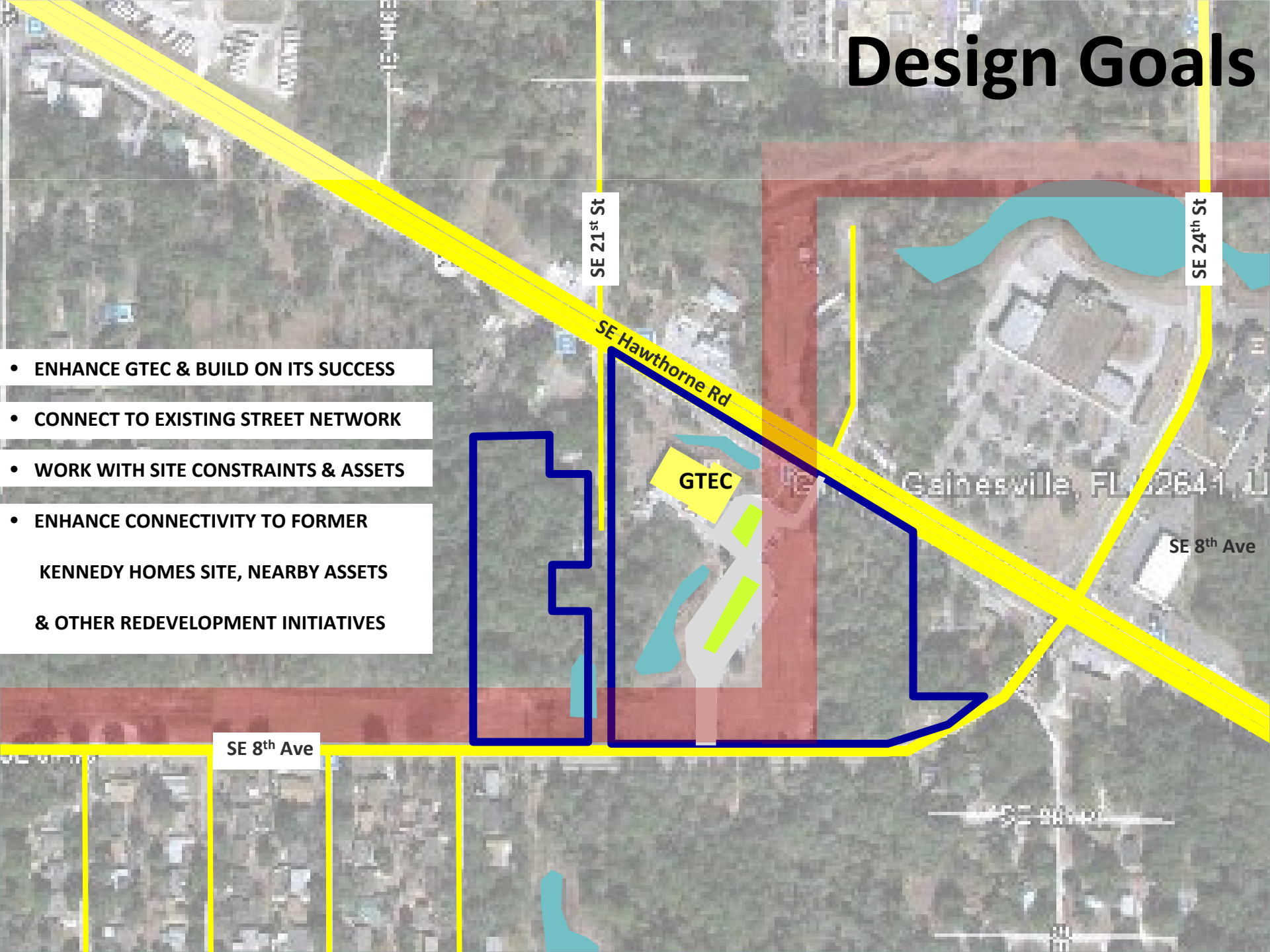


Site: Overhead Lines

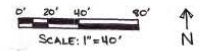
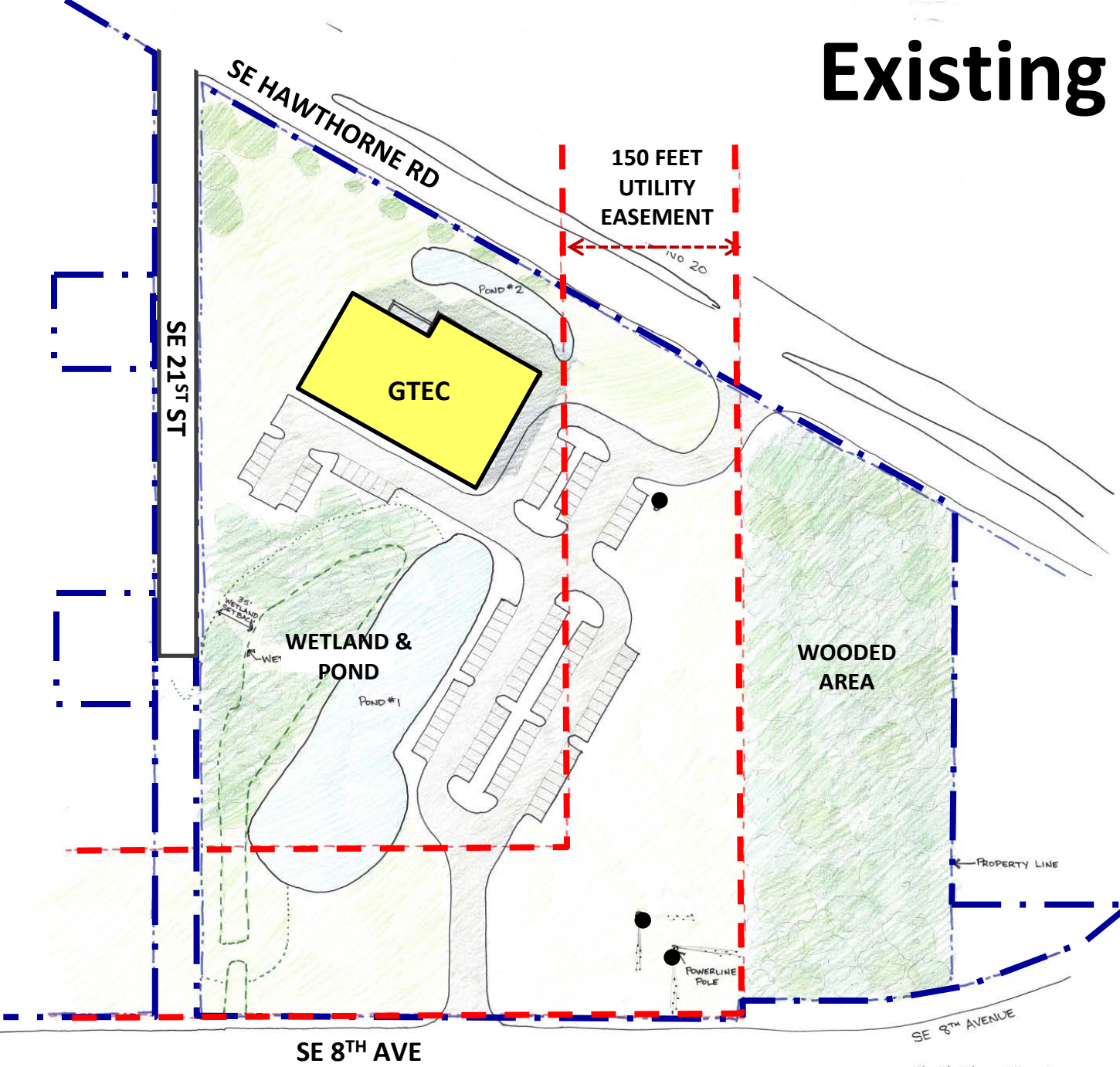


Design Goals

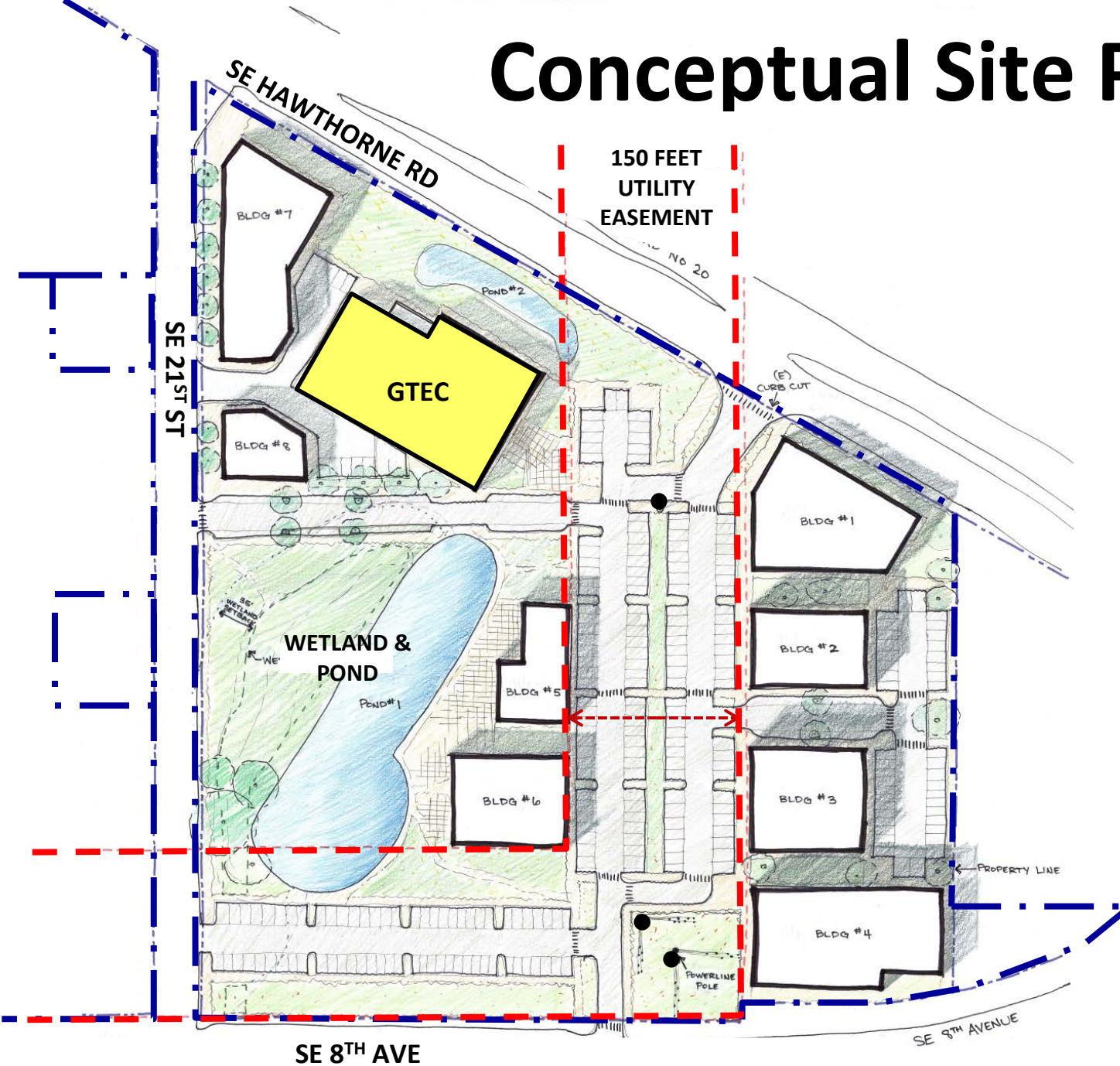
- ENHANCE GTEC & BUILD ON ITS SUCCESS
- CONNECT TO EXISTING STREET NETWORK
- WORK WITH SITE CONSTRAINTS & ASSETS
- ENHANCE CONNECTIVITY TO FORMER KENNEDY HOMES SITE, NEARBY ASSETS & OTHER REDEVELOPMENT INITIATIVES



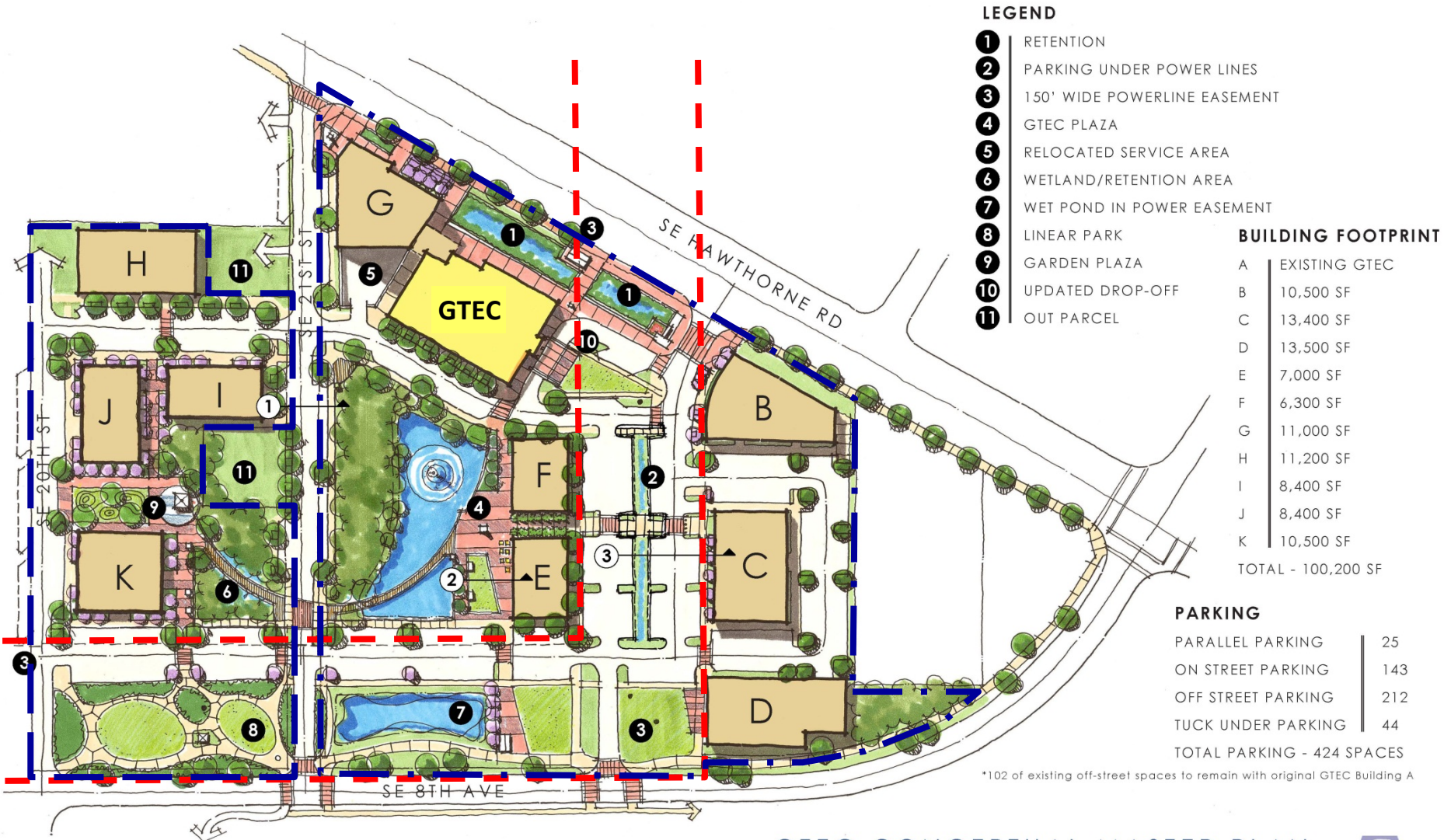
Existing Site Plan



Conceptual Site Plan (2011)

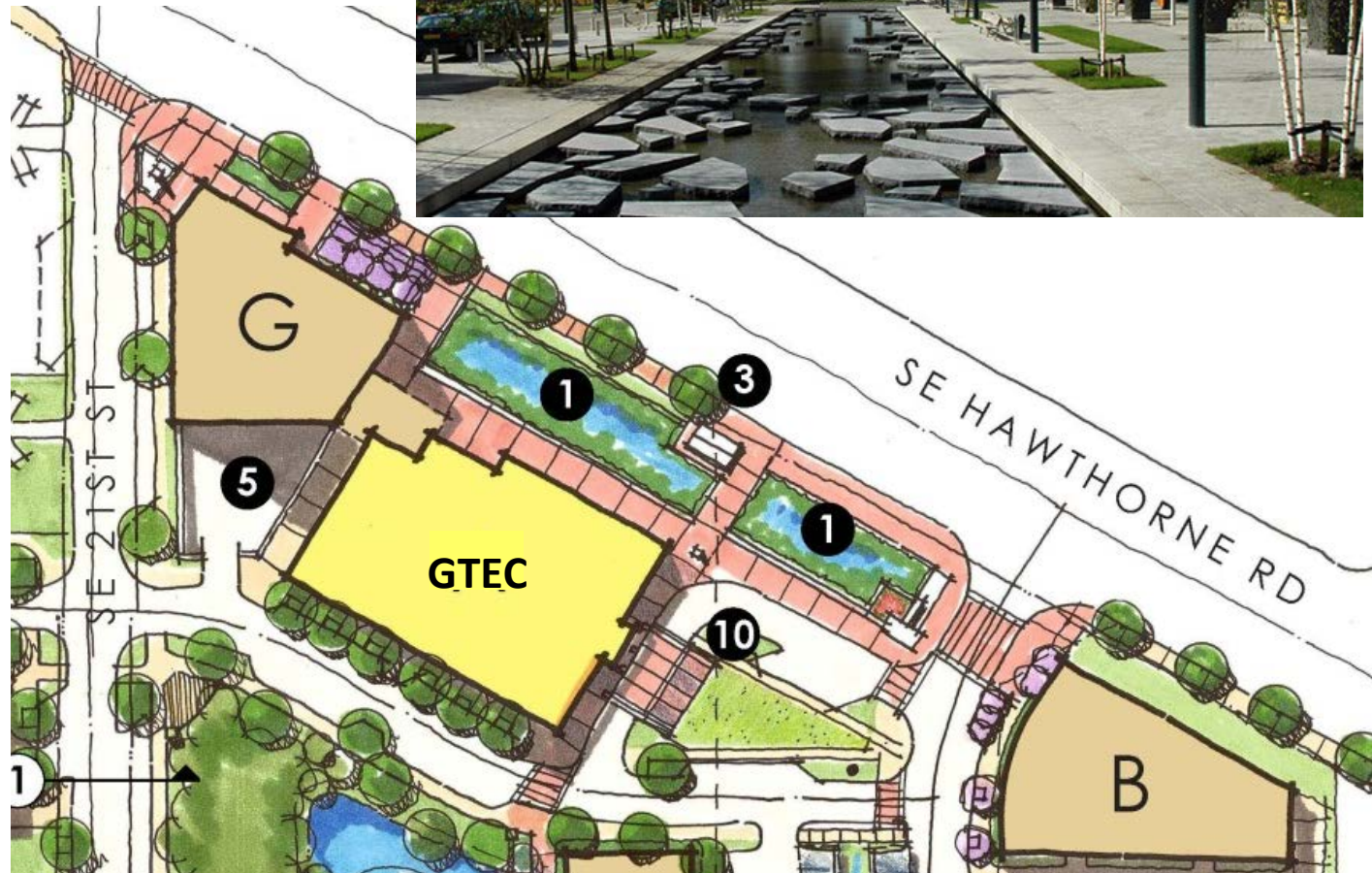


30% Conceptual Master Plan (2014)

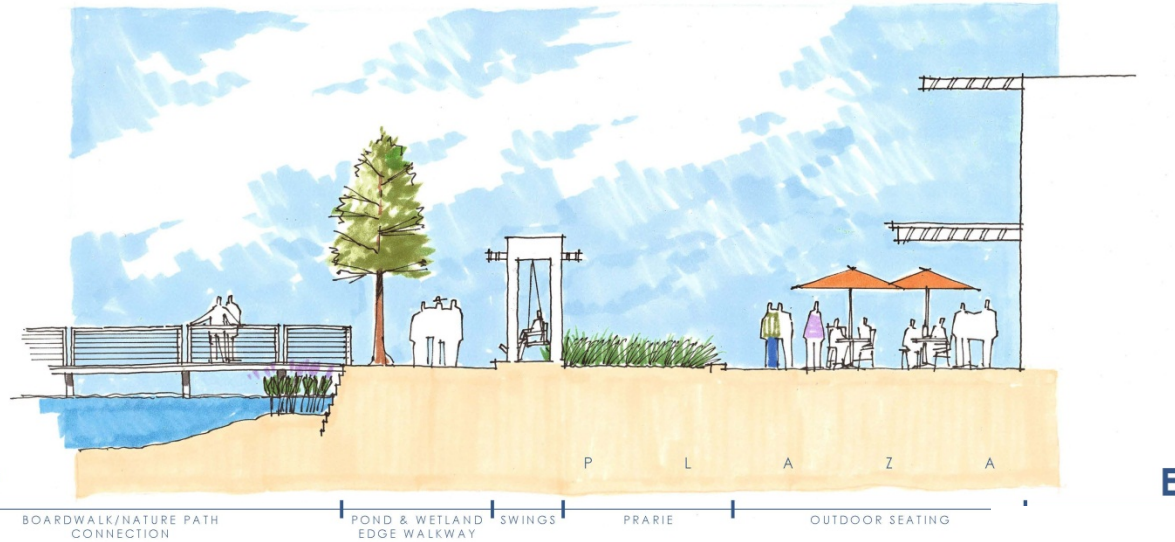
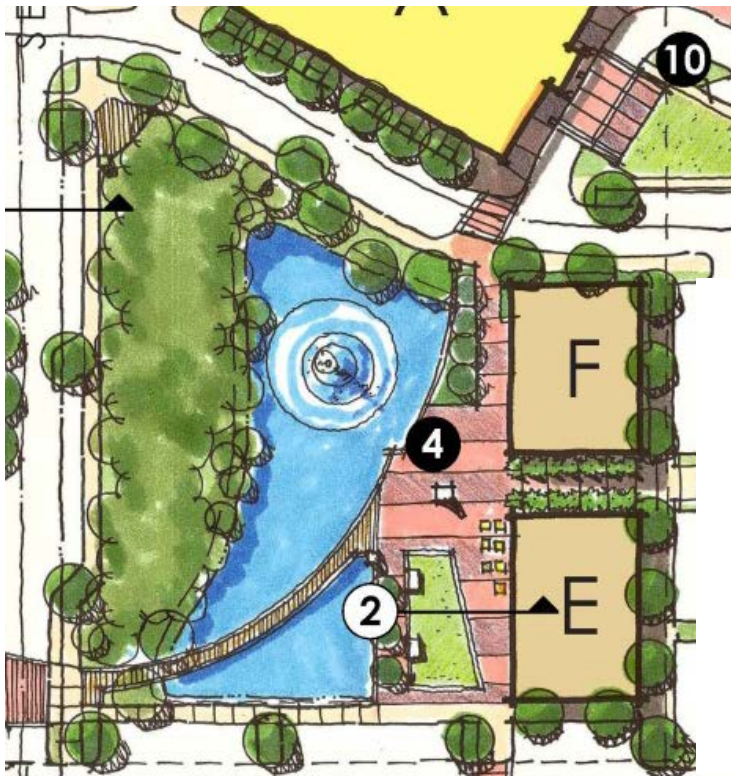


GTEC CONCEPTUAL MASTER PLAN

Hawthorne Road Facade

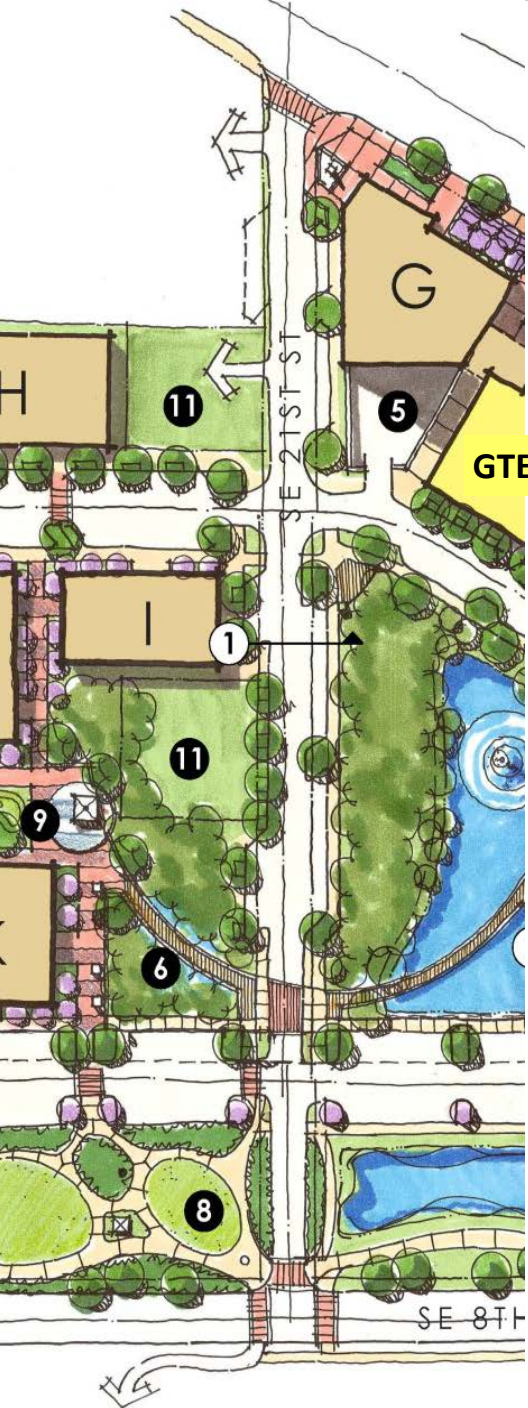


Pond Plaza



② GTEC COMMONS

SE 21st Street



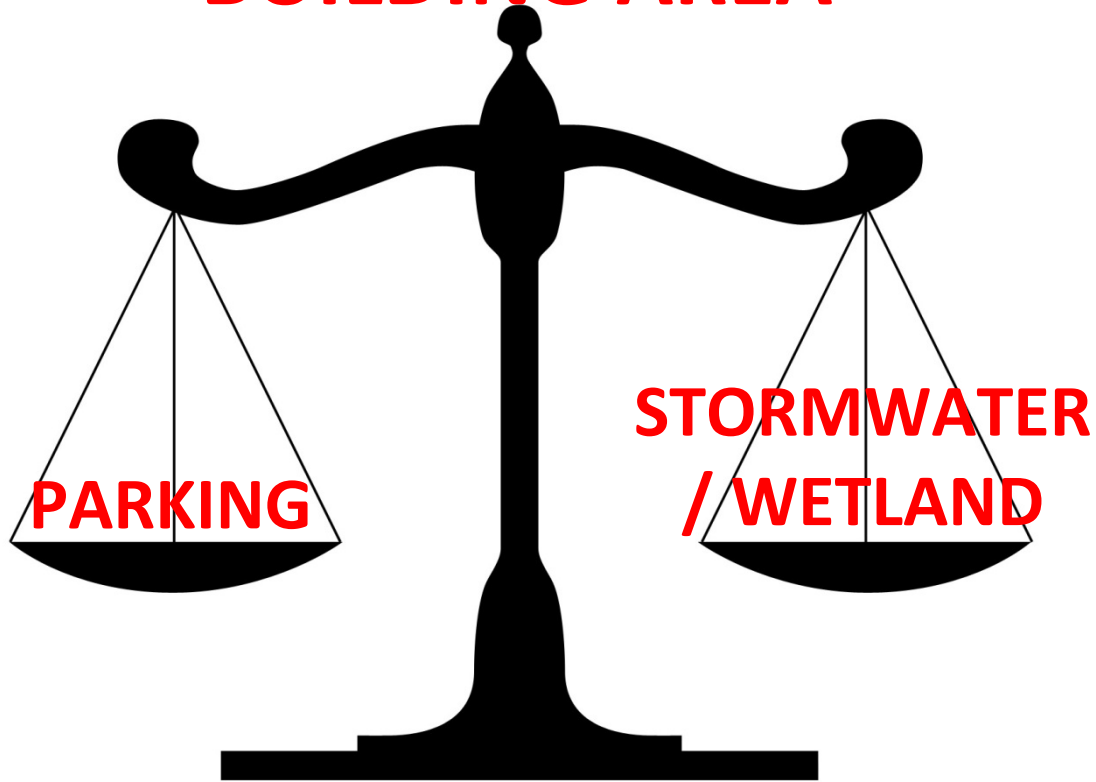
① SE 21ST STREET STREETScape

Linear Park

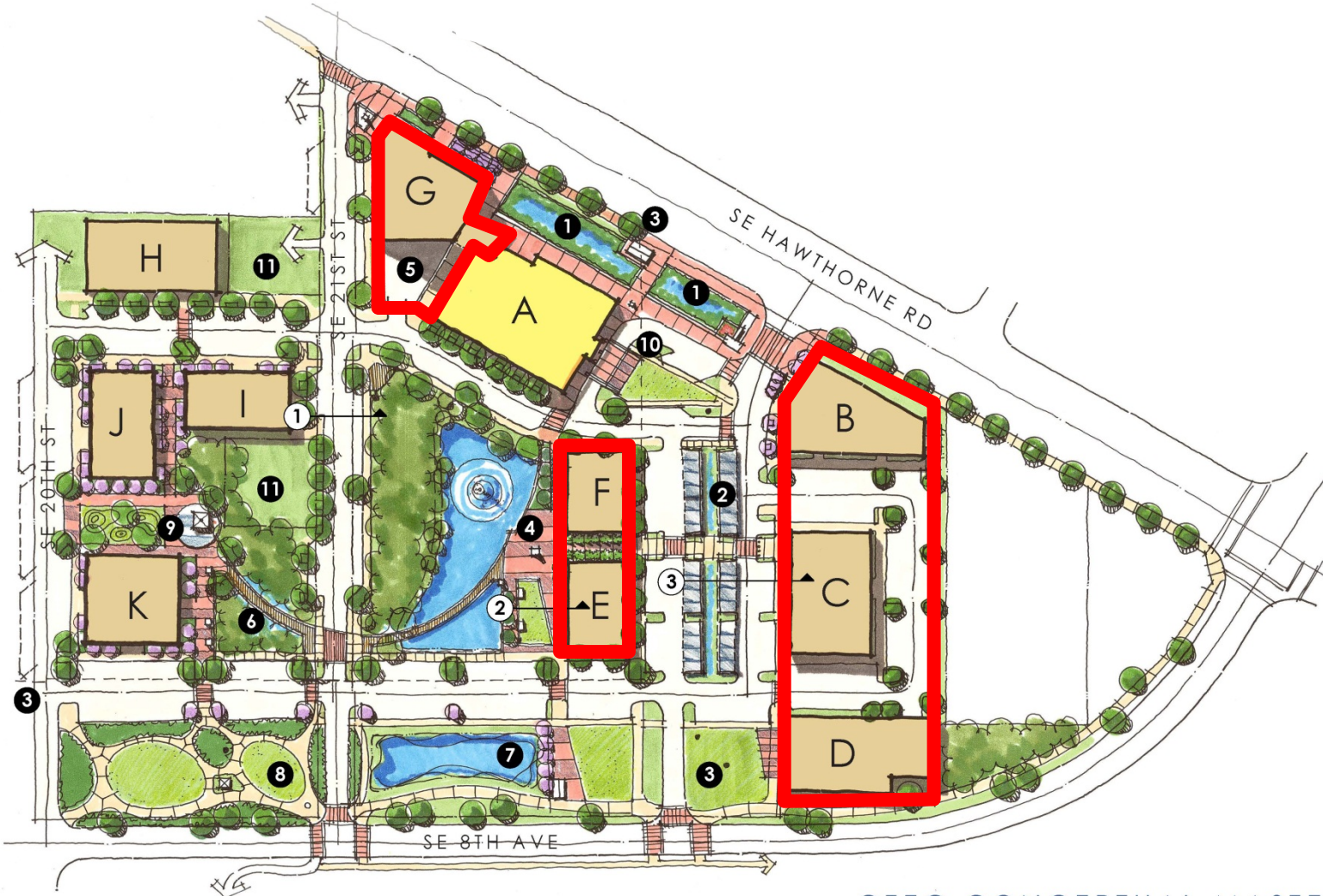


Moving Forward... Balancing

BUILDING AREA

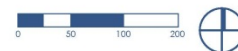


RFP Boundaries



GTEC CONCEPTUAL MASTER PLAN

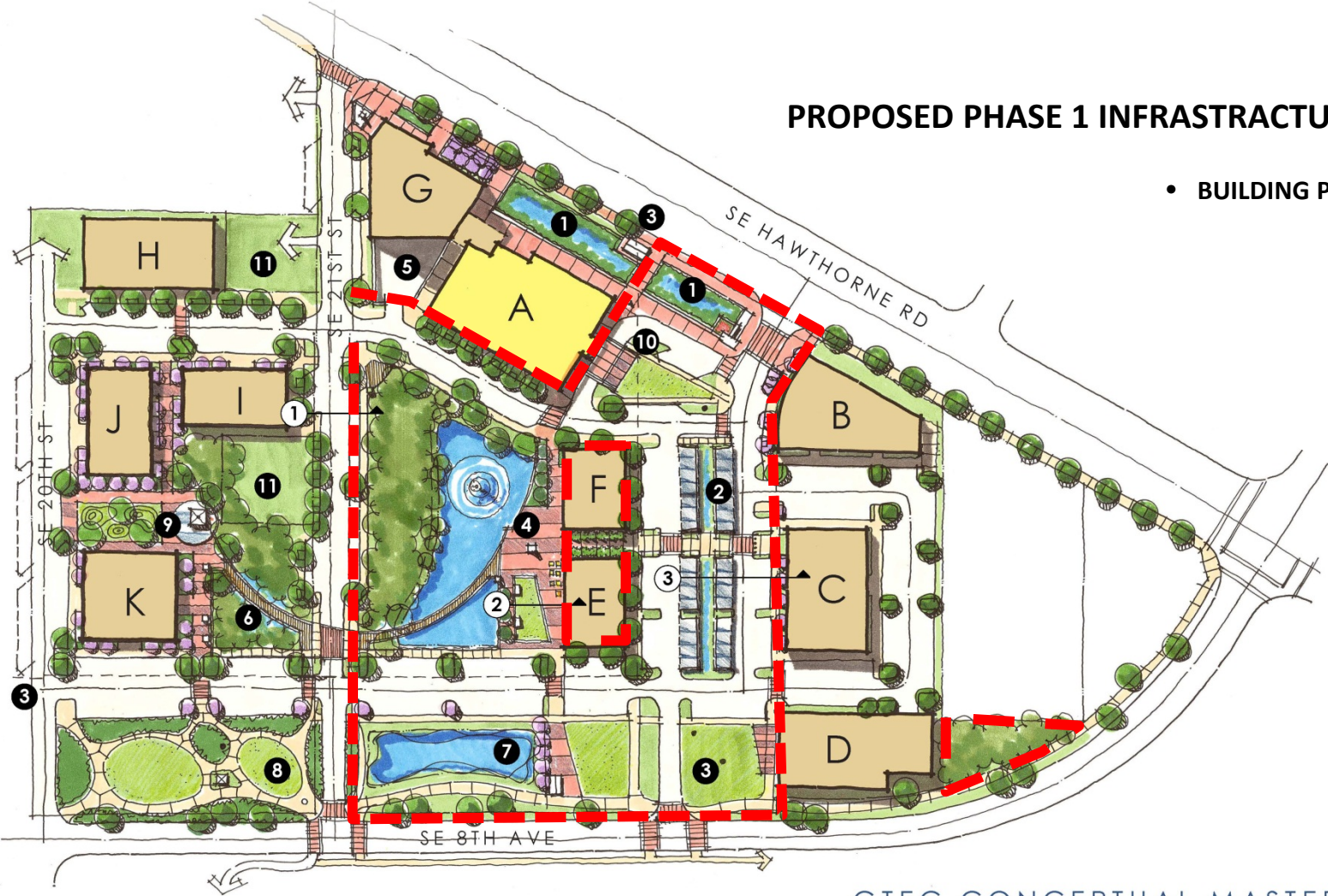
MASTERPLAN



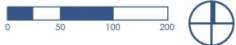
Proposed Phase 1 Development Limits

PROPOSED PHASE 1 INFRASTRUCTURE TO INCLUDE:

- BUILDING PADS (BUILDINGS B-F)
- STORMWATER
- DRIVEWAYS
- PARKING
- UTILITIES



GTEC CONCEPTUAL MASTER PLAN
MASTERPLAN



2014 Schedule



Recommendations

CRA Executive Director to CRA Board:

- 1) Approve 30% Conceptual Master Plan as presented.
- 2) Authorize Phase 1 Development limits and negotiation of construction documents contract.
- 3) Authorize staff to issue RFP seeking qualified developers interested in constructing buildings to house office, commercial, wet-lab, retail uses on the GTEC Area parcels 11340-0-0 and 11341-0-0
- 4) Recommend that City Commission authorizes the CRA to act as an Agent to the City to lease the property or portions of it to other entities.