

We can only see a SHORT distance ahead,
but we can see

PLENTY

there that needs to be done.

Alan Turing – British Computer Scientist

190172B

Leading Economic Development



COMMERCE
EDUCATION
CULTURE

Ingredients for Making A Community A Great Place To Live, Work, and Play

MASTERMIND ADVISORY BOARD

Member	Organization
Alan Hitchcock	Santa Fe River Ranch/Hitchcock & Son
Ahmes Askia, PhD	Realtor & Retired Education Consultant
Angela Terrell	Star Center Theater
Beverly Browning	Retired, Public Relations Consultant
Clovis Watson	State Representative (Term Ends 2020)
Cynthia Mingo	Retired Educator
G.W. Mingo, PhD	Retired, UF Upward Bound Program Director
Jeff Rimes	Realtor, Entrepreneur, & General Contractor
Michael Chung	Small Business Development Center
Ralph Hilliard	Realtor, Retired Planner - City of Gainesville
Tony Jones	Chief of Police - City of Gainesville



TEE FOUNDATION ASSISTANCE NETWORK, INC. BOARD OF DIRECTORS

Deity in Charge & Chair Emeritus: Jesus Christ

Shared
Power



Wayne Jenkins, President

Walter Jenkins, Vice-President

Patricia Lee, Founder & CEO

Deyawn Jackson, Director

Iona Bowers, Director

Formed May 2019 to ...

SERVE as parent of the **C-CEC Project**

LEAD the effort to garner necessary partners, people, and financial resources

DEVELOP a quality facility/campus

HELP make the Eastside a **DESTINATION** Location

GIVE people an exciting reason to come to the east side

MISSION, VISION, VALUES

Mission: Employ multi-faceted community and economic development strategies to bolster economic parity and improve the quality of life for low to moderate income families in targeted areas.

Vision: Ensure our target communities become thriving business, residential, and cultural centers that serve the entire metro area thereby, creating a **Center** of **Commerce...Education...** and **Culture.**

Values: Integrity... Creativity... Excellence... Quality... Family... Community... Multiculturalism & Diversity... Tolerance... International Awareness... Commitment.

WHY C-CEC?

- ▶ A unique, multi-faceted economic development catalyst for the East side of Gainesville and Alachua County - Aid in making the east a **DESTINATION LOCATION**
 - ▶ Will bring **goods, services, business, educational and social opportunities** that currently do not exist in this target area.
 - ▶ Added benefit is having these **services accessible to Hawthorne** and the rural sections of east Alachua County
 - ▶ Will be a **draw...** not only for **local** residents... but for people visiting from across **Florida, the U.S. and the world.**
 - ▶ Speaking of the world...C-CEC will be in **close proximity** to the **Green Acres Park in the Sweetwater Branch eco-system** located in Comm. Gigi Simmon's District. **The park draws worldwide visitors.**
- How marvelous it would be if there were **shopping, restaurants, entertainment and a business center** in the immediate vicinity.

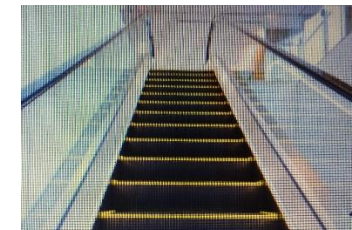
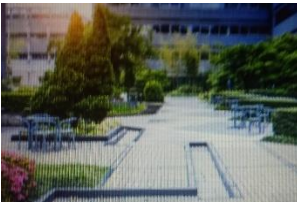
THE END



BEGIN...



...with the END *in mind!*



Results

Enabling entrepreneurs to create businesses regionally,
creates wealth globally.



"A rising tide lifts all boats..."

John F. Kennedy

C-CEC Project Origin

- ▶ A 2007 vision and brainchild of founder Patricia Lee... born of an entrepreneurial training program she conceived, won grant funding for and led while serving as Executive Director of East Gainesville Development Corporation.
- ▶ Recognized that **while short-term, classroom training was essential, it fell short of providing the infrastructure, financial, and technical support needs** of historically low and moderate- income micro-entrepreneurs.
- ▶ Concern was that the **training alone actually doomed participants to failure, disappointment, and disillusionment** rather than set them up for sustained success.
- ▶ **Failure** for this particular target group would be and is typically **more devastating** than other emerging entrepreneurs and harder to recover from.
- ▶ Recognized that **the entrepreneurial training component of C-CEC could be the base for addressing other need issues in Gainesville and beyond**, particularly the East side of Gainesville and Alachua County

C-CEC Primary Project Components

COMMERCE

- Unique locally owned retail and restaurant options
- Office, Conference & Commercial space (lease or buy)
- Housing (optional 3rd and/or 4th floor residences for sale or lease)
- Daycare Center (unique with 24/7 operation)
- Transportation Services
- Franchised Entities

EDUCATION

- Relevant entrepreneurial and other skills-based training
- Public Computer Lab
- Financial Improvement Program

CULTURE

- Dinner Theater and Auditorium
 - Culinary Arts
 - Commercial Kitchen

Project Approach and Update

- ▶ Have **worked diligently to inform and engage potential collaborators** on this project since returning to Gainesville in 2017. Successful in gaining buy-in from numerous capable supporters
- ▶ Look forward to “**Heavenly Seven**” support as C-CEC can bolster the parental support component that is critical to efforts to help children improve academic performance.
- ▶ Expected Project Cost: **\$8 – 10 million** minimum (Land and Building)
- ▶ “**Wholistic Approach** –
 - (a) **Eliminates the job, food, service, culture and recreation desert** that exist in the project’s target area; and
 - (b) **Opens project up to** diverse funding opportunities

FUNDING STRATEGIES

Will seek funding from all possible sources...

GCRA

City of Gainesville

Wild Spaces Public Places

Alachua County

FL House Appropriation

FL Senate Appropriation

DEO

Federal (HUD, DOE, National Endowment for the Arts, etc.)

Private Investors

Corporate & Foundation Grants

Potential Collaborator Organizations

- ▶ City, County, State and Federal Entities

- ▶ National, Large & Educational Entities

SBDC

CFCAA

Santa Fe CIED

SCORE

CareerSource

UF-Business

Gainesville Chamber

NHDC and/or Habitat for Humanity

UF - Architecture & Construction

- ▶ Local Non-Profits

Dignity Project

Star Centre Theater

Alachua County Education Compact

Community Foundation of North Central Florida

Ivory's Place

Weichert House

Project Lift

Youth Build

