

City of Gainesville

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



Meeting Agenda - Final

March 11, 2013

4:00 PM

Joint City/County Commission Special Meeting

Jack Durrance Auditorium

City Commission

*Mayor Craig Lowe (At Large)
Mayor-Commissioner Pro-Tem 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)
Commissioner 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

[120250.](#)

Update on the Purchase of Surplus DOC Property by the City of Gainesville (B)

The purpose of this item is to provide an update to the City Commission and the Alachua County Board of County Commissioners on the status of the negotiations between the City and the State for purchase of surplus Department of Corrections (DOC) property. The City would like to purchase the DOC facility known as the former Gainesville Correctional Institute (GCI). The GCI property provides an opportunity for the City and County to provide a variety of services at the complex for homeless/needy individuals and families in our community.

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

Since July 2012, the City of Gainesville has been working with state agencies to acquire certain surplus properties to be considered for its Human Capital Resources Program. The surplus Department of Corrections (DOC) facility, known as the former Gainesville Correctional Institute (GCI), is a special use facility that the City wishes to obtain for various human services and neighborhood programs including homeless services. The surplus property for the Human Capital Resources Program encompassed approximately 71 acres with approximately 20 acres being associated with the GCI. At the December 6, 2012, City Commission meeting staff was directed to pursue the entire parcel for the Human Capital Resources Program. The DOC had expressed an

interest to retain some portions of the property for their use. Because of DOC's expressed interest to retain certain properties, the City Commission directed staff to continue to pursue the permitting and construction of the One Stop Homeless Assistance Center located at the ADC site at 800 Block of NW 53rd Avenue.

At the City Commission meeting of February 21, 2013, city staff was directed to negotiate a land exchange for the portions of the property DOC expressed an interest in retaining (identified as Phase II in Exhibit A). DOC would receive a city owned parcel in exchange for Phase II which would give the City control of the entire GCI complex. The land exchange would be subject to the same acquisition procedures as the other property. The Florida Department of Environmental Protection (DEP) is the lead agency in the negotiation of the property for the state. A preliminary appraisal has been done on the Phase II portion of the property; however, the review appraiser has not completed the review of the appraisal to determine the value of the property. Once the value has been determined, city staff will present the cost of the site plus a comparison of the ADC site to the City Commission for their review and direction.

The City has sought local Legislative Delegation assistance in obtaining the property for little or no cost, since the property would be used for public use which would benefit the residents of the City of Gainesville and Alachua County. Both the City of Gainesville and the Alachua County Board of County Commissioners have made the acquisition of the GCI a high priority in their Legislative Agenda Packets. The City of Gainesville is the only agency that expressed an interest in the property and if the city was able to reach an agreement with the state on the purchase of the property, the city would be saving state resources by taking over the property.

A GCI workgroup has been developed consisting of members from the Office of Homelessness, Alachua County Community Support Services Department, City General Services Department, City Housing and Community Development Division, City Public Works Department and the City Manager's office. This workgroup has been meeting weekly to work on the initial development and program phase plans of human capital and homeless services at the GCI site. A visioning/development group including community leaders will be formed to develop a plan for future long-term uses and phases for the site. The City's General Services Department has engaged professional engineering/architectural services to identify the necessary building construction/renovation specifications and develop cost projections. The GCI site is currently zoned PS, Public Services and Operations District, which only allows a correctional facility and administrative offices for the prison. The City Commission, after receiving DEP approval, authorized the City's Planning and Development Services Department to file a zoning petition to allow other uses at the site to expedite the use of the site for the homeless.

Additionally, the workgroup has begun discussions on the development of a Request for Proposal (RFP) or Request for Letters of Interest (RLI) for the management and operation of the GCI site. The workgroup is using the proposed shared cost of \$308,000 (\$154,000 City funded and \$154,000 County funded) as the estimated annual budget for the homeless services portion of the GCI site, as this was previously discussed by both Commissions. It is anticipated that funds will be needed in the last quarter of FY13 if the City is able to successfully negotiate the purchase of the property and complete construction/renovations in order to begin the human capital and homeless services phase of the project.

Some members of the workgroup recently visited the Gateway Center in Atlanta, Georgia which is a former correctional facility that was renovated into a Homeless Services Center (Exhibit B). The Atlanta region has two other similar facilities that were renovated for homeless services as well. The Gateway Center is located in the Downtown area and provides services similar to the services envisioned in the 10-Year Plan to End Homelessness for Gainesville/Alachua County. The Gateway Center was started in 2005 and provides services to men and women. It is managed by a non-profit organization and offers a variety of services including medical, employment and training, laundry facilities (for both residents and non-residents), meals, case management, shelter, and other services for the homeless. The Gateway Center normally provides shelter to over 500 people daily, although the population varies because the center opens its doors to women and children at 4:00 PM every day. The workgroup was able to receive valuable information on lessons learned at the Gateway Center to assist with the development of services and programs to be included in the RFP/RLI.

The cost of the property acquisition and exchange has not been determined as the property appraisal is pending at this time.

RECOMMENDATION

The City Commission and the Alachua County Board of County Commissioners receive an update from staff on the status of the negotiations between the City and the State of certain properties designated for purchase by the City of Gainesville.

Legislative History

8/16/12	City Commission	Adopted (Resolution) and Approved the Recommendation
11/1/12	City Commission	Approved as shown above (See Motion)
12/6/12	City Commission	Approved, as shown above
2/21/13	City Commission	Approved as Recommended

[120250A_FDEP Notice of Surplus State Land_20120816.pdf](#)
[120250B_Parcel Maps_20120816.pdf](#)
[120250C_Resolution_20120816.pdf](#)
[120250_resolution_20120816.pdf](#)
[120250A_Notice of Intent to Sell Surplus State Land_20121101.pdf](#)
[120250B_Letter to DEP_20121101.pdf](#)
[120250C_Letter from DEP_20121101.pdf](#)
[120250D_Draft Map A_20121101.pdf](#)
[120250E_Offer for Settlement_20121101.pdf](#)
[120250F_Continuance & Settlement Agreement_20121101.pdf](#)
[120250G_Aerial Map_20121101.pdf](#)
[120250_GCI concept v5_20121101.pdf](#)
[120250_GCI-existingpics_20121101.pdf](#)
[120250_Maps_20121206.pdf](#)
[120250A_DOC Letter of Intent_20130221.pdf](#)
[120250B_DOC Map_20130221.pdf](#)
[120250C_Parcel 14733 Map_20130221.pdf](#)
[120250A_DOC Phase Map_20130311.pdf](#)
[120250B_Gateway Center Info_20130311.pdf](#)

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