Gainesville
Community
Redevelopment
Agency

2017
Annual Report

Gainesville Community Redevelopment Agency

2017: A YEAR IN REVIEW

2017 saw many projects taking form, some coming to fruition, and a few transitioning to the City. The completion of the A. Quinn Jones Museum & Cultural Center and subsequent transition to the Department of Parks, Recreation, and Cultural Affairs was a success many years in the making. Planning and preparation for major transformative projects such as the Cornerstone Campus Extension, Heartwood Neighborhood, South Main Streetscape Project, and Power District Redevelopment laid the groundwork for great things to come. Smaller projects saw great success, as well. The Commercial Façade Improvements Program helped more businesses this year alone than in the entire history of the program. The Residential Paint Program was enhanced to include powerwashing, which will encourage even more residents to participate.

Large or small, collaboration is the key to our success.

REDEVELOPMENT WORKS

MESSAGE FROM THE DIRECTOR

"Because we love Gainesville and the neighborhoods we serve...that's why we do what we do."

While Depot Park was under construction I would frequent the site to watch the project coming together. There were other people watching too. People who believed in the vision and could see that something very special was happening right before their eyes.

Fulfillment for our team at the CRA comes from delivering projects that bring joy and build on the authenticity of our beloved town. Seeing a project like Depot Park become a staple of everyday life here is the ultimate delight.

2017 brought new challenges and complexities to the work we do. Our team continues to recognize that the real magic happens outside of our comfort zones.

We hope that you'll enjoy reviewing our community's accomplishments and that our shared vision for the future of these four districts will continue to shape the urban core of Gainesville into something truly exceptional.

Sarah Vidal-Finn, CRA Director

This is an exciting time for the CRA, especially for the Eastside. Heartwood and Cornerstone are close to becoming a reality and are the beginning of greater things to come. The CRA is making real progress towards creating opportunities that will make East Gainesville a better place to work, live, and play.

Adrian Hayes-Santos, Current CRA Board Chair

The success of Depot Park and the effect it is having on the surrounding area is a prime example of the impact that CRA's can have on their communities. Hundreds of people were involved in over twenty years of planning and construction of the park. As huge as Depot Park is on its own, it is just a part of an even larger transformation of the area. The addition of the Cade Museum and the renovation of South Main Street will truly transform and activate an area that ten years ago, was an industrial strip along an overgrown brownfield. South Main will not just be an amenity for the residents of Gainesville, it will attract out-of-town visitors as well and will once again be a gateway to the City and a central hub of activity.

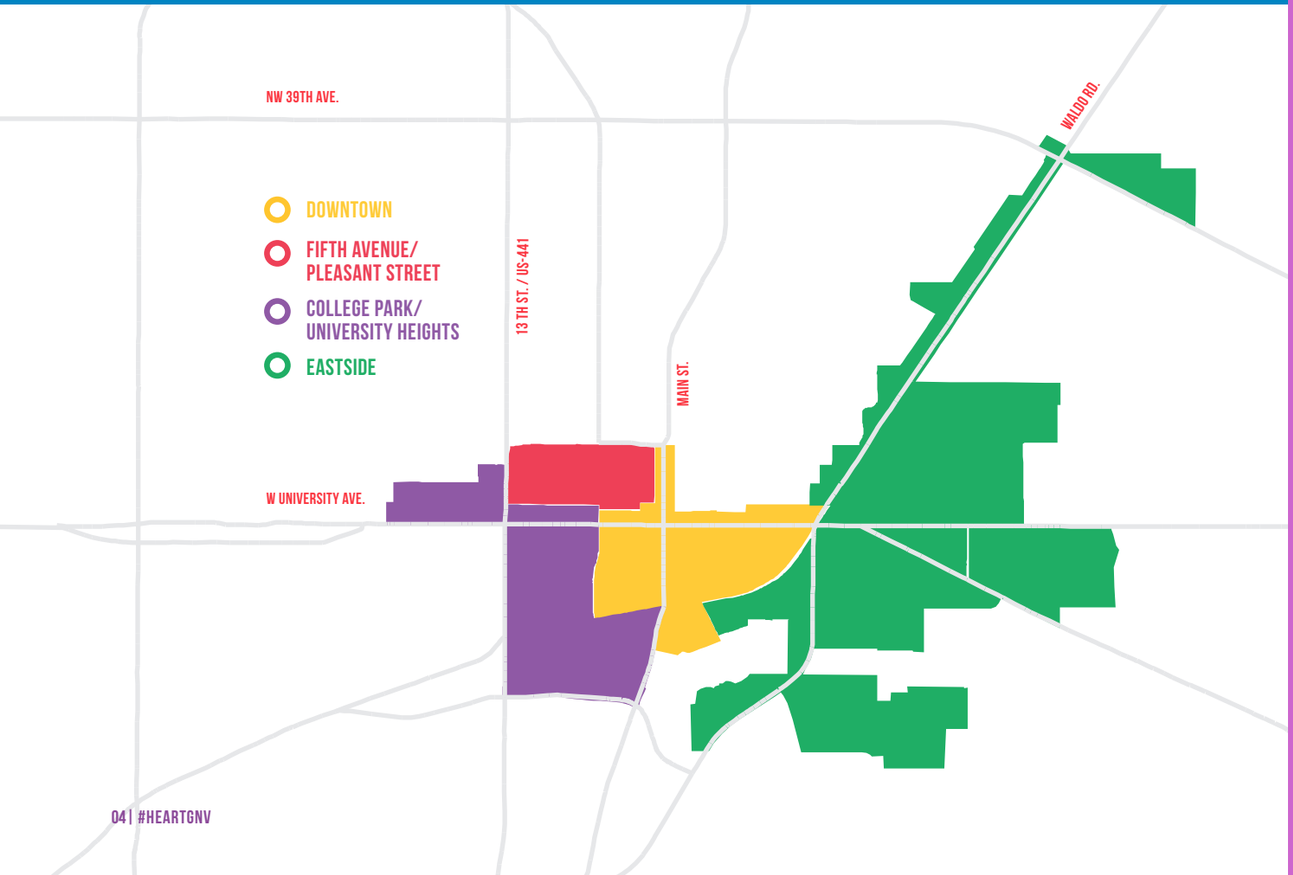
Anthony Lyons, CRA Executive Director

ABOUT THE CRA

The Gainesville Community Redevelopment Agency exists to help underserved regions attract private investment through community partnerships, competitive economic development incentives and improved public infrastructure. The authority to establish the CRA is enabled by Sections 163.330-163.45 Florida Statutes.

Redevelopment efforts are targeted in four core urban areas: Downtown (DRA), Eastside (ERA), Fifth Avenue/Pleasant Street (FAPS) and College Park/University Heights (CPUH). After strategic goals in a district are acheived, the CRA steps out of the way and lets the private sector do the rest. The CRA is devoted to helping Gainesville achieve its full potential as a vibrant, diverse community.

This report covers the Gainesville Community Redevelopment Agency's activities from October 1, 2016 to September 30, 2017.



VITALITY GAINESVILLE

Each year, the CRA embarks on efforts to better understand the impacts of our work. Through research, surveys, and interviews, the 2016-2017 Vitality Report identified six project principles that, from our community's perspective, produce successful redevelopment initiatives.

LAYERS

Create projects that combine and address multiple redevelopment objectives while making the most of time, talent and resources.

CONNECTIVITY

Align projects that connect one successful CRA initiative and/or CRA district to another, with the potential to capitalize on momentum and resources.

SCALE

Maximize our reach and impact in the community by engaging in initiatives of all sizes -- from small, incremental projects to large, transformational ones.

AUTHENTICITY

Maintain a historical, cultural and artistic celebration of our special Gainesville vibe.

PARTNERSHIPS

Foster, rekindle and grow partnerships with Alachua County, University of Florida, Santa Fe College, the private sector, City of Gainesville - GRU and General Government

HEALTH & SAFETY

Support projects with the potential for safe, walkable places where people can gather; using public art and signage, streetscapes and façades to encourage more activity-friendly communities.

Residents say they are cautiously optimistic about the future of the city, anticipating more thoughtful redevelopment while ensuring the flavor of our unique city remains intact.

EASTSIDE IN PROGRESS

HEARTWOOD NEIGHBORHOOD

Creating a future of opportunities and significant quality of life.

LAYERS

- Housing
- Infrastructure
- Urban Form
- Sustainability
- Sense of Community

CONNECTIVITY

Heartwood is less than ½ mile from Cornerstone, a transformative commercial redevelopment initiative. The stormwater system present at Heartwood is connected to Cornerstone.

SCALE

A major transformative project

AUTHENTICITY

The Heartwood community was designed with attention to sustainability, function, and style. The completed project includes new utility infrastructure, wetland improvements, paved streets, curb and gutter, sidewalks, and pad-ready sites; creating a new, urban look in east Gainesville while creating economic stimulus.

Both the community and the CRA envision Heartwood as a vibrant, inclusive, single-family neighborhood that is integrated into its surroundings with attention to nature.

PARTNERSHIPS

City of Gainesville, GRU, Public Works, Planning and Zoning, Department of Doing, Alachua County Fire Rescue, and Community Leaders.

HEALTH AND SAFETY

The neighborhood features trails and green areas that will promote a healthy lifestyle and highlight natural resources.

Heartwood

Sitework construction begins!

EASTSIDE IN PROGRESS

CORNERSTONE

Cornerstone is a commercial campus surrounding the current Gainesville Technology Entrepreneurship Center (GTEC) .

LAYERS

The Cornerstone project is significant in that it hits 7 out of the 8 CRA redevelopment objectives in the Eastside redevelopment plan:

- Economic Development and Innovation
- Commercial Activity
- Infrastructure
- Urban Form
- Sustainability
- Sense of Community
- Funding, Financing, Management and Promotion

CONNECTIVITY

Cornerstone will connect with the nearby Heartwood subdivision via a shared stormwater system. The two projects are new investments in the CRA Eastside district and community.

SCALE

This large scale project will catalyze development in the area. The CRA will prepare 10 ready to build on pads that can accommodate a variety of business uses.

AUTHENTICITY

This will be the first site in decades to encourage and bring a variety of businesses to east Gainesville.

PARTNERSHIPS

City of Gainesville

HEALTH AND SAFETY

The site's new infrastructure will include ten ready-to-build-on lots with finished parking areas, increased lighting, landscaping, and walking paths to promote health and safety.

Concept Companies and Merieux Nutrisciences leading the way. More to come.

CORNERSTONE

EASTSIDE ONGOING

GAINESVILLE EAST

A marketing initiative that aims to engage the community, inform citizens of CRA initiatives, and attract investment to the Eastside Redevelopment Area.

LAYERS

- Economic Development
- Commercial Activity
- Sense of Community

CONNECTIVITY

We are promoting two major transformational projects, Cornerstone and Heartwood, both currently under construction and will catalyze growth in the area. There is also overlap in terms of the residential paint programs and façade improvements program, which exists in other redevelopment areas.

SCALE

Gainesville East is an umbrella that encompasses all initiatives in the area, large and small.

AUTHENTICITY

Authenticity is a key factor -- East Gainesville is a unique place with a lot to offer, including amenities and natural resources not available in other areas of Gainesville.

PARTNERSHIPS

Along with CRA initiatives, we are also promoting PRCA, Alachua County, other City departments, private developments, and small local businesses.

HEALTH AND SAFETY

We are spotlighting organizations and activities that contribute to an active, healthy lifestyle. This includes the Florida Organic Grower's learning garden, the many natural areas where people can walk/run/bike/hike, a possible farmers market, and events such as 5K's and festivals.

You, too, will love gainesville east.

DOWNTOWN ONGOING

BO DIDDLEY PLAZA

In the heart of Gainesville's downtown sits Bo Diddley Plaza, a 26,962 square foot public plaza where residents come to lounge, listen and eat local.

LAYERS

- Sense of Community
- Commercial Activity
- Economic Development
- Urban Form
- Infrastructure

Bo Diddley Plaza celebrated one year open post-renovation in March 2017

CONNECTIVITY

Bo Diddley Plaza and Depot Park coordinate their programming so events will complement each other.

Bo Diddley Plaza is a popular place to meet people on the move. The bike share rack allows riders to get to other areas of town.

SCALE

Medium-large scale impact on the community.

AUTHENTICITY

The addition of Plaza Ambassadors, a dedicated Plaza Coordinator and regular programming, like the lunchtime music mix, appeals to a wide audience - making the plaza a true community amenity. The Free Fridays Concert Series, weekly fitness classes, and local eateries, Steamers and Patticakes on the Plaza provide for a unique experience.

PARTNERSHIPS

City of Gainesville Parks, Recreation and Cultural Affairs (PRCA)

HEALTH AND SAFETY

Residents enjoy recurring activities at Bo Diddley Plaza six days a week. There are free fitness classes five days a week, including: yoga, Capoeira and Zumba. Each Wednesday the Union Street Farmers Market hosts over 50 vendors selling local produce, food, and wares. On weekends there are often special events such as festivals, concerts, and theatrical productions.

BDP
BO DIDDLEY PLAZA
GAINESVILLE FLORIDA

BDP...As Gainesville as it gets!

DOWNTOWN ONGOING

DEPOT PARK

During Depot Park's second year, the CRA focused on several finishing touches to improve the visitor experience, including additional shade, access, and wayfinding projects.

LAYERS

Through deliberate planning and years of community engagement, Depot Park addresses all of Downtown's redevelopment objectives:

- Economic Development
- Commercial Activity
- Infrastructure
- Housing
- Urban Form
- Sustainability
- Sense of Community
- Funding, Financing, Management and Promotion

CONNECTIVITY

Adjacent, ongoing initiatives like the South Main Streetscape (CRA) and Depot Ave Segment 4 (City's Public Works Department) seek to enhance accessibility to and around Depot Park.

SCALE

Since the park's grand opening in 2016, we've received a lot of positive and informative feedback. This year we focused on making incremental improvements for park visitors, including shade canopies in the playground (funded via Wild Spaces, Public Places) and an ADA Ramp to the upper platform of the Depot Building. The CRA also managed the creation of a comprehensive sign package throughout the park and the installation of a chilled water fountain to provide relief on hot summer days.

AUTHENTICITY

References to Gainesville's history and culture are throughout the park, from the playground elements to the signage. For example, "Here may be gators...and not the tailgating kind" was a new sign installed near the stormwater pond.

PARTNERSHIPS

The success of Depot Park depends on sustained partnerships between many City departments, Alachua County, State agencies, and the Gainesville community.

HEALTH AND SAFETY

The City's Parks, Recreation and Cultural Affairs Department has worked to expand the recreational and group fitness opportunities at the park to include yoga, capoeira, Zumba, boot camp and more. Events this year have taken advantage of the park's location at the intersection of the rail-trail network- including Open Streets Gainesville and numerous other running, walking, and biking events.

Year Two: Growing up the Gainesville way.

DOWNTOWN | IN PLANNING

POWER DISTRICT

Redevelopment of the site will include transforming vacant buildings and former service yards into a dynamic collection of active uses; including housing, locally focused retail, starter spaces, entertainment, and offices.

LAYERS

- Economic Development
- Commercial Activity
- Infrastructure
- Housing
- Urban Form
- Sustainability
- Sense of Community
- Funding, Financing, Management and Promotion

All of the above! The Power District will touch all eight redevelopment objectives.

At least a portion of Sweetwater Branch Creek may be daylighted - it currently runs under the property and will be incorporated into the plans as a waterway/greenspace.

CONNECTIVITY

The Power District will help support the success of Depot Park, link to the South Main Street project, and may increase boundaries of Sweetwater Park, helps bridge the gap between UF, Downtown, and Gainesville East.

SCALE

The Power District covers 17 acres in downtown Gainesville and will have a large-scale impact.

AUTHENTICITY

The aesthetic character of Power District will celebrate the historical industrial context of the adjacent GRU Kelly Power Plant by utilizing appropriate architecture, streetscapes, materials, and public art. Power District Redevelopment will also address historic preservation and adaptive reuse of some existing structures.

PARTNERSHIPS

The Power District will only be possible through partnerships from other public entities such as GRU, the City, UF, Alachua County, St. Johns River Water Management District, and the EPA, but also with the private sector to leverage the financial capital necessary to implement the community's vision for the Power District. Following a multi-year development partner solicitation, the CRA is now working on crafting a long-term P3 (Public-private Partnership) agreement with a master developer that will serve as the foundation for executing the Power District.

HEALTH AND SAFETY

As a mainly abandoned site, the redevelopment of the Power District creates an opportunity to build significant infrastructure to support new adjacent land-uses as well as connecting the adjacent neighborhoods to critical destinations such as Downtown, Depot Park, transit transfer station, and many rail-trail networks.

Fostering public-private partnerships.

FIFTH AVENUE/PLEASANT STREET COMPLETE

A historic home to celebrate the legacy of an educator and fighter for the advancement of African Americans in Gainesville and the surrounding community.

A. QUINN JONES MUSEUM & CULTURAL CENTER

AQJ

LAYERS

- Historic Preservation
- Infrastructure and Utilities
- Urban Design
- Recreation and Cultural Activities

CONNECTIVITY

While located in Fifth Avenue/Pleasant Street redevelopment area, the museum is important because of its representation of Gainesville's history. The museum will continue to bring new activity to the area by embracing the neighborhood's unique cultural resources and by providing a place where the community can come together to reflect on its history, study its present and pursue its future.

SCALE

Physically: A single home

Impactfully: Much more

AUTHENTICITY

This is the first facility, in both Gainesville and Alachua County, to showcase the African American experience and history. In his 104 years, Allen Quinn Jones spent 76 years in Gainesville as a teacher and principal; making a significant impact on African American history. As the first principal of Lincoln High School, he led the school through the difficult process of becoming accredited, which allowed graduates to pursue higher education. During this time in history most areas would not allow African-American students to obtain diplomas. When Lincoln High became accredited in 1925, it was the first African American school in Gainesville to confer diplomas, and only the second in the state of Florida.

This project has been long-awaited by the Fifth Ave community. Long-time residents who attended Lincoln High School may find themselves in a photograph or listed on the register of graduates. The museum seeks to preserve history and educate the next generation. The hope is that people of all age levels and cultural backgrounds will come away from the experience uplifted, enriched and inspired.

PARTNERSHIPS

City of Gainesville, Parks, Recreation, and Cultural Affairs, Florida African American Heritage Preservation Network, Weyerhauser and Lincoln High School Alumni Association

HEALTH AND SAFETY

This project is a well-lit, public facility with easy, walkable access for visitors. It is located between the University of Florida and downtown Gainesville and only a few blocks from the reinvigorated Midtown area.

History, open to the public.

FIFTH AVENUE/PLEASANT STREET | IN PLANNING

FIFTH AVE/PLEASANT STREET HERITAGE TRAIL

> Celebrating the people, places, and impact of one of Gainesville's most historic neighborhoods.

LAYERS

- Historic Preservation
- Infrastructure and Utilities
- Urban Design
- Streetscape
- Recreation and Cultural Activities
- Funding, Financing, Financing, Management and Promotion

CONNECTIVITY

The A. Quinn Jones Museum & Cultural Center is the trailhead of the Heritage Trail, and together these two comprise the Legacy Project: Stories of Hope and Determination. The trail is partially within a state-designated historic district.
The Fifth Avenue/Pleasant Street redevelopment area is adjacent to the College Park/University Heights and Downtown redevelopment areas.

SCALE

Involves nearly the entire length of the district's primary corridor (5th Ave/Pleasant Street) and upwards of 50 notable sites. Covers an area measuring 0.75 miles wide and 0.375 miles long.

AUTHENTICITY

This district contains Gainesville's oldest African-American residential neighborhood; and has remained a religious, educational and social center for over a century. The Heritage Trail will showcase significant sites within the area.

PARTNERSHIPS

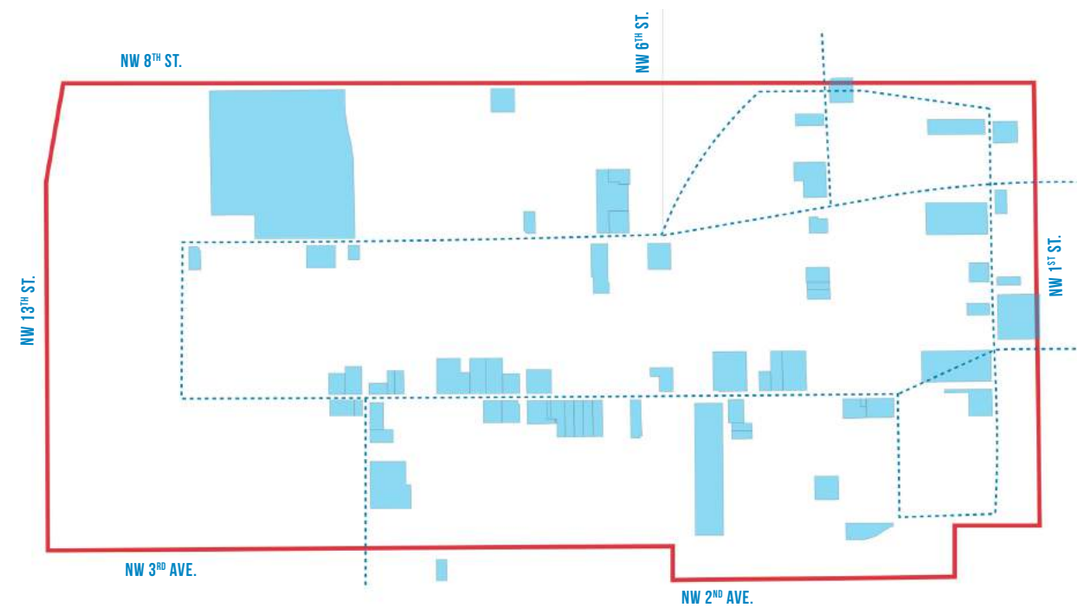
City of Gainesville Parks and Recreation, Florida African American Heritage Preservation Network, Weyerhaeuser and Lincoln High School Alumni Association

HEALTH AND SAFETY

Currently, the project's primary focus is on enhancing accessibility and mobility in the district by identifying opportunities to further connect the sidewalks, streets, and bike networks. Functional improvements to the network will lay the foundation for next steps, including wayfinding and interpretive signage.

Fifth Avenue | Pleasant Street
HERITAGE TRAIL

PROPOSED MAP AND POINTS OF INTEREST OF THE HERITAGE TRAIL



FIFTH AVENUE/PLEASANT STREET BOUNDARY

HERITAGE TRAIL AND ENTRY POINTS

Untold stories of hope.

COLLEGE PARK/UNIVERSITY HEIGHTS | IN PROGRESS

NW 1ST AVENUE STREETSCAPE

Transforming a popular game day destination into an every occassion destination.

LAYERS

- Infrastructure
- Parking
- Urban Form
- Traffic Circulation
- Private Investment

CONNECTIVITY

NW 1st Avenue enhances connectivity within College Park/University Heights, and links between the bustling University Avenue and UF campus, and the residential neighborhoods to the north. NW 1st Avenue intersects with NW 17th Street, a CRA streetscape project that was completed in 2010.

SCALE

- Medium/Large scale
- Streetscape covers 4 urban blocks: 2,000 linear feet long, 50 feet wide.
- 8 Façade Grants, 4 Paint Grants, 6 Architectural Assistance Grants
- Designated on-street car parking rose from 38 to 66; scooter parking from 0 to 110; bike racks: from 0 to 30; loading zones: from 3 to 7 spaces.
- Addition of up to 50 trees

AUTHENTICITY

Working in tandem with stakeholders during planning, design and construction phases contributed to a site-specific plan; to solve local challenges while taking advantage of site-specific strengths.

Working closely with stakeholders on façade grant concepts, by local architects, resulted in site-specific designs that match the property's character and needs.

Incorporating local mural art on dumpster enclosures and utility cabinets will create a unique atmosphere.

PARTNERSHIPS

University of Florida Foundation

CoG: Tree Mitigation Fund

GRU Electric, Gas, Water/Wastewater

PWD Solid Waste, Traffic & Operations

Street stakeholders

GPD Safety cameras

HEALTH AND SAFETY

Improved lighting, continuous sidewalks, installation of GPD cameras will increase safety and encourage pedestrian activity. The relocation of dumpsters from the right of way and into enclosures and the addition of trash and recycling bins along the corridor will result in a cleaner street. A better organized roadway and parking lanes will result in traffic calming measures, making the area safer for all users.

More in Midtown
GAINESVILLE, FL

Preparing the ground for transformation.

SOUTH MAIN

STREET IMPROVEMENTS

The planned improvements will transform the ¾ mile stretch of South Main Street to a multi-modal corridor that will accommodate many users and uses.

LAYERS

- Infrastructure
- Urban Form
- Traffic Circulation
- Private Investment
- Public Spaces
- Funding, Financing, Management, and Promotion

CONNECTIVITY

Creates physical connections for pedestrians and bicyclists through the South Main corridor that will also improve connectivity between College Park/University Heights and Downtown to the west. South Main street is adjacent to Depot Park and the Cade Museum and will add parking for visitors of the those destinations and the surrounding area.

SCALE

The South Main Streetscape is a large-scale transformational project. The area is historically industrial and has been changing over the past years to include retail and recreational activities. The streetscape will balance the two, by supporting the existing operational needs of the area and adding safety features for the next group of users.

AUTHENTICITY

Branded "Destination South Main", the design and aesthetics celebrate the area's past, present, and future.

PARTNERSHIPS

City of Gainesville and GRU, Cade Museum, Deport Park and Stakeholders

HEALTH AND SAFETY

Increases the number of pedestrian crosswalks, width of sidewalks, on-street public parking, greenspace, stormwater management, and overall safety of pedestrians. Improves and enhances bicycle facilities and Hawthorne Rail Trail Crossing at South Main Street. Decreases the number of safety conflicts between vehicles and pedestrians and reduces vehicular speeds.

DESTINATION SOUTH MAIN · GNV · FLA

Go to it, not just through it.

COLLEGE PARK/UNIVERSITY HEIGHTS IN PLANNING

INNOVATION SQUARE

The CRA continued to support implementation of the Innovation District Master Plan by participating in public-private partnerships. This includes development agreements associated with the southern extension of the SW 9th Street Urban Greenway as well as the undergrounding of overhead utilities along SE 4th Avenue.

LAYERS

- Infrastructure
- Urban Form
- Traffic Circulation
- Private Investment
- Public Spaces
- Funding, Financing, Management, and Promotion
- Land Acquisition & Redevelopment
- Creation of Mixed-Use Technology Hubs

CONNECTIVITY

Creates physical connections for pedestrians and bicyclists through the Innovation District that will also improve connectivity between the Downtown redevelopment area to the east and the Fifth Ave/Pleasant Street redevelopment area to the north.

SCALE

Each of the public-private partnership projects the CRA is participating in will continue to incrementally implement the overall vision for the Innovation District.

AUTHENTICITY

Design, aesthetics, and finishes match existing finishes within Innovation Square

PARTNERSHIPS

Currently have major partnerships with private developments to continue implementing the overall vision of the Innovation District. This includes: undergrounding overhead utilities, high-quality streetscapes with decorative lighting, paving, landscaping, furniture, stormwater management, and pedestrian facilities.

HEALTH AND SAFETY

These public-private partnership projects will implement key segments of sidewalks and public spaces that will serve pedestrians and bicyclists, thus supporting an active community and sustainable environment with less reliance on cars and their associated infrastructure, such as parking.

Public-private partnerships at its best.

FOCUS ON FAÇADES

The Façade Improvements Program reimburses business owners up to 50% for eligible improvements. FY17 saw an unprecedented increase in façade grants. At the end of FY16, the total number of façade grants completed since the program's inception was 35.

In FY17 alone 46 grants were approved!

This includes the 38 regular façade grants and the 8 from the special "More in Midtown" program that accompanied the NW 1st Ave streetscape project.

REDEVELOPMENT AREA	NUMBER OF GRANTS	CRA CONTRIBUTION	TOTAL INVESTMENT
COLLEGE PARK/UNIVERSITY HEIGHTS	3	$123,470	$234,534
DOWNTOWN	19	$184,648	$427,547
EASTSIDE	11	$110.000	$819.328
FIFTH AVE/PLEASANT ST	5	$36,159	$98,839
NW 1ST AVE	8	$174,417	$332,418
TOTAL INVESTMENT	46	$915,487	$1,912,666

WIMS HAIR STUDIO IN EASTSIDE BEFORE AND AFTER THEIR FAÇADE GRANT

Economic Development Incentives Programs

The CRA offers incentives to businesses that move into redevelopment areas and create new jobs; including a Company Relocation Assistance Package and a Job Creation Incentives Program.

LAYERS

- Funding, Financing, Management, and Promotion (All areas)
- Economic Development and Innovation (Eastside, Downtown)
- Commercial Activity (Eastside, Downtown)
- Private Investment (College Park/UniversityHeights)

CONNECTIVITY

Mereiux Nutrisciences was approved in FY17 for the Company Relocation package and the Job Creation Incentives Program. They are not only moving from the west side of town to the Eastside, but they are building a brand new facility at Cornerstone, a major CRA initiative.

The other applicant, CH2M Hill, was approved for two programs as well- the Company Relocation package and the Job Creation Incentives Program. They will move from Southwest Gainesville to Innovation Square.

SCALE

Impact varies, but overarching goals are to bring jobs and commercial opportunities to the area so the programs could potentially make a large impact.

HEALTH AND SAFETY

Employees of companies in urban areas are more likely to walk to get lunch and/or take public transportation to work.

Bringing businesses to the urban core.

Southern Charm is an Eastside success story. In 2010, the CRA renovated an old concrete block building on East Hawthorne Road into a cafe shell. In 2011, the owners of Reggae Shack Cafe, Omar and Arpita Oselimo, signed a 5-year lease on the building and opened Southern Charm Cafe. In 2016 they reached the end of their lease and announced their plans to exercise their option to buy the property. In 2017, the sale was approved by the CRA Board.

RESIDENTIAL PAINT PROGRAM

Residents are eligible for up to $750 to power wash and paint the exterior of their home. Available in three of the four Redevelopment Areas (all except College Park/University Heights) 14 applications were approved in FY17 and will be completed in FY18.

A proud total of 37 total homes were painted through FY17:

14 in Eastside
8 in Downtown
15 in Fifth Avenue/Pleasant Street

LAYERS
The residential paint program touches on multiple objectives from the redevelopment plans:

- Eastside: Housing, Sense of Community
- Downtown: Economic Development, Sense of Community
- Fifth Avenue/Pleasant Street: Housing Revitalization, Historic Preservation

CONNECTIVITY
Beyond the exterior painting of the home, we connect homeowners with organizations that can assist with other home improvements.

SCALE
Small scale, but can have a large impact.

AUTHENTICITY
This program helps to maintain the authentic nature of Gainesville's neighborhoods.

PARTNERSHIPS
A Brush with Kindness (ABWK) is a partnership with Alachua Habitat for Humanity.

AWARDS & EVENTS

AWARDS WON DURING FY 2017

REGIONAL

AIA Northwest Florida: Bo Diddley Plaza (DAG Architects), Honor Award of Excellence

LOCAL

City Beautification Board: Depot Building renovation and adaptive reuse, Excellence in Design

City Beautification Board: Depot Park/Bicycle Memorial, Outstanding Environmental Award

City of Gainesville: Depot Park Project Team, General Government Team Award

SELECT MILESTONES & EVENTS

SEP 2017 28 — Eastside Community Information Session

Over 200 residents attended to hear the CRA present on the current and future initiatives planned for Eastside.

APR 2017 25 — Cornerstone Groundbreaking

The turning of dirt at the Cornerstone site signified the first groundbreaking of a major construction project in Eastside.

FEB 2017 26 — A. Quinn Jones Museum & Cultural Center Ribbon Cutting

The opening of the long awaited museum and cultural center was celebrated by over 300 people with a ceremony and Sunday lunch.

OCT 2016 22 — Heartwood Informational Session and Financial Workshop

The CRA presented on Heartwood homes and other initiatives and connected potential home buyers with over 15 local lenders.

FY 2017 CRA OPERATING FUNDS

CRA OPERATING FUNDS

BALANCE SHEET	FY 2017
Total Assets	955,884.00
Total Liabilities	1,856,212.00
Total Fund Balance	-900,328.00
Total Liabilities and Fund Balance	**$ 955,884.00**

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE	
Total Revenues	1,806.00
Total Expenditures	1,206,027.00
Total Other Financing Sources (Uses)	1,806,853.00
Fund Balance – September 30, 2017	**-$900,328.00 ***

* The Community Redevelopment Agency Fund has a negative fund balance due to long term advances from the General Fund for redevelopment projects. The negative balance will be reduced as the long term advances are paid down in future years.

53.5 %	$2,575,430 Construction & Related Services
19 %	$914,106 Professional Services (CCNA)
14 %	$681,710 General & Consulting Services
8.12 %	$390,816 Utilities & Public Services
4.25 %	$204,569 Advertising, Marketing, Promotions
0.97 %	$46,473 Office Equipment & Supply

DOWNTOWN DISTRICT

BALANCE SHEET	FY 2017
Total Assets	3,131 533.00
Total Liabilities	14,927.00
Total Fund Balance	3,116,606.00
Total Liabilities and Fund Balance	**$ 3,131,533.00**

COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE	
Total Revenues	1,637,879.00
Total Expenditures	1,141,240.00
Total Other Financing Sources (Uses)	130,538.00
Fund Balance – September 30, 2017	**$ 3,116,606.00**

FIFTH AVENUE/ PLEASANT STREET DISTRICT

BALANCE SHEET	FY 2017
Total Assets	850,036.00
Total Liabilities	16,169.00
Total Fund Balance	833,867.00
Total Liabilities and Fund Balance	**$ 850,036.00**

COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE	
Total Revenues	373,635.00
Total Expenditures	236,019.00
Total Other Financing Sources (Uses)	- 68,479.00
Fund Balance – September 30, 2017	**$ 833,867.00**

COLLEGE PARK/UNIVERSITY HEIGHTS DISTRICT

BALANCE SHEET	FY 2017
Total Assets	13,152,447.00
Total Liabilities	928,847.00
Total Fund Balance	12,223,600.00
Total Liabilities and Fund Balance	**$ 13,152,447.00**

COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE	
Total Revenues	2,623,041.00
Total Expenditures	3,177,624.00
Total Other Financing Sources (Uses)	599,213.00
Fund Balance – September 30, 2017	**$ 12,223,600.00**

EASTSIDE DISTRICT

BALANCE SHEET	FY 2017
Total Assets	2,726,967.00
Total Liabilities	263,408.00
Total Fund Balance	2,463,559.00
Total Liabilities and Fund Balance	**$ 2,726,967.00**

COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE	
Total Revenues	412,198.00
Total Expenditures	568,029.00
Total Other Financing Sources (Uses)	6,892.00
Fund Balance – September 30, 2017	**$ 2,463,559.00**

MAKING AN IMPACT LOCALLY

The CRA invests in the Gainesville community and strives to use local, small and diverse businesses wherever possible.

Partnering with local businesses is beneficial to all and contributes to the local economy. Each year the CRA spending is analyzed in order to be more strategic in making a local impact.

VENDORS UTILIZED IN FY17

Local

158

TOTALLING $4,297,788

City

140

TOTALLING $2,376,499

Diverse

64

TOTALLING $575,954

Small

153

TOTALLING $2,132,040

Thank You to our FY2017 CRA Board Members

BOARD CHAIR CRAIG CARTER
BOARD CHAIR PRO-TEMPORE ADRIAN HAYES-SANTOS
BOARD MEMBER LAUREN POE
BOARD MEMBER HELEN WARREN
BOARD MEMBER CHARLES GOSTON
BOARD MEMBER HARVEY BUDD
BOARD MEMBER TODD CHASE

And special thanks to incoming CRA board members David Arreola and Harvey Ward, who were elected in FY 2017

CRA LEADERSHIP:
ANTHONY LYONS, EXECUTIVE DIRECTOR
SARAH VIDAL-FINN, DIRECTOR

MAKING AN IMPACT LOCALLY

Building awesome things that matter

Get in Touch

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#heartGNV

Gainesville Community Redevelopment Agency