



Legislation Text

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Interlocal Agreement Between City of Gainesville and The District Board of Trustees of Santa Fe College for GTEC Incubator Management Services (B)

This is a request for the City Commission to authorize entering into an Interlocal Agreement between the City of Gainesville and the District Board of trustees of Santa Fe College for GTEC Incubator Management Services subject to Board of Trustees Approval of the Agreement.

The City of Gainesville entered into an Agreement and Mortgage with the United States Department of Commerce, Economic Development Administration (EDA) in 1999 to develop and operate a technology incubator at 2153 SE Hawthorne Road, known as the Gainesville Technology Enterprise Center (GTEC). Since the commencement of the operation of GTEC, the City contracted with the Gainesville Chamber of Commerce to staff and operate the programs at GTEC. Funding for the Chamber's management services included payment for GTEC staff, operational expenses and a management fee to the Chamber. In early 2011, the Gainesville Community Redevelopment Agency (CRA) assumed oversight of the operations of GTEC while the GTEC program was evaluated. The CRA contracted with the Georgia Institute of Technology's Enterprise Innovation Institute to conduct an assessment of GTEC. Recommendations provided by Georgia Tech included additional focus on selecting a facility manager with exceptional skills and abilities, and enhanced programming. Georgia Tech also recommended physical improvements to the facility. The Chamber terminated its agreement for management services in 2012.

Community stakeholders and representatives met with the City Mayor and identified several management options for GTEC including the Chamber of Commerce, the Community Redevelopment Agency, the University of Florida, Santa Fe College, and the private sector. The City heard presentations regarding these options as well as a presentation by representatives from Santa Fe College. Santa Fe is public college located in Gainesville, Florida, and is a member institution of the Florida College System. Santa Fe was chartered by the State of Florida and is accredited by the Florida Department of Education and the Southern Association of Colleges and Schools; and currently operates the Center for Innovation and Economic Development in Gainesville, and the Perry Center for Emerging Technologies in Alachua, both of which are business incubator programs. As such, the Santa Fe College has demonstrated exceptional skills and abilities to develop and grow businesses.

The Florida Interlocal Cooperation Act of 1969 (Section 163.01, Florida Statutes) authorizes governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities permits. The City and Santa Fe College desire to work together with City providing use of the property, maintenance of the structure, revenue generated from GTEC and up to \$150,000 for revenue shortfall or capital improvements and Santa Fe College providing the staffing with the expertise to grow and develop businesses with the purpose of locating those businesses in the Gainesville community after graduation from the incubator. This Interlocal Agreement captures the intent of the parties to grow and develop businesses which will find permanent homes in the Gainesville community, and outlines the responsibilities and expectations of both Santa Fe College and the City.

The City will retain ownership and financial responsibility of the building, subject to limited maintenance by Santa Fe College. Since the City will remain financially responsible for the building, the parties have agreed to semi-annual meetings to pro-actively manage any potential liabilities and to assure the success of the joint endeavor.

It is anticipated that the District Board of Trustees of Santa Fe College will review the agreement at their January 21, 2014 meeting, and the agreement is scheduled to begin on February 1, 2014. In the event that changes are requested by Santa Fe's Board, staff is requesting that the City Commission authorize the City Manager to make minor changes to the agreement, subject to approval by the City Attorney as to form and legality. This provision is being requested in order to eliminate delays to the implementation of the agreement. Without this provision, any changes (regardless of how minor) will require that the agreement come back before the City Commission for final approval.

The agreement allows Santa Fe College to retain revenues from GTEC and an additional amount of \$150,000. Both Santa Fe College and the City have specific financial responsibilities for maintenance of the building which are outlined in the agreement.

The City Commission authorize the City Manager to execute the Interlocal Agreement (including minor edits) with the District Board of Trustees of Santa Fe College, subject to approval by the City Attorney as to form and legality.