

110 NW 1st Avenue
High Springs, Florida 32643



Telephone: (386) 454-1416
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**HIGH SPRINGS
COMMUNITY REDEVELOPMENT AGENCY
AGENDA
23718 W US HWY 27**

JULY 7, 2016

6:30 PM

CALL TO ORDER: CHAIR JASON EVANS

INVOCATION:

PLEDGE OF ALLEGIANCE: CHAIR JASON EVANS

ROLL CALL: JENNY L. PARHAM, CITY CLERK

APPROVAL OF MINUTES: JUNE 2, 2016

BUSINESS ITEMS

- 1. UPDATE ON MAIN STREET SIDEWALK PROJECT.**
- 2. CONSIDER APPROVAL OF ESTIMATE FROM MCCRANIE & ASSOCIATES, INC. TO PRODUCE ENGINEERING PLANS FOR SIDEWALK PROJECT.**
- 3. UPDATE ON THE CRA EXTENSION.**
- 4. CONSIDER APPROVAL OF THE INTER-LOCAL AGREEMENT WITH ALACHUA COUNTY FOR THE EXTENSION OF THE CRA.**
- 5. DISCUSS CRA STRATEGIC PLANNING GOALS FOR FY 2017-2022.**
- 6. CONSIDER CREATING GOALS AND SETTING PROJECTS BASED ON THE EXTENSION PLAN AND WORKSHOP SUGGESTIONS GRANT UPDATES**
- 7. CHAIR REPORT.**
- 8. EXECUTIVE DIRECTOR REPORT.**

ADJOURN.

PLEASE NOTE: PURSUANT TO SECTION 286.015, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COMMUNITY REDEVELOPMENT AGENCY WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMMODATIONS TO PARTICIPATE IN COMMUNITY REDEVELOPMENT AGENCY MEETINGS, SHOULD CONTACT THE OFFICE OF THE CITY MANAGER, 110 N.W. 1ST AVENUE, HIGH SPRINGS, FLORIDA 32643, TELEPHONE (386) 454-1416.

HIGH SPRINGS
COMMUNITY REDEVELOPMENT AGENCY
MINUTES
June 2, 2016

Meeting called to order by Vice Chair Jamison at 6:30 p.m.

Invocation by Mayor Williams.

Pledge of Allegiance.

ROLL CALL:

Chair Jason Evans- Absent
Vice Chair Scott Jamison-Present
Member Gloria James- Present
Member Byran Williams-Present
Member Sue Weller- Present

STAFF PRESENT:

Amanda Rodriguez, CRA Executive Director
Angela Stone, Assistant City Clerk
Courtney Johnson, City Attorney
Ed Booth, City Manager
Antoine Sheppard, Lieutenant Police Department

APPROVAL OF MINUTES:

**Motion Member Weller to approve the Minutes of April 21, 2016 CRA Meeting.
Second Member Williams.
Motion carried 4 -0.**

BUSINESS ITEMS

DISCUSSION ON DOWNTOWN CLOCK OPTIONS.

A. CLOCK REMAINS AS IT IS

CRA Director Rodriguez states that one option is to leave the clock as it is currently.

B. NEW CLOCK TO REPLACE CURRENT CLOCK

CRA Director Rodriguez states that we can replace the current clock with a new clock for \$22,002.00. She adds that this would be the same exact clock, just the updated model.

C. REPAIR CLOCK-NOT A COMPLETE REFURBISHMENT

CRA Director Rodriguez stated that this is not a complete refurbishment of the clock, but to repair what is not currently working on the clock for \$5,848.00.

D. COMPLETE REFURBISHMENT

CRA Director Rodriguez advised that this would be a complete refurbishment with repair, cleaning, and painting with an estimated cost is \$10,000.00.

E. REPLACE CLOCK FACES WITH CITY OF HIGH SPRINGS SEALS

CRA Director Rodriguez advised that the seals would be placed in the clock but could be removed, and are made for the outdoors.

F. RELOCATE CLOCK TO NEW LOCATION AND REPLACE WITH SOMETHING

CRA Director Rodriguez stated that she does not have a cost on this as pricing would depend on where we would relocate.

Member Weller stated she would like to relocate the clock. She states the biggest problem is that we do not know what DOT is going to do in that area. CRA Director Rodriguez stated they did give an update on this, and they will not be taking any of this area.

CRA Director Rodriguez suggested that we have a complete plan before we actually move the clock.

Motion Member Weller to go with Option E for \$370.10, replacing the face of the clock with the City of High Springs Seal.

Second Member Williams.

Motion carries 4-0.

Consensus to budget in the next budget.

UPDATE ON MAIN STREET SIDEWALK.

CRA Director Rodriguez advised that we can use the DOT surveys, which will save us money. She stated they are putting in a handicap access by the Old Bank of America. She stated that she spoke to the engineer about the step ups.

Member Weller asked if there was going to be a handicapped parking space on US HWY 27. She stated that there was not.

Vice Chair Jamison questioned how this will affect our businesses. He suggested that we need to think of an alternate parking plan and routing of traffic so we can plan ahead and the businesses know in advanced so they suffer minimally.

Member Weller asked when it is projected to start. CRA Director Rodriguez stated January 2017.

Member Weller suggested that we put something on the utility bills to notify when it will start. CRA Director Rodriguez will make sure this gets on the bill.

UPDATE ON CRA EXTENSION

A. CONSIDER ADOPTION OF PROPOSED PLAN AMENDMENTS

CRA Director Rodriguez stated that the county did look at our plan.

Member Weller stated that she thinks there needs to be a summary cover letter with our response. Attorney Johnson advised that the summary went to county.

Member Weller stated it needs to be stated that we are willing to work with them on the new points.

B. DISCUSSION OF COUNTY'S POINTS OF NEGOTIATION

CRA Director Rodriguez stated that the county had some concerns with extending the plan.

CRA Director Rodriguez gave an overview of their concerns. She stated that they are concerned with the City not putting in the TIF. She stated that they want to see a plan to ensure that this will not occur again.

Member Weller asked if the administrative costs were taken for the City administrating this. CRA Director Rodriguez stated it has not, but she does not want to just guess.

Member Weller stated that we may be able to use the Maximus Report. She states this is all negotiations.

Member Weller suggested we start with the 10 years on the payment plan for paying back.

General Discussion of administrative costs. CRA Director Rodriguez stated she will look into this.

CRA Director Rodriguez stated that the county would like for us to consider a sunset date. She speaks of them wanting parameters and goals. They will review to make sure we are meeting our goals. She suggested we have general goals, and not so specific.

Attorney Johnson stated that we have not discussed the specifics. She states that we would suggest that it be a review.

CRA Director Rodriguez stated the county would like to change the base year to something between 1986 and the current year.

Member Weller asked if we can put it in the Interlocal that the contributions for the city and county match. CRA Director Rodriguez advises that we can. Attorney Johnson stated that the amount to contribute is unknown until you determine the base year.

CRA Director Rodriguez stated they will have staff look into the base year.

CRA Director Rodriguez states that staff's recommendation is to keep the base year and just match contributions.

Member Weller stated the county has raised the question that maybe we should start a new plan. Attorney Johnson stated it is our argument that this is a clear extension.

CRA Director Rodriguez stated they want a written report of the changes that were made since the Kessler Audit to make sure we have made the suggested changes.

Member Weller stated that there may be some items in the Kessler Report that we did not agree with so we did not make the changes.

Motion Member Weller that the CRA Executive Director go forward with the negotiations with the county on the CRA Extension, Interlocal Agreement with the discussions this evening on the issues the county has raised, with the emphasis on the base year and then bring back to the recommendations to the CRA.

Second Williams

Motion carried 4-0.

C. REVIEW OF FORENSIC

CRA Director Rodriguez gave an overview of the issues mentioned in the Kessler Report. She gave an overview of the changes that have been made to correct some of the issues.

DISCUSSION ON CRA STRATEGIC PLANNING GOALS FOR FY 2017-2020.

CRA Director Rodriguez stated that it would be beneficial to have a three-year plan so the county can see how we would move forward.

Member Weller stated if we are going to have a review every five years shouldn't we have goals for five years.

Motion Member Weller to identify goals for five-year plan and capital improvement projects.

Second Member Williams.

Motion carried 4-0.

Consensus to have more time for review and CRA Director to bring back a dollar amount estimate.

GRANT UPDATES

CRA Director Rodriguez advised that the All Star Tattoo has been completed. Advised that Busy Bee will not be utilizing the grant.

CRA Director Rodriguez stated a letter has been sent out on new residential grant amount.

CHAIR REPORT

Vice Chair Jamison stated he does not have anything at this time.

Member Weller asked everyone to look at the gazebo in James Paul Park, they have started work.

EXECUTIVE DIRECTOR UPDATE

Advised that the Quilt Mural is in and we will have an unveiling at 1:00 p.m. on June 19th, with the Music in the Park Father's Day event at 2:00 p.m.

Advised the Museum on Main Street is set to open on July 16th with a Sneak Peek on the 15th.

Advised that the Folk in the Springs Event is set for September 18th.

Advised that the Farmers Market received two grants; one for a Credit Card terminal, the other is an EBT Match grant.

Advised that the Economic Development SCORE will have the first workshop on June 13th with the topic, Best Business for Small Businesses.

Advised that from July 22nd until the 31st she will be on vacation.

Motion Member Weller to adjourn.

Chair Jamison adjourned the meeting at 8:01 p.m.



ESTIMATE OF WORK EFFORT AND FEE
 City of High Springs - Sidewalk Replacement

No / Activity		sheets	Project Totals		
			Man Hours	Ave Rate	Labor Cost
Task 1 - Survey					
A	Lochrane Engineering to perform required survey				\$ 3,760.00
B					\$ -
C					\$ -
D					\$ -
E					\$ -
Subtotal					\$ 3,760.00
Task 2 - Civil Engineering					
A	Produce Engineering Plans	6	48	135.00	\$ 6,480.00
B	Produce Engineering Details	3	18	135.00	\$ 2,430.00
C				0.00	\$ -
D				0.00	\$ -
E				0.00	\$ -
Subtotal					\$ 8,910.00
Task 3 - Review / Coordination					
A	Site Visit		6	135.00	\$ 810.00
B	Review meeting		6	135.00	\$ 810.00
C	Respond to all comments		8	135.00	\$ 1,080.00
D	Coordinate with Utilities		12	135.00	\$ 1,620.00
E				0.00	\$ -
Subtotal					\$ 4,320.00
Task 4 - Specifications					
A	Specifications Package		12	135.00	\$ 1,620.00
B				0.00	\$ -
C				0.00	\$ -
D				0.00	\$ -
Subtotal					\$ 1,620.00
A				0.00	\$ -
B				0.00	\$ -
C				0.00	\$ -
D				0.00	\$ -
Subtotal					\$ -
A					
B					
C					\$ -
D					\$ -
E					\$ -
Subtotal					\$ -
A					
B					
C					
D					\$ -
E					\$ -
Subtotal					\$ -
Project Totals			110		\$ 18,610.00

Required additional items:
 Items not included: permit fees, post-development services

SCOPE OF WORK

Produce Engineering Design plans for the replacement of sidewalk along the east and west side of SR 45 (N. Main Street) between NW Railroad Ave. and SR 20 (NE 1st Ave.), and along the south side of SR 20, between NW 1st Ave. and NE 1st Ave.

The engineering plans will show:

- plan view of the improvements, with design elevations
- sidewalk details
- plan notes

Work to include:

- Survey (additional survey to supplement the FDOT survey of SR 45 and SR 20).
- Design plans
- Site Review/Site Visit
- Coordination with City of High Springs

McCranie & Associates, Inc. (M&A) will submit a completed set of plans (90% Submittal) for review/comment by City of High Springs. M&A will respond to comments and submit a final set of plans. M&A will create a specifications package and assist the City of High Springs with bidding the project.

Post development services shall be negotiated separately, and are not included.

Re: 434320-1 SR45/US 41 High Springs

Dan McCranie

Tue 6/14/2016 1:14 PM

To: Amanda Rodriguez <arodriguez@highsprings.us>;

The approximate value of the existing survey is +/- \$4,500.

Dan McCranie
Vice President
McCranie & Associates, Inc.

On Jun 14, 2016, at 10:55 AM, Amanda Rodriguez <arodriguez@highsprings.us> wrote:

This looks good. Can I request for an estimate of what the surveying would have cost if DOT did not allow us to utilize there surveys. This would be considered an added value from DOT. I don't need the actually amount of what DOT paid for the survey (unless you have it). An estimate will work. Let me know if there is anything that you need from us.

I will be presenting your scope and fee schedule at the next CRA Board meeting on July 7.

Thanks!

Amanda Rodriguez

Executive Director

Community Redevelopment Agency

City of High Springs

386-292-3921

Florida has a very broad public records law. Most written communication, including e-mail addresses, to or from the City regarding City business are public records available to the public and Media upon request. Your e-mail communication may be subject to public disclosure.

From: Dan McCranie <dan@mccranie-engineers.com>

Sent: Saturday, June 11, 2016 9:58:31 PM

To: Amanda Rodriguez

Subject: Re: 434320-1 SR45/US 41 High Springs

Amanda, our surveyor (Lochrane Engineering) has gotten approval from FDOT to be able to use the survey paid for by FDOT, on your project.

They will need to do additional survey to pick up items such as door thresholds and other detailed items along the sidewalk.

Attached is a basic proposed scope and fee schedule. If this is acceptable, I can create a contract for review/approval. Sorry it has taken so long, but we have had to complete a few big projects. If given the go-ahead, we can get the survey done, then the design, and have the first submittal in +/- 10 weeks.

Thank you,

Dan

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**INTERLOCAL AGREEMENT
BETWEEN ALACHUA COUNTY AND CITY OF HIGH SPRINGS**

This Interlocal Agreement (hereinafter "Agreement") by and between Alachua County, a charter county and political subdivision of the State of Florida by and through its Board of County Commissioners (hereinafter "County"), and the City of High Springs, a XXXXXX, (hereinafter "City"), is made and entered into on the ____ day of _____ 2016, and shall be effective on the date of execution.

WHEREAS, Chapter 163, Florida Statutes, authorizes public agencies to enter agreements to provide services and to exercise jointly any power, privilege, or authority they share in common and which each might exercise separately; and

WHEREAS, on December 11, 1986, the City passed Resolution 86-K in which it found and determined that certain areas of the City met the definition of "blight" in the Community Redevelopment Act of 1969; and

WHEREAS, on December 18, 1986, the City adopted a redevelopment plan with a 30 year term for the area identified in Resolution 86-K and designated the City Commission as the Community Redevelopment Agency; and

WHEREAS, the City Community Redevelopment Agency has operated since 1986, during which time it received tax increment annually from the County; and

WHEREAS, the City failed to provide for deposit of the City's tax increment into the City CRA trust fund during the years XXXX-XXXX and XXXX-XXXX, as it was obliged to do by Sec. 163.387, Fla. Stat.; and

WHEREAS, the Parties agree that a court would have to determine what the consequences would be of the City failing to deposit the City's tax increment into the City CRA trust fund; and

WHEREAS, in 1986 (the year of the creation of the City Community Redevelopment Agency), Sec. 163.387, Fla. Stat. (1986) read, in part, that "No community redevelopment agency may receive or spend any increment revenues pursuant to this section unless and until the governing body has, by ordinance, provided for the funding of the redevelopment trust fund for the duration of a community redevelopment plan;" and

WHEREAS, there is no evidence that the City of High Springs adopted an ordinance to provide for the funding of a redevelopment trust fund, as required by statute, until XXXXX XX, 2016, when the City of High Springs adopted Ordinance XX-XX, providing for the funding a redevelopment trust fund; and

WHEREAS, the Parties agree that a court would have to determine what the consequences would be of the City CRA receiving and spending tax increment funds without the City first adopting an ordinance to provide for the funding of a trust fund; and

WHEREAS, the City of High Springs Community Redevelopment Agency is scheduled to expire in 2016, after 30 years of operation; and

WHEREAS, the City and its Community Redevelopment Agency wish to extend the term of the High Springs Community Redevelopment Plan, thereby obligating the County to deposit tax increment into the newly-established City CRA trust fund; and

WHEREAS, in the face of the uncertainty and risk in litigating the issues, the Parties enter into this Agreement to resolve the terms by which the County will acquiesce to the City extending its Community Redevelopment Plan; and

NOW, THEREFORE, in consideration of the mutual covenants declared herein and other good and valuable consideration each Party agrees as follows:

Section 1. Intent of Parties.

It is the intent of the Parties that, upon completion of the terms and obligations of this Agreement, all issues related to the City's past failure to deposit tax increment into the City CRA trust fund and to the existence or non-existence of an ordinance providing for the funding of a redevelopment trust fund shall be settled.

Section 2. Term of Agreement.

The Parties agree that:

- 1) The City may extend its CRA for a term of 15 years. The City may choose to further extend its CRA for an additional term of 15 years if the City first obtains affirmative approval of the additional term extension from the County.
- 2) For purposes of calculating the tax increment to be deposited into the City CRA trust fund pursuant to Sec. 163.387(1)(a), Fla. Stat., the date of “most recent assessment roll used in connection with the taxation of such property by each taxing authority prior to the effective date of the ordinance providing for the funding of the trust fund” shall be 1986.
- 3) The County delegates to the City all the powers for redevelopment in the Community Redevelopment Act of 1969, as it appears on the date of execution of this Agreement, except those which are inconsistent with this Agreement.

Section 3. City’s Obligations.

The City agrees to the following.

- 1) The City shall deposit into the City CRA trust fund at the tax increment at the rate of the City’s millage in that year, unless otherwise provided by this Agreement.
- 2) Over the period of the first 5 years of the extended term of the CRA (2016-17 through 2021-22) (herein, “Replacement Period”), the City shall repay the City CRA trust fund in equal amounts annually for funds not paid during the years (XXXX-XXXX and XXXX-XXXX), totaling \$XXX,XXX. The City pledges XXXXX to secure its repaying into the trust fund.
- 3) During the Replacement Period, the City shall not sell bonds secured with the CRA trust fund, obtain financing secured with the trust fund, or otherwise leverage the current or anticipated funds in the trust fund.
- 4) Following the Replacement Period, the City may sell bonds and execute notes and other forms of indebtedness, as well as collateral documents, to finance capital improvements deemed necessary by the City for the CRA. However, County approval as to amount, duration and purpose of such bonds, notes or other indebtedness, including advances pledging or obligating tax increment revenues, must be obtained prior to issuance of any such bond, note or other form of indebtedness including advances pledging or obligating tax increment revenues.
- 5) The City shall provide any amendments to the Redevelopment Plan to the County for review and shall obtain County approval prior to adopting an amended plan.
- 6) The City shall abide by all provisions of the Community Redevelopment Act of 1969 (currently codified as Florida Statutes, Title IX, Chapter 163, Part III) and any implementing regulation, or its successor statutes or regulations, as amended from time to time, so long as those provisions are not inconsistent with this Agreement.

Section 4. County’s Obligations.

The County agrees to the following.

- 1) The County shall deposit into the City CRA trust fund at the tax increment at the rate of the City’s millage in that year, unless otherwise provided by this Agreement.

- 2) The County shall abide by all provisions of the Community Redevelopment Act of 1969 (currently codified as Florida Statutes, Title IX, Chapter 163, Part III) and any implementing regulation, or its successor statutes or regulations, as amended from time to time, so long as those provisions are not inconsistent with this Agreement.

Section 5. Premature Ending of CRA.

The CRA shall be prematurely ended and the County shall be relieved of any obligation under this Agreement if any of the following occur:

- 1) The City fails to make any payment (annual or repayment); or
- 2) If all major objections are met as established by Attachment A.

The City shall be given an opportunity to correct, pursuant to Section 7. of this Agreement, prior to the premature ending of the CRA.

Section 6. Entire Agreement. This Agreement constitutes the entire agreement and supersedes all prior written or oral agreements, understandings, or representations.

Section 7. Default and Termination. This Agreement shall be effective on the effective date above and remain in effect until terminated as follows:

- A. If either party fails to fulfill its obligations under this Agreement in a timely and satisfactory manner, or if either party breaches any of the provisions, covenants, or stipulations under this Agreement, the other party may give a written notice to the party in default stating the failure or breach and provide a reasonable time period for correction of same. In the event the correction is not made in the allotted time, the Administrating Officials of each party, or their designee, shall meet to resolve the dispute.
- B. This Agreement shall remain in full force and effect for the entire duration of the term of the Agreement. The remedy upon breach of this Agreement is premature ending of the CRA, specific performance by the breaching party and all other remedies available at law or equity.

Section 8. Insurance and Indemnification. The City hereby assumes responsibility for, and hereby agrees to indemnify and hold the County harmless from any and all liability, claims, or damages imposed on the County up to the monetary limits provided in Section 768.28, Florida Statutes, arising out of or in connection with the negligent acts, omissions, or misconduct of the City, its CRA and its agents or employees relating to the responsibilities of the City under this Agreement.

Section 9. Liability. Each party shall be solely responsible for the negligent acts or omissions of its employees, volunteers, and agents which in any way relate to or arise out of this Agreement. Nothing contained herein shall be construed as consent to be sued by third parties in any matter arising out of this Agreement or constitute a waiver by either party of its sovereign immunity or

provisions of Section 768.28, Florida Statutes. This Agreement does not create any relationship with, or any rights in favor of any third party.

Section 10. Filing of Agreement. The County, upon execution of this Agreement, shall file the same with the Clerk of the Circuit Court in the Official Records of Alachua County, as required by Section 163.01(11), Florida Statutes.

Section 11. Project Records. In the event this Agreement is terminated, the City shall meet the requirements of Chapter 119, Florida Statutes, for retaining public records and transfer, at no cost, to the County copies of all public records regarding the subject of this Agreement which are in the possession of the City upon request by the County. All records stored electronically shall be provided to the County in a format that is compatible with the information technology systems of the County.

Section 12. Applicable Law. The laws of the State of Florida shall govern this Agreement; venue is Alachua County, Florida.

Section 13. Notices. Except as otherwise provided herein, any notice, acceptance, request, or approval from either Party to the other Party shall be in writing and, sent by certified mail, return receipt requested, and shall be deemed to have been received when either deposited in a United States Postal Service mailbox or personally delivered with signed proof of delivery. The County's representative and the Authority's representative are:

COUNTY

County Manager
Alachua County, Florida
PO Box 2877
Gainesville, FL 32602-2877

With a copy to:
Clerk of the Court
PO Box 939
Gainesville, FL 32602
Attn: Finance and Accounting

and

Office of Management and Budget
105 SE 1st Avenue, Suite 6
Gainesville, Florida 32601
Attn: Contracts

CITY

City Manager
City of High Springs, Florida

XXXX
High Springs, Florida XXXXX

With a copy to:
?

Section 14. Non-Waiver. Waiver or breach of any provision of this Agreement shall not be deemed to be a waiver of any other breach, and shall not be construed to be a modification of the terms of this Agreement.

Section 15. Amendment. The Parties may amend this Agreement only by a mutual written agreement.

Section 16. Severability. If any provisions of this Agreement shall be declared illegal, void, or unenforceable the other provisions shall not be affected but shall remain in full force and effect.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on the day and year first written above.

ALACHUA COUNTY, FLORIDA

By: _____
Chairman
Board of County Commissioners

(SEAL)
ATTEST

APPROVED AS TO FORM

Alachua County Clerk

Alachua County Attorney

HIGH SPRINGS, FLORIDA

By: _____
Chairman
City Commission

(SEAL)
ATTEST

APPROVED AS TO FORM

City Clerk

City of High Springs Attorney

110 NW First Avenue
High Springs, Florida 32643



Telephone: (386) 292-3921
Facsimile: (386) 454-2126
Web: www.highsprings.us

Community Redevelopment Agency

2017-2022 Identified Possible Goals and Capital Improvement Projects

Objective – Commercial Activity and Economic Development

Activity/ Project	Estimated Cost
1. Increased Business Mentoring Services	\$0, Partner with SCORE and Chamber
2. Increased business participation and promotion during events.	\$200/ year for flyers, brochures, etc.
3. Decrease cost of doing business in CRA	\$0, Work with PDC and other agencies
4. Targeted new businesses	\$1,000/ year for travel and marketing materials
5. Streamline permit process/ provide timeline and steps needed to open a business in the CRA	\$0, Work with PDC
6. Additional/ new signage	\$100 - \$3,000 per sign depending on size and material
7. Business Incubation	\$0, Work with SCORE and Chamber. Provide public meeting space.
8. Fill vacant businesses	\$0 - \$1,000/ year for travel and marketing materials
9. Blight remediation through façade grants	Currently, \$60,000 but recommend lowering the per year to \$30,000 - \$40,000.

Objective – Public Infrastructure and Parks

Activity/ Project	Estimated Cost
1. New Lighted Gazebo/ Bandshell by Old Christmas Tree	\$50,000 - \$100,000. Recommend utilizing farmers market pavilion

2. Additional Public Restrooms/ Renovation of Existing Restrooms	Renovation, \$15,000; New Public Restrooms, \$50,000. May qualify for FRDAP
3. CRA-wide Broadband	\$0, Indirect costs may include travel, marketing, etc.
4. Designated Motorhome Parking	\$500 -\$1,000 for signage
5. Develop Master Plan for Downtown Linear Park/ Rails to Trails	\$5,000, May qualify for FRDAP Grant
6. Rails to Trails	\$23/ Linear FT. \$25,000 - \$50,000. Additional \$1,000/ year for maintenance. May qualify for FRDAP Grant
7. Improvements to James Paul Park	\$50,000. May qualify for FRDAP Grant
8. Improve Sidewalks (Both in Residential and Commercial Areas)	\$112,000 is designated for the project. An additional \$300,000 - \$500,000 for all sidewalks.
9. Dog Park	\$50,000. May qualify for FRDAP
10. Increase Public Parking	\$54,000 is designated for parking at Farmer's Market Pavilion. Additional \$50,000 to complete parking area on SE Railroad Avenue.
11. Old School Renovation Phase 2	\$1,000,000. May qualify for additional state and local grants.
12. New Civic Center	\$2,500,000. May qualify for additional state and local grants
13. Water Pipes	\$25/ Linear Foot. Matching grant for CRA businesses. \$10,000/ year could provide match for up to 800 Linear FT.

Objective – Housing

Activity/ Project	Estimated Cost
1. Residential Façade Grants	Include with the Commercial Façade Grants for a total of \$30,000 - \$40,000/ year.
2. Changes in repayment for façade grants if owner sells the property.	Currently for residential properties, the prorated repayment period is 2 years. \$0
3. Increased Rental Units for Low to Moderate	CRA does not currently own any property. No direct costs to CRA except perhaps travel and

Incomes	marketing materials.
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Objective – Visual Environment

Activity/ Project	Estimated Cost
1. Increased funding for a cleaner District	\$14,000 for additional .5 maintenance staff
2. Increased number of planters	\$100/ New Planter. Currently, \$500/ year for flowers. Increase to \$1,000 for additional flowers.
3. Decision and funding of the Downtown Clock	City Seals. \$380
4. New signage for city and community buildings	\$100 - \$3,000 depending on size and material
5. Painted curbs	\$500/ year for paint
6. Public/ Private Partnership to maintain flower pots and flowers	\$0
7. Public/ Private Partnership to maintain appearance of downtown	\$0
8. Stand-alone maps	\$2,000 per map

Objective – Funding, Financing, Management, Sustainability, and Promotion

Activity/ Project	Estimated Cost
1. CRA Sponsored Events	Current annual sponsored event is Music in the Park for \$2,500. Growth of Folk in the Springs would need additional funding of \$10,000. Private and corporate sponsorship would offset expenses
2. Social Media Marketing of Events	\$100/ year
3. New CRA website	\$1,200/ year
4. Rebranding of CRA and District	\$5,000
5. Brochures	\$100/ year
6. Magazine Advertising	\$3,000 - \$5,000/ year
7. Walking Maps	\$500/ year

8. Diversification	\$0
9. State, Federal, Foundation Grants	\$0
10. Increased collaboration with Visit Gainesville	\$0
11. Marketing workshops for businesses	\$100/ year for materials. Partner with SCORE and Chamber

Objective – Sense of Community, Safety, and Security

Activity/ Project	Estimated Cost
1. Matching Grants for firewalls, sprinkler systems, and other fire suppression systems	Up to \$5/ square foot to match. \$25,000/ year could support 5,000 sq. ft.
1. ADA compliance in downtown	\$0 for enforcement. Average cost to retrofit a restroom is between \$5,000 - \$10,000. \$20,000/ year could provide match for up to 8 restrooms.
1. Distribution of Safety Information	Depends on distribution method. May not have any direct costs to the CRA
2. Painted curbs	\$500/ year for paint
1. Increased community policing during special events	\$37/ hour per officer. Folk in the Springs – 6 hours. Pioneer Days – 10 hours, Christmas Parade – 2 hours. 18 hours total = \$700. However, Pioneer Days and Christmas Parade are Chamber Events that charge. As such, the chamber has the ability to pay for the officers.
2. Safety Programming	\$500/ year for supplies

Total Ongoing Cost per year if fully funded = \$164,450, Total ongoing cost for five years if fully funded = \$822,250

Total One Time Capital Cost if fully funded = \$4,337,940

Total Ongoing and Capital five year cost if fully funded = \$5,160,190

Estimated total five year revenue from TIF and City of High Springs is \$949,782 - \$1,016,863. Does not include possible grants.

Capital Improvement Projects and Ongoing Programs specifically identified in the CRA Plan

<u>Name of Improvement</u>	<u>Description</u>	<u>Estimated Cost</u>
<u>Signage</u>	<u>New signage for public facilities and parks</u>	\$3000/Sign
<u>Old School Community Center</u>	<u>Phase 2 Renovation</u>	\$1,000,000
<u>Rails to Trails</u>	<u>Converting Abandoned railway to a bike trail</u>	\$23/ linear foot
<u>Water/ Waste Water</u>	<u>Pipes and Structures</u>	\$25/ linear foot
<u>Façade Grants</u>	<u>Façade renovation of residential and commercial buildings</u>	\$1,500,000
<u>Sidewalks</u>	<u>Improved sidewalks on commercial Main Street and First Avenue</u>	\$40/ linear foot
<u>Recreational Facilities</u>	<u>Build new civic center adjacent to Old School Community Center</u>	\$2,500,000