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HIGH SPRINGS
COMMUNITY REDEVELOPMENT AGENCY
AGENDA
23718 W US HWY 27

DECEMBER 8, 2016 **6:00 PM**

CALL TO ORDER: CHAIR LINDA JONES

INVOCATION:

PLEDGE OF ALLEGIANCE: CHAIR LINDA JONES

ROLL CALL: JENNY L. PARHAM, CITY CLERK

APPROVAL OF MINUTES: NOVEMBER 3, 2016

BUSINESS ITEMS

1. **CONSIDER ADOPTION OF CRA EXTENSION PLAN.**
2. **CHAIR REPORT.**
3. **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.

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HIGH SPRINGS
COMMUNITY REDEVELOPMENT AGENCY
AGENDA
NOVEMBER 3, 2016

Meeting called to order by Chair Jason Evans at 6:30 p.m.

Invocation by Member Byran Williams.

Pledge of Allegiance.

ROLL CALL:

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

STAFF PRESENT:

Amanda Rodriguez, CRA Executive Director
Jenny Parham, City Clerk
Angela Stone, Assistant City Clerk
Courtney Johnson, City Attorney

APPROVAL OF AGENDA:

Motion Member Weller to approve the agenda as presented.
Second Member James.
Motion carried 5-0.

APPROVAL OF MINUTES:

Motion Member James to approve the Minutes of the September 15, 2016 CRA Meeting.
Second Member Weller
Motion Carried 5-0.

BUSINESS ITEMS

CRA EXTENSION UPDATE

CRA Director Rodriguez stated the County approved the CRA Plan with a few catches. She stated that the budget format we have been using for the CRA did not adequately show how we were spending money. She presented the budget format that Gainesville uses. She states this does not change anything it is just a different format to better keep track of the Administrative Cost.

CRA Director Rodriguez states that the County will renew the contract for 2 years, and then it will have to go back for review for an extension. She stated that the County does not want to do the Fire Prevention and Suppression Grants, they would prefer loans not using CRA TIF Funds.

CRA Director Rodriguez stated the County would like to change the administration costs to 50% of revenues. Commission Weller stated that one County Commissioner would like for the City to pay for part of the CRA Director's salary in the future.

CRA Director Rodriguez stated that the County wanted to make sure we are spending most of the funds on Capital Improvement Projects. Member Weller stated that some County Commissioners did not think that we should be doing façade grants.

Motion Member James to approve the changes to the plan as presented.
Second Member Williams.
Motion carried 5-0.

QUILT MURAL

Susie Clark spoke of options for the quilt murals and what Alice's Restaurant, the Antique Centre, and Bennett's Hardware are considering for quilt murals.

CRA Director Rodriguez advised that she and Ms. Clark walked the town and these were the businesses that were currently interested. She added that if the board approves tonight they will work on getting the agreements, and then they will bring it back to the CRA for final design approval.

Motion Member Weller to approve the requested murals for the three businesses, Alice's Restaurant, the Antique Centre, and Bennett's Hardware.
Second Vice Chair Jamison.
Motion carries 5-0.

GRANT UPDATES

CRA Director Rodriguez stated that Mrs. Gudbransen had been awarded a Residential Façade Grant for $600.00, and she has withdrawn her grant.

CRA Director Rodriguez advised that the Kennedy's closed on the grant for their roof.

CRA Director Rodriguez advised that the only open Commercial Grant, which is Constance Hughs; and it should be done in the next thirty days.

DOWNTOWN SIDEWALKS UPDATE

CRA Director Rodriguez stated she has spoken with Craig Teal regarding the agreement, out of the Lake City DOT office, and he has passed it on to Adam Doyle in the Gainesville Office. Mr. Doyle is working on an agreement.

CRA Director Rodriguez stated that they are projected to go to bid on November 16th, 2016 for the resurfacing.

CHAIR REPORT.

Chair Evans stated, after everything is finalized on the CRA Extension with the County, he would like to figure out how we will be able to have the Fire Prevention and Suppression Loans. He believes it is a good program.

Chair Evans spoke of looking into a Neighborhood Improvement Project for the Douglas area, it is similar to a CRA but does not use TIF funds.

EXECUTIVE DIRECTOR REPORT.

Advised the Christmas banners are going up, and the Christmas lights will be going up soon.

Advised that we will be trimming the tree for the Chamber's Tree Lighting.

Advised that we will be putting in Poinsettias downtown.

Advised that she met with Visit Gainesville regarding partnering.

Advised that there will not be Music In The Park in November and December.

Advised that the Farmer's Market Fresh Access will have its Grand Opening December 1st .

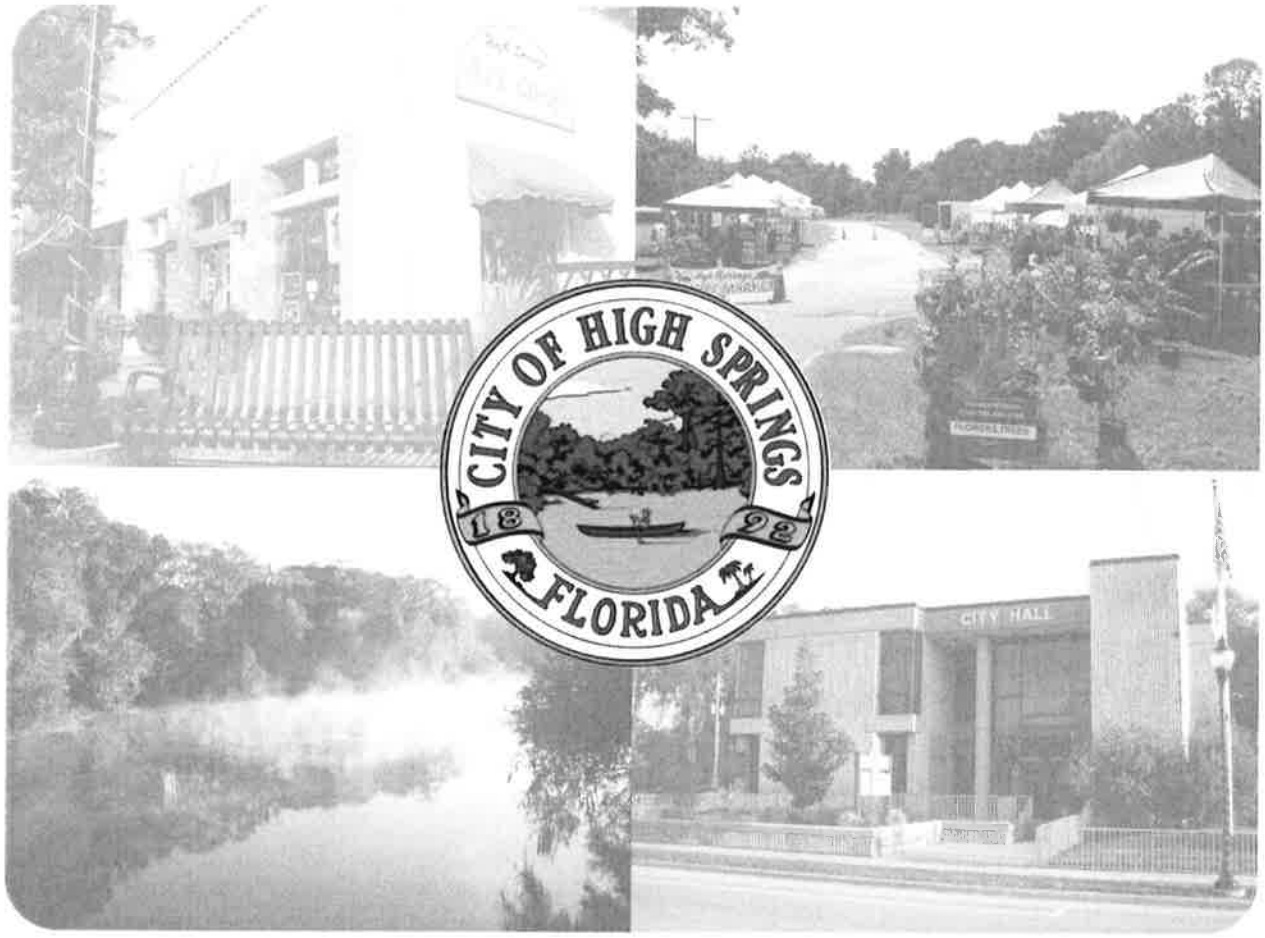
Advised that Santa At The Market is December 22nd, , at our Farmer's Market.

Advised that the James Paul Park Master Plan, we will be getting an intern from UF to work on it and will be starting in January.

Advised that the next CRA Meeting will be December 1st.

Susie Clark stated that the Museum will have a small Gift Shop.

Motion Member Weller to adjourn.
Chair Evans adjourned the meeting at 7:12 p.m.



COMMUNITY REDEVELOPMENT PLAN

For the High Springs Community Redevelopment District

High Springs Community Redevelopment Agency

High Springs, Florida

Prepared by: High Springs Community Redevelopment Agency

with technical assistance provided by Gainesville Community Redevelopment Agency,

Florida Redevelopment Association, and North Central Florida Regional Planning Council

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Introduction

The High Springs Community Redevelopment Agency (CRA) is a public entity created by the City of High Springs in December, 1986 to implement the community redevelopment activities outlined under Chapter 163, Florida Statutes. The CRA Board is composed of the elected City Commissioners and may also include two appointed citizens. Each year, the board elects a Chair and a Vice Chair. In 2014, the board hired an executive director to manage the CRA. Currently, the Executive Director is Amanda Rodriguez.

Throughout its existence, the High Springs Community Redevelopment District has been served by the Redevelopment Plan. The CRA Plan serves as a primary guide for all CRA activities. This Plan supersedes and replaces the earlier version of the High Springs Community Redevelopment Plan to expire in December, 2016 and will remain in effect through fiscal year 2030-31 upon satisfactory review in fiscal year 2018-19 by the Alachua County Board of Commissioners, review requirements are found in Appendix C; it builds on previous efforts by identifying the Vision for the Redevelopment District and a series of objectives to help achieve this vision. Each objective is supported by a series of redevelopment initiatives which provide strategies for implementing the objective.

The High Springs Community Redevelopment Plan is intended to serve as a framework for guiding investment, economic development, and redevelopment of the High Springs Community Redevelopment District over the next 15 years. This Plan identifies redevelopment objectives, initiatives, and capital projects that may be undertaken to reverse blighted conditions within the Redevelopment District. This plan addresses visioning as well as strategies for financing, implementation, management, administration, and sustainability. These strategies will continue to be refined as they are implemented. While based on the most accurate data available at the time this plan was created, the various strategies and costs identified in this Plan will require additional study and action by the High Springs CRA as specific projects are initiated, refined, and implemented.

About High Springs and the CRA District

The city of High Springs is located in northwest Alachua County. Our community is home to the area's largest spring, and it is gateway to the crystal-clear springs that draw visitors for swimming, snorkeling, scuba diving, canoeing and exploring. The Alachua County Library District operates a branch library in the CRA District that serves the community. Other attractions located within the District include the Old Train Depot, Old School Museum and Community Center, and a variety of restaurants and shops. High Springs has a population of 5,442 and a Median Household Income of $53,295 (Source: 2009-2013 American Community Survey 5-Year Estimates). Demographics within the CRA District are unavailable, but are consistent with the entire city.

Mission

The mission of the CRA is to bring about the economic revitalization of an established target District, to create a re-investment environment that attracts private investors into the District, to promote improvements within the redevelopment District through renovation and restoration of buildings, as well as through new construction. The mission is also to acquire the funding necessary to make the infrastructure improvements necessary to attract investment dollars and improve the assessed taxable value of district properties, and to assist the Chamber of Commerce and High Springs merchants in their efforts to market High Springs CRA District businesses.

Vision

High Springs Community Redevelopment District plays an essential role in the vitality and success of High Springs as a whole. As the center of entertainment, commerce, and civic activities, the District represents the identity of High Springs to the local community, Alachua County, Florida, and the world. The CRA is committed to improving the quality of life for all citizens of the High Springs Redevelopment District; allowing for a dynamic and diverse community where people of all ages, ethnicities, and incomes have opportunities to find quality housing, jobs, goods, services, and cultural amenities. Through creativity, innovation, hard work, and persistence the CRA will bring redevelopment and reinvestment to the community of High Springs through socially, economically, and environmentally sustainable methods, in order to help create a beautiful and vibrant district which reflects the assets and the character of the City as whole.

Boundaries of the Redevelopment District

Figure 1 presents the aerial view of the boundaries of the existing High Springs Community Redevelopment District. A legal description of the District, along with additional maps of the High Springs Redevelopment District, can be found in Appendix A of this document.

Figure 1 - High Springs Community Redevelopment District

Redevelopment Objectives and Initiatives

Objective – Commercial Activity and Economic Development

Historically, the CRA District was the central hub for business activity within the City of High Springs. As was the case in many small cities, High Springs struggled to compete in an increasingly global economy, as transit, professional, retail, industrial, and commercial uses left the city. Today, while the Redevelopment District still faces challenges, High Springs has seen many positive advancements and changes and is pursuing many exciting opportunities and smart growth. High Springs is home to numerous restaurants, entertainment opportunities, businesses, and professional offices. The District is striving to become a truly diverse mixed-use district that offers a blend of traditional small town attractions, professional offices, and world class dining.

The CRA will pursue increased commercial activity and economic development in order to grow existing businesses and attract new business opportunities, increase employment levels, raise the tax base, and improve the standard of living within the Redevelopment District. The CRA will also encourage investment in human capital through workforce development, specialized training, and educational programs. Ultimately, the goal of redevelopment is for the CRA District to become a thriving commercial district through the CRA's encouragement of private investment in industry and real estate, and the elimination of bureaucratic barriers to both public and private investment. The CRA will pursue an active role in economic development. CRA supported activities will include both traditional economic development as well as opportunities for emerging technology and industries.

Commercial Activity and Economic Development Initiatives

- Continue to support the Main Street business district, the traditional hub of High Springs commerce and activity. Simultaneously, support emerging commercial and mixed use.

- Support a mixture of uses and business types, including office, retail, entertainment, service, professional, etc. Encourage a wide array of commercial opportunities at a variety of scales.

- Acquire property, engage in real estate development, or otherwise assist in the redevelopment of commercial/nonresidential sites.

- Encourage new development and infill redevelopment. Where appropriate, support reuse of existing structures and better utilization of upper stories, particularly in the Main Street business district.

- Identify vacant and underutilized properties that have the greatest potential and viability for commercial/industrial redevelopment, and work to bring these properties into active use. The CRA can establish a variety of programs and tools to encourage reinvestment at such sites. This may include support to resolve related issues (for example, infrastructure or environmental) which may impact the commercial viability of a property.

- Encourage green building techniques in all commercial development.

- Assess the City's Land Development Code and other relevant regulations to determine if regulatory or procedural changes would help better facilitate commercial or mixed-use goals. Coordinate with the City as needed to facilitate increased levels of commercial infill/redevelopment and appropriate regulatory policies and procedures.

- Assist with incentives, façade grants, infrastructure costs, land assembly, disposition, and other means to encourage quality commercial development.

- Identify and provide proper incentives to retain existing businesses and attract new offerings in order to encourage desired mix of nonresidential uses (such as office, retail, entertainment, service, professional, assembly and production, etc.) Incentives may include items such as: façade grants, infrastructure costs, land assembly, disposition, and other means to encourage quality commercial development and high quality design and construction practices.

- Market the Redevelopment District to retain existing businesses, attract new investment, and reestablish the district as the center of commercial activity in High Springs. Recognizing that the District plays a unique role in the High Springs' overall commercial activity, promote connectivity and collaboration with institutions of higher learning, local business incubators, and other partners.

- Support public/public, public/private, and other partnerships. Seek opportunities to collaborate with organizations such as the Chamber of Commerce, the University of Florida, Santa Fe College, the City of High Springs, Alachua County, the private sector, non-profit organizations, and others.

- Assess regulatory procedures and policies (such as the City's Comprehensive Plan, Land Development Code, development review process, etc.) to identify potential inconsistencies between these policies/procedures and the goal of stimulating new investment, redevelopment, or economic development within the Redevelopment District. The CRA should coordinate with the City and other bodies as appropriate to identify and resolve any such impediments to redevelopment.

- Pursue economic development initiatives. This may include (but is not limited to) property acquisition, land assembly, infrastructure improvements, economic development financing, job

creation/retention, business retention/expansion, small business development, micro-lending, real estate development, marketing, and the use of incentives to attract the desired form of development.

- Support traditional economic development. Additionally, encourage innovation and entrepreneurship and develop assistance techniques to attract new business and retain existing businesses. Strategies may include (but are not limited to) loans, grants, and other measures to support entrepreneurship, growth to existing businesses and increased business innovation as the leading forces in the local economy.

- Support the development of knowledge and innovative technologies as tools to produce economic benefits. Cultivate an environment that nurtures all phases of innovation, business growth, and entrepreneurship, including conception, development, production/manufacturing, etc.

- Maintain inventory and knowledge of vacant lands and buildings to accommodate future development.

- Encourage workforce development and the diversification of employment opportunities. Work with industry to support and encourage job retention, job creation, job training, and workforce development. Encourage commercial, office, and mixed-use development, and residential development to support these types of uses.

- Support marketing across a variety of venues and media to attract talent and industry to the Redevelopment District.

- Assist with the acquisition, demolition, and redevelopment of properties in the Redevelopment District. Assist as needed with hard and soft costs, regulatory coordination, and infrastructure

improvements, and other tasks as needed. Support redevelopment in order to provide mixed-use, commercial, office, residential, manufacturing/industrial, public space, and other uses.

- Continue to develop, implement, monitor, and improve development incentive programs for all types, scales, and intensities of redevelopment projects. Incentive programs can help defray the costs of development and encourage the kinds of development that will transform the Redevelopment District into the community envisioned in this plan. Incentives may include, but are not limited to: real estate costs, and assistance with infrastructure costs.

- Support linked infrastructure. Foster increased collaboration with utility companies, City of High Springs Public Works, and other agencies; by coordinating both strategic planning and capital infrastructure improvements. The costs of new development or redevelopment can be reduced for private developers, thus encouraging private sector investment within the Redevelopment District.

- Eliminate barriers to economic development in order to support the creation, retention, and expansion of jobs and businesses and business recruitment, and both small and large business development within the Redevelopment District.

Objective – Public Infrastructure, Parks, and Public Spaces

Like many older small cities, High Springs faces issues such as aging infrastructure and service upgrades that will be needed to accommodate infill, redevelopment, and new business opportunities. Infrastructure improvements can be facilitated by increased coordination and/or participation in new partnerships with the City of High Springs Public Works Department, the utility providers, and other applicable organizations. Utilization of technologies and coordination of strategic planning across multiple departments and agencies will also assist in achieving and optimizing infrastructure improvements.

Public Infrastructure, Parks, and Public Spaces Initiatives

- Encourage and assist Districtwide infrastructure and utilities improvements. Whenever possible, such improvements should be coordinated with both the public and the private sectors. Initiatives may include upgrades to existing infrastructure such as (though not limited to) water, wastewater, storm water, gas, electricity, high-speed communications, lighting, roadways, sidewalks, curb and gutter, and drainage.

- Build stronger relationships with utility providers and pursue coordination of strategic plans and capital improvements with all public and private utilities.

- Work with both the public and private sectors to address known deficiencies and to solve existing problems. Coordinate with Public Works, utility providers, and other government agencies to link strategic planning and to facilitate upgrades and capital improvements between multiple agencies in order to share costs and provide maximum impact to the District.

- Provide or assist with all aspects of streetscape components. If public or private roadway improvements are planned, the CRA should consider funding the incremental cost associated with implementing decorative streetscapes and upgraded street furniture.

- Support co-location of public facilities and infrastructure and consider working towards co-location of public facilities in order to save costs and take advantage of limited resources for such facilities.

- Evaluate a variety of factors when determining which infrastructure projects to pursue. The CRA may potentially give priority to infrastructure improvements in locations that are also experiencing other public or private reinvestment. Collaboration may help to reduce overall costs and generate a larger impact to the community once all projects are complete.

- Support paving, resurfacing, and reconstruction of roadways and coordinate with Public Works and the Florida Department of Transportation to facilitate such projects within the Redevelopment District.

- Support the development and redevelopment of new and existing parks, community centers, and public spaces throughout the District. Coordinate and partner with High Springs Parks and Recreation, other government agencies, community nonprofits, and private donors to create places for residents and visitors to meet, socialize, learn, etc.

- Increase multi-modal mobility by encouraging, sidewalks, bike lanes, rail trails, bike racks, etc. Coordinate with the Public Works Department and other groups in order to facilitate these improvements.

- Extend and enhance bike paths to connect to public facilities and encourage installation of trails throughout the CRA District.

Objective – Housing

A residential base is important to the vitality of any city; it is a key support for both the business community and the character of the city center. The CRA will work to support safe, well- designed, high-quality housing throughout the Redevelopment District. The CRA will also work to encourage a diverse housing stock that provides livable, quality options for renters and homeowners at all price points. The CRA will support a wide diversity of housing opportunities (including infill housing, mixed-use development, single-family homes, multi-family development, senior housing etc.) in order to encourage reinvestment in existing neighborhoods and to support residential options throughout the High Springs CRA District.

Housing Initiatives

- Provide opportunities for different types of housing to support a diverse residential base. Increase the supply of quality housing options and provide a diverse inventory at a variety of price ranges. Housing options should include both rental and homeownership properties at both affordable and market rate price points. Housing inventory should include single family and multifamily options, and both attached and detached building types.

- Acquire property, engage in real estate development, or otherwise assist in redevelopment of residential sites. CRA may pursue large or small scale housing initiatives and may support infill housing opportunities.

- Strengthen and preserve the established single-family neighborhoods within the High Springs CRA District. Support higher densities and mixed use housing options in the Main Street business area and other areas where appropriate.

- Assist with incentives and tools including (but not limited to)façade grants infrastructure costs, land assembly, disposition, or other means to encourage quality housing stock, diversity in housing options, homeownership, etc.

- Support the enforcement of standards to prevent substandard housing. Coordinate with Code Enforcement and the Building Department to create, refine, and enforce high building standards.

- Promote opportunities for vacant, run-down, or non-conforming lots in residential areas to transition into infill housing. This may be achieved through lot consolidation or other means.
- Assess factors such as the City's Land Development Code and development review process to determine if regulatory or procedural changes would help facilitate infill and/or affordable housing goals, and coordinate with the City as needed to facilitate robust redevelopment activities and appropriate growth management practices.

- Provide design or other assistance for new residential development.

- Encourage green building practices, where feasible, in order to maximize sustainability and minimize resource consumption/cost.

- Promote opportunities for increase in inventory of senior housing including new construction, renovation of existing, or conversion of established units.

- Assure that in accordance with Florida Statute 163.362, replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities due to CRA projects within the CRA District will be made available.

Objective – Visual Environment

The first impression of the overall quality of life in the CRA District, and by extension in the entire city, is expressed through the visual characteristics of the built and natural environment. In this manner, both the public realm and private properties contribute to viability of the community and its ability to attract new investment. Along public rights of way, the CRA will support improvements including (but not limited to), street trees and greenery, sidewalks, decorative lighting fixtures, and other elements that improve both the functionality and aesthetics/character of streets and public spaces. The CRA will also support property acquisition, public spaces, and cultural amenities. For private development, the CRA will support energy efficient development, creativity, innovation, and high-quality design for both large and small scale projects. The CRA should also seek a better understanding of local regulations and procedures for altering the built and natural environment. The CRA will coordinate with the City of High Springs, utility providers, and other applicable agencies to resolve code conflicts and institutional barriers that can contribute to an undesirable visual environment.

Visual Environment Initiatives

- Support public art and other beautification features throughout the district.

- Pursue innovative designs, materials, construction methods and other means for cultivating a pleasant and engaging built and natural environment that is indicative of High Springs' character.

- Support and encourage improved appearance and design of both public and private projects. Strategies may include, but are not limited to, developing design guidelines, providing design assistance, façade grant, paint programs, incentives, and partnerships with both the public and private

sector. The goal of these activities is to ensure durable, thoughtful, and high-quality design of the built and natural environment.

- Partner with local government or with private development undertaking right-of-way construction to help fund the incremental costs associated with implementing sidewalks, decorative lighting, signage, well designed parking areas, high quality street furniture, and other streetscape elements.

- Prioritize functional and aesthetic improvements along corridors running through the Redevelopment District. Emphasis may be given to major corridors or corridors where aesthetic improvements can occur in conjunction with infrastructure upgrades. Amenities and improvements can spur additional reinvestment on both small and large scales.

- Support the public realm. Encourage investment along corridors, in the right-of-way, in parks, and in other public places. Investment in the public realm will increase a sense of community pride, will combat negative perceptions, and will stimulate private investment in residential and commercial properties.

- Promote the use well designed, high-quality street furniture, such as street lights, benches, bicycle racks, planters, trash receptacles, and other fixtures. Coordinate with the public and private sectors to facilitate the use of such fixtures.

- Partner with the City of High Springs to provide improvements to existing and new parks and recreational facilities, including lighting, parking, bicycle parking, landscaping, new recreational equipment, and other infrastructure projects.

- Create incentives to encourage better design and/or higher quality building materials, not just development. The design incentives are intended to attract quality projects that enhance the overall

visual appeal of the community. These incentives may include CRA assistance to cover the incremental costs of aesthetic upgrades for both public and private projects.

- Analyze the development review processes to identify potential inconsistencies with the intent of this Redevelopment Plan and its objectives. The CRA should coordinate with the City and other regulatory bodies as appropriate to ensure that the vision of the Redevelopment Plan is attainable through the regulatory process.

- Foster the development of the High Springs Community Redevelopment District as a destination place that features a walkable layout, ample housing choice along with a mixture of commercial and retail uses. This will reduce the need for multiple automobile trips outside the district and will attract new visitors to the District.

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

The funding and financing portion of this objective calls for creative, efficient, practical and equitable funding and financing mechanisms to properly implement this Redevelopment Plan. It is perceived that these initiatives will be tied to tax increment dollars; additionally, the CRA may also explore outside funding opportunities such as tax credits, loan funds, grants, etc. The CRA will implement programs that cover both the full physical extent of a Redevelopment District as well as the breadth of objectives outlined in this Redevelopment Plan. The CRA will coordinate proper management of the redevelopment initiatives and promotion of the Redevelopment District. The CRA will identify and pursue initiatives that have the potential to bring about the greatest impact in transforming the District and prompting additional private investment.

Likewise, while redevelopment's primary focus is encouraging new economic opportunities, high quality projects will be respectful of resource consumption and environmental impacts. Sustainable development and environmentally friendly building practices are encouraged for redevelopment projects. The use of new technologies and creativity in their application is also important in promoting sustainability and minimizing the environmental impacts of redevelopment. Additionally, attention to the social, economic, and cultural well-being of the Redevelopment District is very important in ensuring the long term sustainability of the community.

Funding, Financing, Management,
Promotion and Sustainability Initiatives

- Develop and implement projects and programs that support the Mission, Vision, Objectives, and Initiatives described in this plan.

- Conduct periodic strategic planning to identify priority initiatives and create short term plans from which the CRA can fund and implement budgets.

- Identify and secure all feasible sources of funding to support the redevelopment objectives described in this Plan. Such mechanisms can include, but are not limited to: tax increment revenues, other public instruments, loans, credits, grants, public/public or public/private partnerships, and other financing mechanisms.

- Offer incentive programs or other assistance for redevelopment projects within the District. These incentives should encourage redevelopment that complies with the goals of this Plan, implements high quality design, promotes pedestrian accessibility, and enhances the residential and commercial components of the neighborhood. These programs should support all scales and intensities of development and should encourage innovative design as well as environmentally friendly building concepts. Incentive programs should also promote affordable housing options and mixed- income communities. These goals may be achieved by providing grants, loans, professional services, or other incentives, as appropriate. In such cases, restrictive covenants, façade easements, or other conditions may be required to ensure the project is consistent with the goals of this Redevelopment Plan.

- Decisions to provide incentives must support the mission, vision, objectives and initiatives indicated in this Plan and public money allocated for incentives may be returned at resale when feasible.

Because of the high cost of land acquisition and limited tax increment financing capabilities, the CRA may have a multi-faceted approach to acquiring properties for redevelopment. The CRA should encourage acquisition and subsequent redevelopment by private investment and by the CRA.

- Encourage reinvestment in the District by conducting research/studies and maintaining a thorough, up-to-date understanding of the District.

- Map and index all commercial properties in the Redevelopment District to provide detailed information on zoning, parcel boundaries, size and ownership.

- Identify and inventory all substandard properties.

- Document and analyze overall parking demands and infrastructure constraints throughout the Redevelopment District.

- Document site criteria for modern mixed-use developments by business type to facilitate the understanding of contemporary developer, site, and parking requirements.

- Assist in the purchase, sale, negotiation and coordination of development.

- Support the mapping and indexing of all properties in the Redevelopment District; funding to research or obtain site development requirements; partner with the City of High Springs to negotiate acquisitions and public/private partnerships with potential developers; and funding to finance land acquisitions by the CRA (some of which will be recovered or rolled over as properties are resold).

- Branding and Promotion - Implement a logo and marketing strategy that can be used to identify the CRA on literature, banners, the internet, social media, redevelopment projects, media outlets, promotional campaigns, and other opportunities and mediums.

- Identify opportunities for partnerships between the CRA and other entities. Establishing and maintenance of partnerships will serve not only to leverage the tax increment and other revenue sources but also stimulate community interest and support. Partnerships may take several forms including financial partnering, technical support, promotion, and other partnership opportunities. Each partnership opportunity will be evaluated on a case-by-case basis for its overall value and impacts.

- Encourage and participate in maintenance of redevelopment projects in order to preserve the investments laid forth in project implementation.

- Encourage an environment that is socially, environmentally, culturally, and economically sustainable in the long term.

- Support thoughtful, sustainable development, land subdivision, and urban design that are not specific to a single use. Over time, market changes will cycle through a variety of preferred uses, and a successful District will be able to accommodate these changes. Inflexible land development and redevelopment which accommodate only the initial needs and the market forces at the time the land is developed are more likely to become future sites of blight and abandonment.

- Encourage environmentally friendly building and conservation principles in commercial, mixed-use, and residential developments in order to maximize both economic and environmental sustainability.

- Look for ways to innovatively address energy consumption, water consumption, and solid waste management issues.

- Support the use of renewable resources in building, energy generation, and landscape design.

- Consider the full life-cycle impacts of materials and techniques when designing, constructing, operating, and evaluating all projects.

- Assess the City's development review process, Land Development Code and other regulations to determine if regulatory or procedural changes could help better facilitate environmentally friendly building techniques, materials, and/or technologies and coordinate with the City as needed to support greater implementation of environmentally sustainable building projects.

- Encourage a greater mix of uses and amenities within the Redevelopment District, in order to reduce the amount of out-of-district automobile travel required for residents to fulfill their daily needs.

- Support multi-modal development and infrastructure improvements which accommodate and encourage travel by means other than automobile.

- Support the timely remediation of contaminated properties and facilitate funding from private, local, state, and federal resources.

- Encourage opportunities for access to food within the Redevelopment District. The CRA may support increasing healthy eating options by encouraging new grocery stores, sit-down restaurants, farmer's markets, community gardens, etc.

- Provide grants, incentives, gap financing or other assistance in support of projects that achieve demonstrable sustainability components.

- Coordinate with utility providers and other entities as appropriate to support programs which encourage and assist residents and businesses in implementing energy and water conserving measures.

Objective – Sense of Community, Safety, and Security

Community pride and identity are important to the health of the Redevelopment District. Due to the importance of the CRA's role as the center of civic activity, these factors will also impact the vitality of the High Springs as a whole. Improvements to the built and natural environment provide an opportunity to engage citizens and renew and promote a sense of pride into the community. The High Springs Community Redevelopment District should be redeveloped as a modern, accessible, and inclusive community that welcomes diversity, creativity, and innovation, while also being respectful of the past. Redevelopment activities may also provide an opportunity to impact instances of crime and the perception of crime within the District.

Sense of Community, Safety, and Security Initiatives

- Improve community identity through signature projects, public artwork, marketing, enhancements to public spaces, and other activities.

- Support important historic or cultural amenities in the Redevelopment District.

- Build relationships with citizens, organizations, and community leaders.

- Support public places such as John Paul Park, the Downtown Pocket Park, the Farmer's Market and Pavilion, the Old School Community Center, and other centers for social, recreation, and education opportunities. Work to create and foster high quality parks and public spaces that will serve not only the needs of the District's residents, visitors, and patrons, but those of the entire community.

- Support private infrastructure projects to increase accessibility to all residents and visitors.

- Support private infrastructure projects to bring buildings into recommended safety compliance including fire prevention and containment. No grants to private owners fire prevention and suppression projects will be provided utilizing CRA TIF funds.

- Support neighborhood clean-up and demolition of dangerous structures, and evaluate the potential for "amnesty" events (or similar activities) to reduce neglected appearance of private property.

- Facilitate community stakeholder involvement in CRA redevelopment.

- Develop and market CRA redevelopment initiatives as high-profile "signature" projects that can promote the District, the City of High Springs as a whole, and instill civic pride.

- Pursue maintenance and upkeep activities where appropriate.

- Evaluate crime prevention and community policing concepts and how these principles may be incorporated into redevelopment initiatives where appropriate. Partner with the High Springs Police Department on community policing initiatives, including events, special projects, promotions, and other opportunities.

Neighborhood Impact Assessment

Section 163.362(3) F.S. requires community redevelopment plans include a neighborhood impact assessment describing the impact of redevelopment upon the residents of the redevelopment District and the surrounding Districts in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.

The High Springs Community Redevelopment District contains approximately 109 acres. The CRA is comprised of a mixture of land uses such as commercial, government, and residential. As of August, 2015, there are approximately 98 residential units in the Redevelopment District. Diverse residential uses are present throughout the District.

In addition to the aforementioned residential uses, non-residential uses are prevalent throughout the Redevelopment District. The District represents a hub of office, retail, service, and other commercial uses. The District is a mixed-use district. Residential patterns vary from low density single family dwellings to medium density, multifamily developments. For both residential and non-residential uses, the condition of the building inventory is quite varied, encompassing a wide diversity in the quality and upkeep of the building stock.

Redevelopment planning efforts are focused on supporting and strengthening the existing community through an improved built and natural environment and the creation of new economic opportunities. CRA planning efforts will not be directed towards the large scale demolition and removal of existing neighborhoods. Rather, plans call for a systematic improvement aimed at enhancing commercial opportunities, housing options, infrastructure, visual environment, economic development sustainability, and sense of community within the Redevelopment District. Potential negative consequences of such initiatives may include an increase of traffic, noise and general congestion. With proper planning, however, many of these worrisome side-effects can be mitigated and the full benefits of

increased activity can be realized. Solutions to negative consequences should be sought through thoughtful project design and implementation. In short, long-term adverse impacts to residential neighborhoods are not expected as a result of redevelopment activities.

Some moderate building deterioration exists in the Redevelopment District. The CRA may choose to pursue property acquisition in order to further enhance the quality of both residential and non-residential areas and for the realization of the CRA redevelopment objectives listed in this Plan. Property acquisition programs must be in the best interest of the CRA and the City in the promotion of a high-quality, affordable housing stock. In such instances redevelopment funds may be used.

In order to improve the community's building stock and to provide safe, well-designed, high-quality housing at a variety of price points, the CRA will work to support a diverse housing stock that provides livable, quality options for renters and homeowners at a variety of price points. Additionally, it is a CRA goal that all housing, whether affordable or market rate, shall adhere to the very high level of quality and of design that is expected of all redevelopment projects within the Redevelopment District. The CRA may pursue affordable housing initiatives through a variety of measures, including (but not limited to) acting as developer, coordinating with the private sector, partnering with governmental agencies, etc.

Existing properties may be temporarily impacted during the construction of any improvements. Impacts may include construction detours, noise and dust. Impacts are expected to be minimal while the benefits of redevelopment activities will be of long duration, adding to the quality of life by providing a safe and attractive district that has adequate business opportunities, lighting, sidewalks, open space, infrastructure, and other needed improvements. The CRA does not foresee any effect on the school population or the need for additional community services or facilities, not already mentioned elsewhere in this Plan, to support the residential element within the Redevelopment District.

The purpose of redevelopment activities is to create an economically sustainable, accessible and attractive community. Redevelopment activities will offer a high quality local destination with a safe transportation network, pedestrian and bike corridors, commercial and employment opportunities, residential options, retail, entertainment, and public space/recreation facilities. Redevelopment activities will include programs and initiatives that are intended to be beneficial to District residents, property owners, businesses and visitors within the Redevelopment District as well as within the entire City and region.

Implementation of Redevelopment Plan

Interlocal Agreement between High Springs Redevelopment Agency, City of High Springs, and Alachua County

High Springs Community Redevelopment Agency, City of High Springs, and Alachua County, entered into an Interlocal Agreement on July 5th, 2016. The Interlocal Agreement addresses various aspects of this Redevelopment Plan including things such as its term; obligations of the City of High Springs, High Springs Community Redevelopment Agency, and Alachua County; and provisions relating to ending of each party's obligations. The Redevelopment Plan and all provisions regarding the implementation of the plan are consistent with the Interlocal Agreement. The Interlocal Agreement is found in Appendix B.

Duration of the Redevelopment Plan

The redevelopment initiatives and work described in this Redevelopment Plan funded through tax increment revenues must occur within 15 years after the fiscal year in which this plan, which supersedes and replaces previous plans, is approved or adopted, which is the time certain for completing all redevelopment financed by increment revenues.

In year 15 (2031), the High Springs CRA, the City of High Springs, and Alachua County will review the goals, accomplishments, and needs of the CRA District. After review of the plan's successes, future goals, anticipated challenges, and outstanding projects; the City of High Springs may choose to extend the High Springs CRA for an additional term of 15 years if the City first obtains affirmative approval of the additional term extension from Alachua County.

Financial Considerations and Estimated Alachua County and City of High Springs 15 year Millage Rates and Revenue Ranges

While tax increment financing is the single source of CRA revenue enabled through state legislation, it is anticipated that a variety of funding sources will be strategically assembled to meet the many of the redevelopment objectives and initiatives identified in this Plan. When used in conjunction with these other means of funding or financing, tax increment, in effect, is capable of leveraging dollars which might not otherwise be available.

While it is impossible to accurately predict the actual millage rates and revenue over the next 15 years from October 2016 through October 2031, estimated rates and revenues based on the previous ten years have been used to compile a list of proposed projects based on estimated total revenues. These estimates are to be used for planning purposes only and are not intended for complete accuracy. Although property values have not returned to prerecession values, for estimation purposes, projections are based on increased taxable values of 1% annually. Projects will be determined based on actual revenues.

The City of High Springs and Alachua County will both deposit 95% of an amount based on the calculation of increment using the City's millage rate in accordance with an ordinance establishing the community redevelopment trust fund adopted by the City pursuant to s.163.387, F.S. and subject to the terms of the Interlocal Agreement..

City of High Springs Estimated Millage Rate: 5.8 – 8.5
Estimated Alachua County Tax Increment Financing Revenue: 1.2 million – 1.77 million
Estimated City of High Springs Tax Increment Financing Revenue: 1.2 million – 1.77 million

Over the period of the first five fiscal years, the City of High Springs shall repay the High Springs CRA trust fund in equal amounts annually for funds not deposited by the City of High Springs in 2002-2006 totaling $199,824.02.

Financial Best Practices, Internal Controls, and Transparency

Like all public institutions, it is imperative that the High Springs CRA operates utilizing best financial practices. The CRA will also be transparent in all financial matters including annual budgets, budget amendments, appropriations, audits, and annual reports. The High Springs CRA has implemented and will continue to implement best financial practices. These practices include: the City of High Springs will transfer its annual TIF contribution between December 15 and January 1; all CRA funds are held in the CRA Trust Fund; the annual report will be properly advertised and available to the public on or before March 31; the annual report will be delivered to the Alachua County Board of Commissioners on or before March 31; all financial audits will be delivered to the Alachua County Board of Commissioners within 45 days of receiving; all current year unspent funds will be appropriated on or before September 30; annual budgets will be sent to Alachua County within 30 days of implementation; and all current audits and budgets will be available to the public on the CRA webpage. A detailed statement of the projected costs of redevelopment, including the amount to be expended on publicly funded capital projects in the High Springs CRA District and any indebtedness of the High Springs CRA proposed to be incurred for such redevelopment if such indebtedness is to be paid with increment revenues with be provide to Alachua County Board of Commissioners annually on or before September 30.

Operating Expenses

All CRAs throughout Florida and Alachua County have considerable operating expenses. Many of the expenses are mandated by the State of Florida and CRAs have little flexibility in decreasing theses expenses. The desire and goal of the High Springs CRA is to minimize operating expenses and function in the most efficient and effective way possible. In order to meet this goal, the High Springs CRA has determined to never spend more than 50% of revenues on operating and administration expenses with the projection that as revenues increase, operating expenses will decrease to less than 45% of revenues by fiscal year 2025-26. No prior year appropriated funds shall be used to pay for operating expenses.

Capital Improvement Projects and Ongoing Programs

This section presents an initial work plan based on redevelopment objectives, initiatives and capital improvement projects described within this Redevelopment Plan. Capital improvement projects require more funding than other objectives and initiatives and will take precedence when determining CRA budgets. The project examples represent capital improvement projects that may be considered in order to realize the objectives contained in this Plan and are meant to be examples of the types of projects to be undertaken within the Redevelopment District. As new opportunities arise, and budgets, funding, and strategic planning gets refined, the projects to be implemented and the sequence for implementation may change. Specific activities will be planned and detailed through annual strategic planning initiatives coordinated by the CRA.

Additional projects that serve to implement the objectives of this Redevelopment Plan are anticipated. This example list of projects may be reviewed and formalized annually as part of CRA strategic planning and/or in conjunction with the City of High Springs's capital improvements process.

The CRA will not bear the full cost burden for capital projects or ongoing programs, particularly those projects which occur on public property and/or in the public right-of-way. The CRA will partner with other public agencies such as the City of High Springs, Florida Department of Transportation, utility providers, and other groups (both public and private) pursuing capital improvements projects within the Redevelopment District. In such instances, it is envisioned that the CRA would fund the incremental cost for portions of the capital improvements or ongoing programs related to redevelopment and to CRA goals. Costs will be evaluated on a project-by- project basis.

On an annual basis, a detailed statement of the projected costs of redevelopment, including the amount to be expended on publicly funded capital projects in the High Springs CRA District and any indebtedness of the High Springs CRA proposed to be incurred for such redevelopment if such indebtedness is to be paid with increment revenues will be provided to Alachua County Board of Commissioners.

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

Table 1 - Projects that are planned to be funded through the High Springs Community Redevelopment Agency

Redevelopment Plan Modification

This Redevelopment Plan may be modified in a manner consistent with Florida Statues 163.361. If the High Springs Community Redevelopment Agency deems that the High Springs Redevelopment Plan be amended, The High Springs CRA will provide the reason for the modification to the City of High Springs Commission and the Alachua County Board of Commissioners. The High Springs CRA will consider the opinions and recommendations of the City of High Springs Commission and the Alachua County Board of Commissioners when considering any modification and shall obtain approval from the County prior to any amendment adoptions.

Severability

If any provision of the High Springs Community Redevelopment Plan is held to be unconstitutional or otherwise legally infirm, such provisions shall not affect the remaining portions of this Plan.

Safeguards, Controls, Restrictions or Covenants

All CRA sponsored redevelopment activities undertaken in the High Springs Redevelopment District must be consistent with this Plan, the City's Comprehensive Plan, and applicable land development regulations; all such redevelopment plans will undergo review by the CRA and other appropriate agencies.

Issues concerning restrictions on any property acquired for redevelopment purposes and then returned to use by the private sector will be addressed on a case-by-case basis to ensure that all activities necessary to perpetuate the redevelopment initiative are advanced in a manner consistent with this Plan and any amendment thereto. Such restrictions or controls may be in the form of covenants running with any land sold or leased for private use or other mechanism as appropriate.

Consistency with Other Plans

The High Springs Redevelopment Plan conforms to the City of High Springs's Comprehensive Plan. Every effort has been made to prepare the High Springs Community Redevelopment Plan consistently with the City of High Springs's Comprehensive Plan; other plans, past studies, and reports done by or for the City of High Springs have also been extensively reviewed for consistency.

Conclusion

The High Springs Redevelopment Plan provides a framework for an economically, socially, and environmentally sustainable community. To realize effective redevelopment, community leaders, businesspersons, and residents alike must support the redevelopment objectives outlined in this Plan and continue to do so over time and changing administrations. Realization of the Plan is a 15-year, time certain effort and it is anticipated that the CRA will update/amend this policy document on a regular basis in order to keep the Redevelopment Plan focused and timely. The CRA may undertake an annual strategic planning program to focus and prioritize any activities and improvements within the Redevelopment District.

Appendix A

Maps

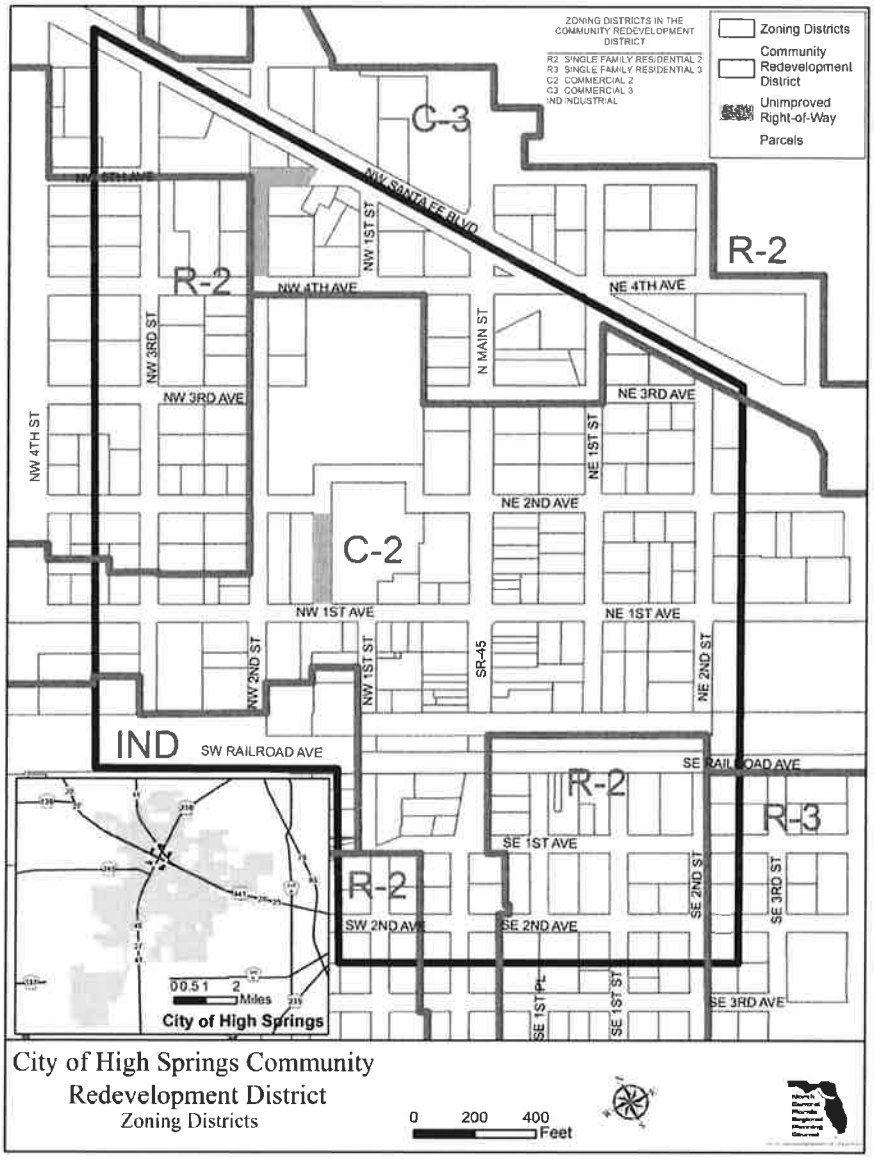


Figure 2 – Zoning Map: High Springs Community Redevelopment District

**Note: Zoning regulations, encompass limitations such as the type, size, height, number, and propose use of buildings. These regulations are fully enumerated in the City of High Springs Land Development Code.*

Figure 3 – Future Land Use Map: High Springs Community Redevelopment District

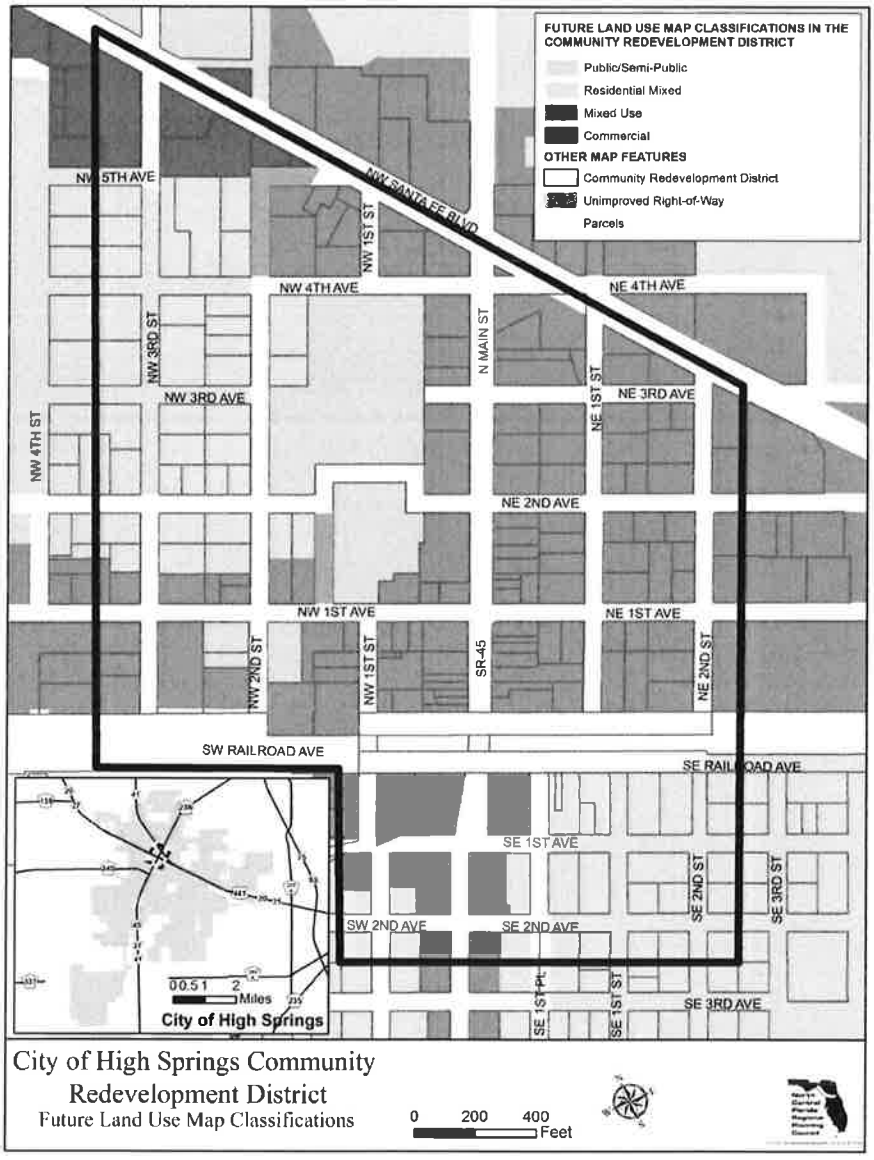
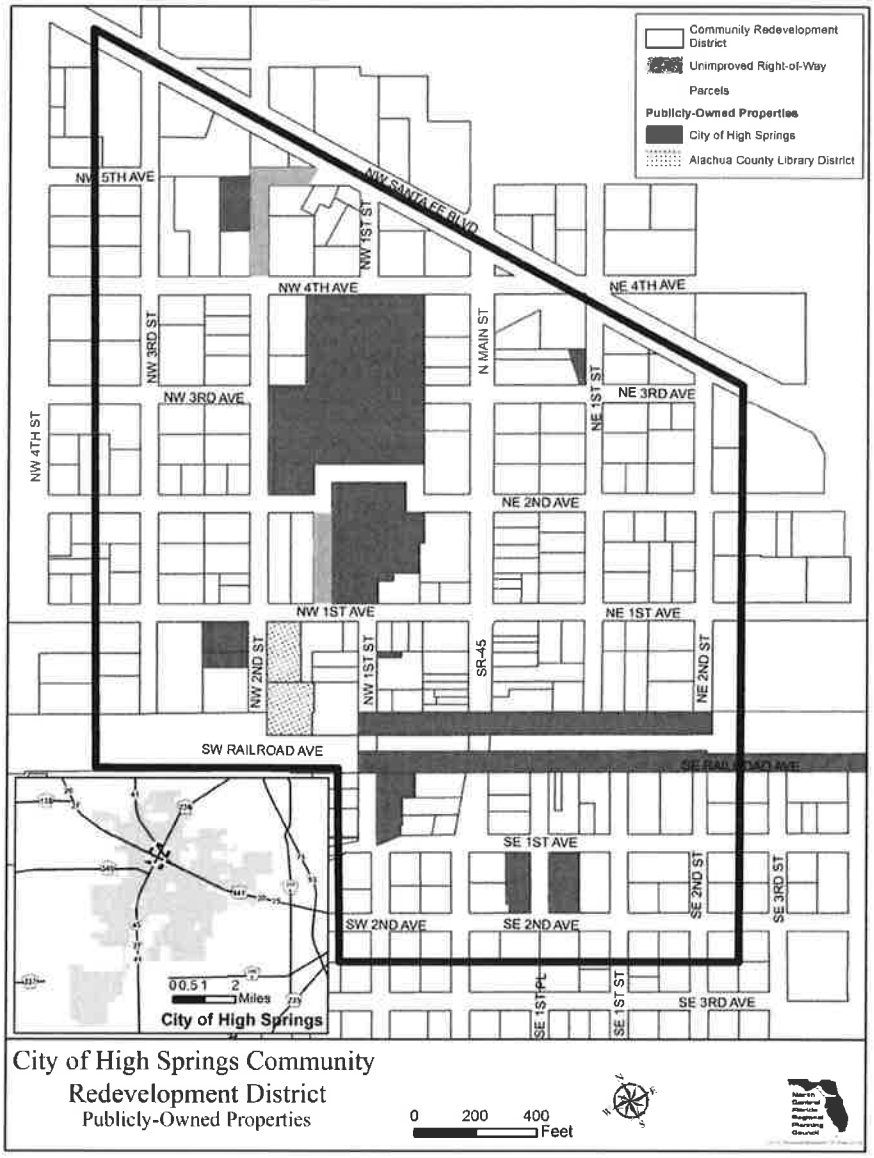


Figure 4 – Publicly Owned Property within the High Springs Community Redevelopment District



Legal Description

City of High Springs Community Redevelopment District

The following is a legal description of a tract of land known as the City of High Springs Community Redevelopment District, located within the City of High Springs, Section 3 of Township 8 South, Range 17 East, and Section 34 of Township 7 South, Range 17 East, Alachua County, Florida, being more particularly described as follows:

Beginning at the NE corner of said Section 3, thence South 3°00'00" East 820.19 feet along easterly line of said Section 3 to the centerline of US Highway 41/NW Santa Fe Blvd., thence North 35°00'00" West 318.74 feet along the centerline of said US Hwy 41/NW Santa Fe Blvd. to the Point of Beginning. Continue North 35°00'00" West 2,436.78 feet along the centerline of said US Highway 41/NW Santa Fe Blvd., thence South 25°00'00" West 2,433.28 feet to the southerly side of SW Railroad Ave., thence South 63°00'00" East 790.44 along southerly side of SW Railroad Ave., thence South 23°00'00" West 637.01 feet, thence South 63°00'00" East 1,305.38 feet, thence North 27°00'00" East 1,900.19 feet back to the Point of Beginning.

Containing 109.2 acres, more or less.

Appendix B

Interlocal Agreement between High Springs Community Redevelopment Agency, City of High Springs, and Alachua County, entered into on July 5th, 2016.

INTERLOCAL AGREEMENT
BETWEEN ALACHUA COUNTY, CITY OF HIGH SPRINGS, AND
THE CITY OF HIGH SPRINGS COMMUNITY REDEVELOPMENT AGENCY

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"), the City of High Springs, a Florida municipality, (hereinafter "City"), and the City of High Springs Community Redevelopment Agency (hereinafter "City CRA"), is made and entered into on the 5th day of July 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 CRA 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 2002-2003, 2003-2004, 2004-2005 and 2005-2006, as it was obliged to do by Sec. 163.387, Fla. Stat.; and

1

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 CRA), 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 adopted an ordinance to provide for the funding of a redevelopment trust fund, as required by statute, until April 14, 2016, when the City adopted Ordinance 2016-05, 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 CRA is scheduled to expire in December of 2016, after 30 years of operation; and

WHEREAS, the City and the City CRA 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 of litigating the issues, the Parties enter into this Agreement to resolve the terms by which the Parties agree 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 prior to the City CRA receiving and spending tax increment shall be settled.

Section 2. Term of Agreement.

The Parties agree that:

1) The City may extend the City CRA for a term of 15 years. The City may choose to further extend the City 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 and City CRA's Obligations.

The City and the City CRA agree to the following.

1) The City shall deposit 95% of an amount based on the calculation of increment using the City's millage in that year into the City CRA trust fund, unless otherwise provided by this Agreement.
2) Over the period of the first 5 years of the extended term of the CRA (2016-17 though 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 2002-2003, 2003-2004, 2004-2005 and 2005-2006, together totaling $199,824.02. The City pledges water utility services fees to secure its repaying into the trust fund.
3) The City may, at its discretion, prepay all or any part of the balance outstanding hereunder at any time without penalty.
4) During the Replacement Period, the City and the City CRA shall not sell bonds or execute notes or other indebtedness 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 unless the County gives prior approval as to the amount, duration and purpose of such bonds, notes or other indebtedness.
5) Following the Replacement Period, the City and the City CRA 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 CRA redevelopment purposes. However, County approval as to amount, duration and purpose of such bonds, notes or other indebtedness, included 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. Without explicit approval from the County, the City and the City CRA shall not issue indebtedness which would have the effect of obligating the County to contribute tax increment revenue beyond the 15 year term of this extension or the additional 15 year term if the City chooses to extend the CRA per the terms of Section 2 of this Agreement.
6) 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. The Redevelopment Plan and all amendments to the Redevelopment Plan shall meet all the requirements of statute, including the requirement that the plan contain a detailed statement of the projected costs of redevelopment, "including the amounts to be

expended on publicly funded capital projects in the redevelopment area and any indebtedness of the community redevelopment agency... if such indebtedness is to be repaid with increment revenues." *See* Sec. 163.362(9), Fla. Stat.

7) The City and the City CRA 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 95% of an amount based on the calculation of increment using the City's millage in that year into the CRA trust fund, 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 County's Obligations.

The County shall be relieved of all obligations 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 objectives of the Redevelopment Plan, as amended pursuant to this Agreement, are met.

The City shall be given an opportunity to correct, pursuant to Section 7. of this Agreement, prior to the premature ending of the County's obligations under this Agreement.

Section 6. Entire Agreement. This Agreement constitutes the entire agreement, including all attachments, 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 any Party fails to fulfill its obligations under this Agreement in a timely and satisfactory manner, or if any Party breaches any of the provisions, covenants or stipulations under this Agreement, another party may give a written notice to all Parties, whether in default or not, 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 all Parties, or their designee, shall meet to resolve the dispute.

B. If the Administrating Officials, or their designees, are unable to resolve the dispute, a non-breaching party may terminate this Agreement. The termination would then be effective at the time the next payment to the City CRA trust fund by the non-breaching party is due.

C. If any unallocated funds remain in the City CRA trust fund at the termination of the City CRA, the funds shall be divided equally between the County and the City.

Section 8. Indemnification. Each Party hereby assumes responsibility for, and hereby agrees to indemnify and hold the other Parties harmless from any and all liability, claims or damages imposed on another Party up to the monetary limits provided in Sec. 768.28, Fla. Stat., arising out of or in connection with the negligent acts, omissions or misconduct of the Parties, and their agents or employees relating to the responsibilities of the Parties 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 any Party of its sovereign immunity or provisions of Sec. 768.28, Fla. Stat. 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 Sec. 163.01(11), Fla. Stat.

Section 11. Project Records. Each Party shall meet the requirements of Chapter 119, Fla. Stat., for retaining public records and transfer, at no cost, to any other requesting Party, copies of all public records regarding the subject of this Agreement which are in the possession of the Party. All records stored electronically shall be provided to the requesting Party in a format that is compatible with the information technology systems of the requesting Party.

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 any Party to any other Party shall be in writing and, sent by certified mail, return receipt requested, to all Parties 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. For the purposes of this Agreement, the Parties' 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 AND CITY CRA
City Manager
City of High Springs, Florida
23718 W. US Hwy 27
High Springs, Florida 32643

With a copy to:
High Springs Community Redevelopment Agency
23718 W. US Hwy 27
High Springs, Florida 32643
Attn. Executive Director

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.

Section 17. Waiver of Claims. The County and its successors and assigns release the City and City CRA of and from all actual or potential claims of any nature whatsoever regarding the alleged improper formation of the City CRA, and failure of the City to make contributions to the City CRA. The County releases, acquits and discharges the City and the City CRA from any and all actual or potential actions, causes of action, claims, suits, liabilities, judgments and demands, whether in law or in equity, whether known or unknown from the beginning of the formation of the City CRA until the present.

Section 18. Covenant Not to Sue. The County agrees and warrants that it will not commence or maintain any suit, action or proceeding with respect to any claim that it may have against the

City or the City CRA that accrued prior to the date of this Agreement as it relates to the formation of the City CRA and failure of the City to make contributions to the CRA.

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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

_____
Alachua County Clerk

APPROVED AS TO FORM

_____
Alachua County Attorney

HIGH SPRINGS, FLORIDA

By: _____
Chairman
City Commission

(SEAL)
ATTEST

_____
City Clerk

APPROVED AS TO FORM

_____
City of High Springs Attorney

8

HIGH SPRINGS CRA

By: _____
Chairman Jason D. Evans
Community Redevelopment Agency

(SEAL)
ATTEST

_____
City Clerk

APPROVED AS TO FORM

_____
City of High Springs Attorney

Tuesday, November 1, 2016 – 10:00 A.M.
County Administration Building
Jack Durrance Auditorium
12 Southeast First Street
Gainesville, Florida

The Alachua County Commission met for a Policy Meeting.

PRESENT: Chair Hutch Hutchinson presiding; Vice Chair Ken Cornell Commissioners Mike Byerly, Chuck Chestnut, and Lee Pinkoson

ALSO PRESENT: County Manager Lee Niblock, Assistant County Manager Jim Harriot, County Attorney Michele Lieberman, County Attorney Michelle Lieberman, and Deputy Clerk Steve Donahey

The meeting was televised live on Cox Cable Channel 12.

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Approval of Agenda

Commissioner Cornell moved adoption of the agenda as printed. The motion carried 5-0.

Commissioner Proposed Items for Discussion

1. Applying County Wetland Policies Countywide Discussion
   Fiscal Consideration: No Fiscal Considerations at this time. Board discussion item.
   Recommended Action: Receive direction from the Board of County Commissioners

Environmental Protection Department Director Chris Bird and Assistant County Attorney Sylvia Torres presented the above item.

Commissioner Byerly, Commissioner Cornell, EPD Stephen Hofstetter , Commissioner Cornell , Chair Hutchinson, Commissioner Byerly, Chair Hutchinson , EPD Director Chris Bird, Chair Hutchinson, and Commissioner Byerly presented comments.

Commissioner Byerly moved the following:

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1. To direct the County Attorney to fully work out and provide in writing a potential county wide water quality code that would not jeopardize the current legislative protections for agricultural lands in the unincorporated county.

2. Direct staff to provide additional background information on the demonstrated effects on wetland protections of the current code from 1993.

3. Staff is to provide a draft countywide water quality code for the Board to consider with an overlay of the map with State and County currently protected properties. Staff is also to provide information on the amount of agriculture and wetlands annexed and the time it was annexed by a municipality.

4. Once the initial information is available the Chair will provide a letter to the municipalities and schedule a Joint Board meeting in the evening to allow the municipalities and public to respond to how the County policies would affect the municipalities.

5. Staff is to provide a history of which water basins are impaired and which bodies are threatened.

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Kali Blount , Commissioner Chestnut, Commissioner Pinkoson, EPD Director Chris Bird, Commissioner Chestnut, Chair Hutchinson, EPD Stephen Hofstetter , Commissioner Pinkoson, and Chair Hutchinson presented comments.

The motion carried 4-1 with Commissioner Pinkoson voting "Nay".

2. State of Municipal Community Redevelopment Agencies (CRAs)
Fiscal Consideration: N/A
Recommended Action: Accept and discuss Community Redevelopment Agencies (CRA) annual reports

Economic Development Coordinator Edgar Campa-Palafox presented the above item.

Commissioner Cornell, Assistant County Attorney Sylvia Torres, Commissioner Cornell, Chair Hutchinson, Edgar Campa-Palafox and Commissioner Cornell presented comments.

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By consensus the Board directed staff to request additional information from the City of Alachua CRA request details of what types of projects have been done in regards to the third bullet point.

Item Summary
As required by Florida Statute 163.356(c), each Community Redevelopment Agency (CRA) in the state of Florida is required to create a report that includes:

- Complete financial statement of the CRA's assets, liabilities, income and operating expenses
- Amount of tax increment funds collected
- Record of CRA activities for the fiscal year

This agenda item provides the latest annual reports from the following CRAs in Alachua County: City of Alachua, City of Gainesville, City of Hawthorne, and City of High Springs.

Chair Hutchinson recognized Kali Blount who presented comments to the Board.

3. City of High Springs Community Redevelopment Plan
Fiscal Consideration: N/A
Recommended Action: Hear presentation by City of High Springs CRA, and discuss Redevelopment Plan approval, modification or rejection.

Economic Development Coordinator Edgar Campa-Palafox presented the above item.

County Manager Niblock, High Springs CRA Executive Director Amanda Rodriguez, Commissioner Byerly, CRA Executive Director Rodriguez, Chair Hutchinson, Commissioner Byerly, CRA Executive Director Rodriguez, Commissioner Byerly, Communications Coordinator Mark Sexton, Commissioner Byerly, Commissioner Pinkoson, Edgar Campa-Palafox, Chair Hutchison , CRA Executive Director Rodriguez, Commissioner Pinkoson, OMB Director Tommy Crosby, CRA Executive Director Rodriguez, Commissioner Cornell, Attorney Michelle Lieberman, Commissioner Cornell, Commissioner Byerly, OMB Director Tommy Crosby, Commissioner Byerly, Chair Hutchison, CRA Executive Director Rodriguez, Commissioner Chestnut Commissioner Cornell, Chair Hutchison, and Assistant County Attorney Sylvia Torres presented comments.

Commissioner Pinkoson moved the following:

1. To approve the CRA plan for 2 years.
2. That the Fire Suppression Initiative be a loan program.
3. The CRA returns substantially reducing the administrative cost.

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The motion failed for lack of a second.

Commissioner Pinkoson moved the following:

1. To approve the CRA plan for 2 years.
2. Reduce the operations and administrative cost to 50% by the time of its next approval.
3. That the Fire Suppression Initiative be a loan program.
4. That capital projects emphasize public infrastructure and services.

The motion carried 5-0

COMMISSION RECESSED AT: 12:44 P.M.
COMMISSION RECONVENED: 12:57 P.M.

5. OrgCode Consulting, Inc. Report on Ending Homelessness in Alachua County
Fiscal Consideration: No fiscal impact at this time
Recommended Action: Hear the presentation, review the work plan, and provide policy direction to staff.

Community Support Services Director Claudia Tuck and City of Gainesville Administrative Services Director Betty Baker presented the above item.

Commissioner Cornell, CSS Director Tuck, North Central Florida Coalition for the Homeless and Hungry President Theresa Lowe, Chair Hutchison, and Commissioner Byerly presented comments.

By consensus the Board requested a chart to the process for how the HUD funds will flow in the new funding system.

Chair Hutchison, Assistant City of Gainesville Manager Fred Murray, CSS Director Tuck, Commissioner Byerly, Chair Hutchison, Assistant Manager Murray CSS Director Tuck, Teresa Lowe, Assistant City Manager Fred Murray, Chair Byerly, Betty Baker, County Manager Niblock, Teresa Lowe, Commissioner Chestnut, Teresa Lowe, Assistant City Manager Fred Murray, Commissioner Chestnut, CSS Director Tuck, Commissioner Byerly, Chair Hutchison, Assistant City Manager Fred Murray, CSS Director Tuck, Commissioner Byerly, Assistant City Manager Murray, and Commissioner Cornell presented comments.

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By consensusthe Board requested to have a matrix of where the County is, all the providers and how they are funding, and an aspirational matrix of how the paradigm shift changes the new math.

Commissioner Chestnut, Assistant City Manager Murray, Commissioner Chestnut, CSS Director Tuck, Chair Hutchison, Assistant City Manager Murray, Chair Hutchison, Betty Baker, Chair Hutchison, Teresa Lowe, CSS Director Tuck, Chair Hutchinson, Teresa Lowe, Kali Blount, and CSS Director Tuck presented comments.

Commissioner Pinkoson requested that Mr. Blount submit his questions by email so that answers can be provided.

4. Perpetual Contract Policy Discussion
Fiscal Consideration: N/A
Recommended Action: Have the Evergreen Contract Policy Discussion

Chair Hutchinson presented the above item.

Commissioner Byerly, Community Support Services Director Claudia Tuck, County Manager Lee Niblock, Community Support Services Director Claudia Tuck, Commissioner Byerly, Community Support Services Director Claudia Tuck, Chair Hutchinson, Community Support Services Director Claudia Tuck, Chair Hutchinson, Commissioner Pinkoson, Commissioner Cornell, Commissioner Byerly, County Manager Niblock, Chair Hutchinson, County Manager Niblock, and Commissioner Pinkosonpresented comments.

County Manager Niblock stated that he would bring back a recommendation for the Board to consider that would place a significant portion of the funding in a two year cycle and the remaining funds would be awarded yearly maintaining the current process.

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Public Comments

There was no one present who wished to address the Board.

Commission Comments

There were no comments offered.

There being no further business before the Board the meeting was adjourned at 3:01 p.m.