



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2023-2024

LFIR # 2660

1. Project Title Center for Commerce Education and Culture - Gainesville

2. Senate Sponsor Keith Perry

3. Date of Request 03/03/2023

4. Project/Program Description

Build a quality, attractive facility/campus to give people an exciting reason to come to east Gainesville and Alachua County; thus making it a "destination location." Create well-paying jobs in the immediate vicinity, reduce the profound economic disparity, and stimulate the type of private and public investment that will improve the quality of life and increase property values for the mostly minority low to moderate-income individuals that primarily populate the area. Thus, bring goods, services, business, educational, and social opportunities that currently do not exist in this target area.

- Commerce: Office, retail, restaurants, and housing for lease or purchase.
- Education: Entrepreneurial and other training and technical support, business library, plus a staffed, public computer lab to provide much needed high speed internet and Wi-Fi for area citizens.
- Culture: Auditorium/theater for live performances, plays, musicals, and small conferences and venue to display local art.

5. State Agency to receive requested funds Department of Economic Opportunity

State Agency contacted? Yes

6. Amount of the Nonrecurring Request for Fiscal Year 2023-2024

Type of Funding	Amount
Operations	0
Fixed Capital Outlay	542,000
Total State Funds Requested	542,000

7. Total Project Cost for Fiscal Year 2023-2024 (including matching funds available for this project)

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	542,000	11%
Matching Funds		
Federal	1,000,000	22%
State (excluding the amount of this request)	500,000	11%
Local	500,000	11%
Other	2,100,000	45%
Total Project Costs for Fiscal Year 2023-2024	4,642,000	100%

8. Has this project previously received state funding? No

Fiscal Year (yyyy-yy)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		

9. Is future funding likely to be requested? Yes

a. If yes, indicate nonrecurring amount per year. 500,000

b. Describe the source of funding that can be used in lieu of state funding.



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The Center will seek funding from a variety of sources until the building portion of the project is complete and operations render it self-sustaining. The project is anticipated to be self-sustaining within three years after operations begin. Funding sources will include funds from funding entities utilizing new market tax credits; opportunity zone investors; foundation and philanthropic grants; HUD; and SBA.

10. Has the entity requesting this project received any federal assistance related to the COVID-19 pandemic?

No

If yes, indicate the amount of funds received and what the funds were used for.

Complete questions 11 and 12 for Fixed Capital Outlay Projects

11. Status of Construction

a. What is the current phase of the project?

☐ Planning ☒ Design ☐ Construction

b. Is the project "shovel ready" (i.e permitted)?

No

c. What is the estimated start date of construction?

Spring 2024

d. What is the estimated completion date of construction?

Winter 2025

12. List the owners of the facility to receive, directly or indirectly, any fixed capital outlay funding. Include the relationship between the owners of the facility and the entity.

Ownership will be on a prorata basis based on type and amount of investment. However, it is T-FAN's goal to raise enough funds to capture 51% or more ownership of the building.

13. Details on how the requested state funds will be expended

Spending Category	Description	Amount
Administrative Costs:		
Executive Director/Project Head Salary and Benefits		0
Other Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
Operational Costs: Other		
Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
Fixed Capital Construction/Major Renovation:		
Construction/Renovation/Land/Planning Engineering	Apply towards the purchase of land, engineering, architecture, and/or other related pre-construction required activities.	542,000
Total State Funds Requested (must equal total from question #6)		542,000



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14. Program Performance

a. What specific purpose or goal will be achieved by the funds requested?

Construct a building/campus to house a mini-mall; business incubator; auditorium/live theater; computer lab; print shop; banks/credit unions; restaurants; boutiques; temporary and permanent business office space for doctors, lawyers, consultants, insurance agencies, government, faith and community-based organizations; classrooms; conference/meeting rooms; 24-hour daycare center; apartments/condos (3rd floor); entrepreneurial training, financial empowerment training, job-readiness, and life-skills training; various workshops and seminars; plus, expanded transportation options, etc. Currently, none of this exists on the east side. It will benefit the nation, not just Florida, Alachua County, and Gainesville. Will reduce economic disparity and provide a convenient location for residents and visitors to the area to access the provided services. The Green Acres Park in the Sweetwater Branch eco-system draws visitors from all over the world.

b. What activities and services will be provided to meet the intended purpose of these funds?

After construction of the building, A diverse array of commercial and retail, educational, and cultural activities for residents as well as visitors to the area to include shopping, food, entertainment, recreation, festivals, and aesthetically beautiful outdoor space/park for fun, relaxation, and contemplation. It will also be a place for minority small businesses and micro-entrepreneurs to locate so that the buying public can have easy access to their goods and services and where the businesses themselves can have easy access to the technical support, training, and other resources needed to enhance their chances for long-term success.

c. What direct services will be provided to citizens by the appropriation project?

The intent is to locate this facility within walking distance of thousands of residents of the east side of Gainesville; this is an environmentally friendly alternative to driving and a welcome option for those without cars or taxi or bus fare. Education options plus support in becoming profitably self-employed, training and technical support options; affordable child-care, affordable housing options; business library plus free staffed computer lab with high speed internet, Wi-Fi, and long operating hours; plus, stimulation of parental involvement in child's education through planned learning activities.

d. Who is the target population served by this project? How many individuals are expected to be served?

Primarily built to bolster the quality of life and self-esteem of the low to moderate-income local residents that primarily populate the area through a facility and related activities that attract interest in and money to the area. This includes the elderly, unemployed, youth at-risk, ex-offenders, and economically disadvantaged people of all ages, sexual orientation, and ethnicity.

This facility will create jobs and offer nearby goods, cultural activities, and services that currently do not exist in this area. It is the type of facility that also bolsters property values and garners the interest of other locales interested in bringing positive solutions to their communities in economic decline and residents that suffer from decades of racial and economic disparities.

e. What is the expected benefit or outcome of this project? What is the methodology by which this outcome will be measured?

- Create 100's of jobs to employ individuals with educational levels from GED to PhD.
- Improve quality of education and life, to be measured by recording a baseline and measuring improvements in grades, household income, and standard of living.
- Enrich cultural experiences, to be measured by recording a baseline and measuring the increase in number of residents who attend and/or participate in live theater and art shows.
- Improve transportation options, to be measured by success in using the entrepreneurial training program to create small businesses that provide supplemental transportation services up to 24-hours a day/365 days a year to the transportation disadvantaged especially the elderly and those with medical or other challenges.
- Increase economic activity, tourism, and economic self-sufficiency, as measured by number of new businesses created, improved revenues, profitability of vicinity micro-entrepreneurs, and tourism numbers reported by Gainesville.

f. What are the suggested penalties that the contracting agency may consider in addition to its standard penalties for failing to meet deliverables or performance measures provided for the contract?

Standard contract penalties are sufficient.



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15. Requester Contact Information

a. First Name Last Name

b. Organization

c. E-mail Address

d. Phone Number Ext.

16. Recipient Contact Information

a. Organization

b. Municipality and County

c. Organization Type

- ☐ For Profit Entity
- ☒ Non Profit 501(c)(3)
- ☐ Non Profit 501(c)(4)
- ☐ Local Entity
- ☐ University or College
- ☐ Other (please specify)

d. First Name Last Name

e. E-mail Address

f. Phone Number

17. Lobbyist Contact Information

a. Name

b. Firm Name

c. E-mail Address

d. Phone Number