



Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

MEETING NOTICE

EXECUTIVE COMMITTEE

There will be a meeting of the Executive Committee of the North Central Florida Regional Planning Council on **April 23, 2026**. The meeting will be held as a hybrid meeting in-person at the **Holiday Inn Hotel and Suites, Santa Fe Room, 213 Southwest Commerce Boulevard, Lake City, Florida**, and via Communications Media Technology at **6:00 p.m.**

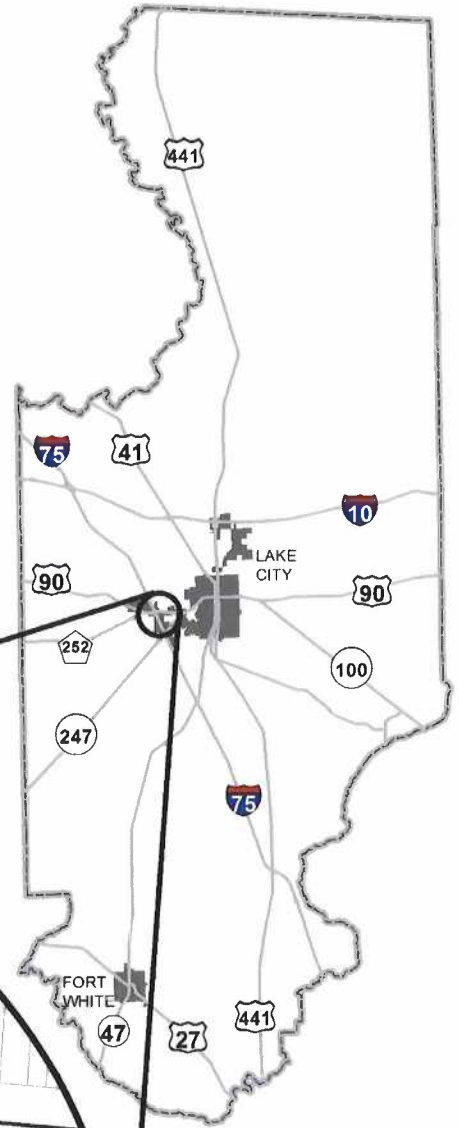
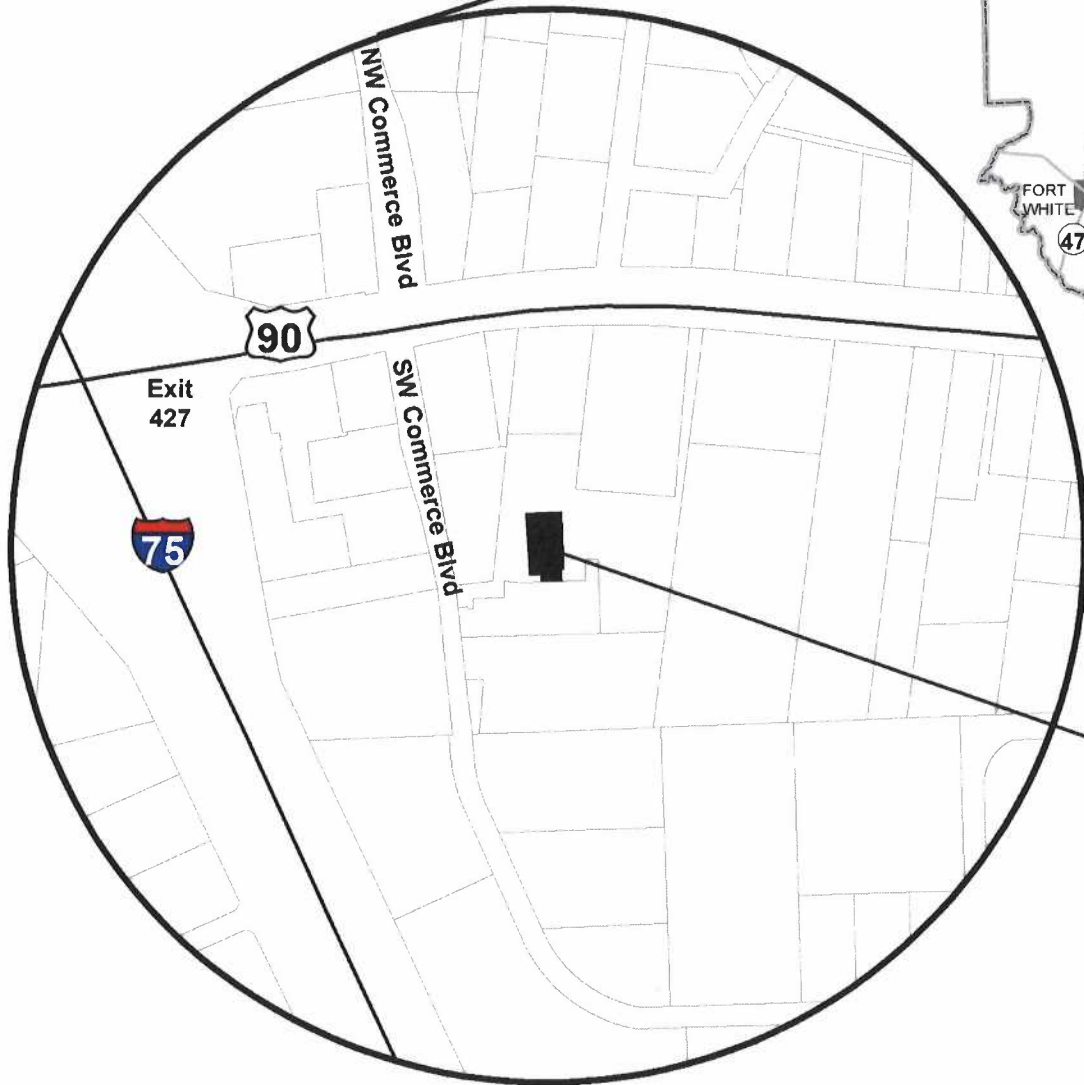
DIAL IN NUMBER: Toll Free 1.888.585.9008

CONFERENCE CODE: 568 124 316

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

Directions: From the intersection of Interstate 75 and U.S. Highway 90 (exit 427) in the City of Lake City turn, East onto U.S. Highway 90, travel approximately 450 feet to SW Commerce Blvd, turn right (South) onto SW Commerce Blvd, travel approximately 720 feet and the Holiday Inn Hotel & Suites is on the left.



1 inch = 500 feet

Holiday Inn
Hotel & Suites





Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

AGENDA EXECUTIVE COMMITTEE

Hybrid Public Meeting
Holiday Inn Hotel & Suites
213 Southwest Commerce Boulevard
Lake City, Florida and
Via Communications Media Technology

April 23, 2026
6:00 p.m.

	<u>Page</u>
* I. APPROVAL OF MINUTES – March 26, 2026	5
II. CONTRACTS AND APPLICATIONS - None	
III. PROGRAM REPORT	
* A. Transportation Disadvantaged Program Local Coordinating Board Appointments	11
IV. GENERAL ADMINISTRATION –	
* A. Proclamation Proclaiming April 2026 County Government Month	13
* B. Proclamation Proclaiming April 2026 Springs Protection Awareness Month	17
* C. Proclamation Proclaiming April 2026 Water Conservation Month	21
* D. Proclamation Proclaiming May 3-9, 2026 Travel and Tourism Week	25
* E. Proclamation Proclaiming May 4-8, 2026 Economic Development Week	29
* F. Land, Warehouse and Office Building	33
V. OTHER BUSINESS - None	
VI. PUBLIC COMMENTS	

The Committee welcomes you to this meeting. This time is set aside for our citizens and general public to address the Committee. If you would like to address the Committee, please complete a form, come forward when you are called, and state your name for the record. Please also limit your comments to not more than three minutes. Your participation is welcomed.

See Attachments

o:\council.mtg\ec\agendas\2026\executive committee agenda 4-23-26.docx



Serving Alachua
 Bradford • Columbia
 Dixie • Gilchrist • Hamilton
 Lafayette • Levy • Madison
 Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653 -1603 • 352 . 955 . 2200

AGENDA EXECUTIVE COMMITTEE

Hybrid Public Meeting
 Holiday Inn Hotel & Suites
 213 Southwest Commerce Boulevard
 Lake City, Florida and
 Via Communications Media Technology

April 23, 2026
 6:00 p.m.

	<u>Page</u>
* I. APPROVAL OF MINUTES – March 26, 2026	5
II. CONTRACTS AND APPLICATIONS - None	
III. PROGRAM REPORT	
* A. Transportation Disadvantaged Program Local Coordinating Board Appointments	11
IV. GENERAL ADMINISTRATION –	
* A. Proclamation Proclaiming April 2026 County Government Month	13
* B. Proclamation Proclaiming April 2026 Springs Protection Awareness Month	17
* C. Proclamation Proclaiming April 2026 Water Conservation Month	21
* D. Proclamation Proclaiming May 3-9, 2026 Travel and Tourism Week	25
* E. Proclamation Proclaiming May 4-8, 2026 Economic Development Week	29
* F. Land, Warehouse and Office Building	33
V. OTHER BUSINESS - None	
VI. PUBLIC COMMENTS	

The Committee welcomes you to this meeting. This time is set aside for our citizens and general public to address the Committee. If you would like to address the Committee, please complete a form, come forward when you are called, and state your name for the record. Please also limit your comments to not more than three minutes. Your participation is welcomed.

See Attachments

o:\council.mtg\ec\agendas\2026\executive committee agenda 4-23-26.docx

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
EXECUTIVE COMMITTEE
MINUTES

Hybrid Meeting
Holiday Inn Hotel & Suites
Lake City, Florida and
Via Communications Media Technology

March 26, 2026
6:00 p.m.

MEMBERS PRESENT
IN PERSON

Mary Alford, Chair
Jhelecia Hawkins, Vice-Chair
Fletcher Hope Jr., Immediate Past Chair
Patricia Bouie Hutchinson, Treasurer

MEMBERS PRESENT
VIA COMMUNICATIONS
MEDIA TECHNOLOGY
(FOR QUORUM)

None

MEMBERS PRESENT
VIA COMMUNICATIONS
MEDIA TECHNOLOGY
(NOT FOR QUORUM)

Melissa McNeal, Secretary

MEMBERS ABSENT

None

STAFF PRESENT

Scott Koons - In Person

OTHERS PRESENT

Joel Addington - Virtual
Moses Clepper – In-Person
Ronnie Little – In-Person
Stew Lilker, Columbia County Observer - In Person
Joseph Waas – In-Person
Jonathan Wershow, Council Attorney – Virtual

Noting a quorum being present, Chair Alford called the meeting to order at 6:06 p.m.

I. APPROVAL OF MINUTES - JANUARY 22, 2026

ACTION: Mayor Hope made the motion, with a second by Vice-Mayor Bouie Hutchinson, to approve the minutes for the January 22, 2026 Executive Committee meeting as written and circulated. The motion carried unanimously.

II. CONTRACTS AND APPLICATIONS -

A. Amendment to Memorandum of Agreement with Tampa Bay Regional Planning Council Concerning Regional Economic Modeling, Inc.

ACTION: Vice-Mayor Bouie Hutchinson made the motion, with a second by Mayor Hawkins, to recommend that the Council authorize the Executive Director to sign an amendment to the memorandum of agreement with Tampa Bay Regional Planning Council for an additional year as a user of the Regional Economic Modeling, Inc., for a fixed fee amount of \$5,530.50. The motion carried unanimously.

III. PROGRAM REPORT

- A. Transportation Disadvantaged Planning Program Grant Resolutions
Fiscal Year 2026-27

ACTION: Mayor Hope made the motion, with a second by Vice-Mayor Bouie Hutchinson, to recommend that the Council approve the Fiscal Year 2026-27 Transportation Disadvantaged Planning Program Grant Resolutions for Alachua County, Bradford County, Columbia County, Dixie County, Gilchrist County, Hamilton County, Lafayette County, Levy County, Madison County, Suwannee County and Union County. The motion carried unanimously.

- B. Transportation Disadvantaged Local Coordinating Board Membership Certifications

ACTION: Mayor Hawkins made the motion, with a second by Vice-Mayor Bouie Hutchinson, to recommend that the Council authorize the Chair to sign the Bradford County; Columbia Hamilton Suwannee; Dixie County; Gilchrist County; Lafayette County; Levy County; Madison County and Union County Transportation Disadvantaged Local Coordinating Board Membership Certifications. The motion carried unanimously.

- C. Transportation Disadvantaged Program -
Community Transportation Coordinator Designations for
Dixie County, Gilchrist County and Union County

ACTION: Mayor Hope made the motion, with a second by Commissioner McNeal to recommend that the Council approve Resolution No. 2026-10, recommending the Florida Commission for the Transportation Disadvantaged designate Suwannee River Economic Council, Inc. the Community Transportation Coordinator for Dixie County for a five-year period effective July 1, 2026; Resolution No. 2026-11 recommending the Florida Commission for the Transportation Disadvantaged designate Suwannee River Economic Council, Inc. the Community Transportation Coordinator for Gilchrist County for a five-year period effective July 1, 2026; and Resolution No. 2026-12 recommending the Florida Commission for the Transportation Disadvantaged designate Suwannee River Economic Council, Inc. the Community Transportation Coordinator for Union County for a five-year period effective July 1, 2026. The motion carried unanimously.

- D. Transportation Disadvantaged Program - Community Transportation Coordinator
Designation for Columbia, Hamilton and Suwannee Counties

ACTION: Vice-Mayor Bouie Hutchinson made the motion, with a second by Mayor Hawkins to recommend that the Council approve Resolution No. 2026-13 recommending the Florida Commission for the Transportation Disadvantaged designate the Suwannee Valley Transit Authority as the Community Transportation Coordinator for Columbia, Hamilton and Suwannee Counties for a five-year period beginning on July 1, 2026. The motion carried unanimously.

IV. GENERAL ADMINISTRATION -

A. Water First North Florida Aquifer Recharge Project Resolution No. 2026-14

Scott Koons, Executive Director, discussed the Suwannee River Water Management District and St. Johns River Water Management District regional initiative, the Water First North Florida Aquifer Recharge Project, designed to return more than 40 million gallons of water per day to the Floridan Aquifer system to maintain minimum flows and levels in the Lower Santa Fe River Basin and the Ichetucknee River Basin.

Mr. Koons noted that the Water First North Florida partnership proposes to take reclaimed wastewater and further purify it through a natural wetland filtration system to recharge into the aquifer. He stated that the proposed wetland filtration system would be located in Duval County. Mr. Koons reported that the filtrated wastewater would be transmitted via a pipeline to a recharge site located in Baker County, Bradford County, Columbia County, Hamilton County or Union County in the north central Florida region.

Mr. Koons stated that both Districts jointly approved the project after determining it was the most cost-effective and environmentally beneficial solution to meet area water needs. He noted that staffs evaluated more than 100 potential projects.

Mr. Koons reported that the estimated cost of the project is \$1.0 billion. He stated that the Jacksonville Electric Authority has pledged \$400 million and the St. Johns River Water Management District has pledged \$150 million for the project. Mr. Koons noted that an alternative desalinization project is estimated to cost between \$2.0 billion and \$3.0 billion.

Moses Clepper spoke in favor of Water First North Florida Aquifer Recharge Project Resolution No. 2026-14.

Ronnie Little spoke in favor of Water First North Florida Aquifer Recharge Project Resolution No. 2026-14.

Joseph Waas spoke in favor of Water First North Florida Aquifer Recharge Project Resolution No. 2026-14.

Following discussion by the Executive Committee, the following action was taken concerning the Water First North Florida Aquifer Recharge Project.

ACTION: Mayor Hawkins made the motion, with a second by Mayor Hope, to recommend that the Council adopt Resolution No. 2026-14 opposing the Water First North Florida Aquifer Recharge Project and recommending the implementation of the alternative water desalinization project, and send a copy of the adopted resolution to the Governor, the President of the Florida Senate, the Speaker of the Florida House of Representatives, the north central Florida Legislative Delegation, the Suwannee River Water Management District, the St. Johns River Water Management District and the Jacksonville Electric Authority. The motion carried unanimously.

V. OTHER BUSINESS - None

VI. PUBLIC COMMENTS - None

The meeting adjourned at 6:39 p.m.

Mary C. Alford, Chair

4/23/26
Date



Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

April 16, 2026

TO: Council Members

FROM: Scott R. Koons, AICP, Executive Director

SUBJECT: Transportation Disadvantaged Program Local Coordinating Board Appointments

RECOMMENDATION:

- **Appoint Diana Burgos Garcia as the voting Florida Agency for Persons with Disabilities Representative on the Alachua County; Bradford County; Columbia, Hamilton and Suwannee; Dixie County; Gilchrist County; Lafayette County; Levy County; Madison County; and Union County Transportation Disadvantaged Coordinating Boards.**
- **Appoint Summer Jones as the voting Florida Department of Transportation Representative on the Madison County Transportation Disadvantaged Coordinating Board.**
- **Appoint Casey Polmueller as the alternate Florida Agency for Persons with Disabilities Representative on the Alachua County; Bradford County; Columbia, Hamilton and Suwannee; Dixie County; Gilchrist County; Lafayette County; Levy County; Madison County; and Union County Transportation Disadvantaged Coordinating Boards.**

BACKGROUND:

According to Rule 41-2.012 of the Florida Administrative Code, the North Central Florida Regional Planning Council, serving as the Designated Official Planning Agency, is responsible for appointing members to the local Transportation Disadvantaged Coordinating Boards. It is recommended Diana Burgos Garcia be appointed the voting Florida Agency for Persons with Disabilities Representative on the Alachua County; Bradford County; Columbia, Hamilton and Suwannee; Dixie County; Gilchrist County; Lafayette County; Levy County; Madison County; and Union County Transportation Disadvantaged Coordinating Boards. It is recommended Summer Jones be appointed the voting Florida Department of Transportation Representative on the Madison County Transportation Disadvantaged Coordinating Board. It is recommended Casey Polmueller be appointed the alternate Florida Agency for Persons with Disabilities Representative on the Alachua County; Bradford County; Columbia, Hamilton and Suwannee; Dixie County; Gilchrist County; Lafayette County; Levy County; Madison County; and Union County Transportation Disadvantaged Coordinating Boards.

If you have any questions concerning this matter, please do not hesitate to contact me.



IV.A.

Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

April 16, 2026

TO: Council Members

FROM: Scott R. Koons, AICP, Executive Director

SUBJECT: Proclamation Proclaiming April 2026 as County Government Month

RECOMMENDATION

Adopt the attached proclamation proclaiming April 2026 as County Government Month.

BACKGROUND

County Government Month is celebrated each April by counties across the country to raise public awareness and understanding about the roles and responsibilities of county government.

Counties participate in County Government Month by hosting a variety community outreach events and activities. These include tours of county facilities, recognition ceremonies for county employees and volunteers, distribution of information about county programs and services, sponsoring student essay or art contests, meetings with business and community leaders and adoption of resolutions.

The National Association of Counties encourages counties across the country to actively promote county government programs and services throughout the month.

If you have questions concerning this matter, please do not hesitate to contact me.

Attachment

o:\council.mtg\cnc\mtgmemos\county gov month 2026.docx

Dedicated to improving the quality of life of the Region's citizens,
by enhancing public safety, protecting regional resources,
promoting economic development and providing technical services to local governments.

PROCLAMATION

PROCLAIMING THE MONTH OF APRIL 2026 AS COUNTY GOVERNMENT MONTH

WHEREAS, the nation's 3,069 counties serving more than 300 million Americans provide essential services to create healthy, safe, vibrant and economically resilient communities; and

WHEREAS, counties move America forward by building infrastructure, maintaining roads and bridges, providing health care, administrating justice, keeping communities safe, running election, managing solid waste, keeping records and much more; and

WHEREAS, counties take pride in their responsibility to protect and enhance the health, welfare and safety of its residents in effective and cost-effective ways; and

WHEREAS, in order to remain healthy, vibrant, safe and economically competitive, America's counties provide transportation and infrastructure services that play a key role in everything from daily commutes to shipping goods around the world; and

WHEREAS, the National Association of Counties has designated April as County Government Month and encouraged counties across the country to actively promote their programs and services to the public they serve.

NOW, THEREFORE, the North Central Florida Regional Planning Council, hereby proclaims April 2026 as ***County Government Month*** throughout the north central Florida region.

DULY ADOPTED AND PROCLAIMED this 23rd day of April 2026.

ATTEST:

SEAL

Melissa McNeal, Secretary

Mary C. Alford, Chair



IV.B.

Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

April 16, 2026

TO: Council Members

FROM: Scott R. Koons, AICP, Executive Director

SUBJECT: Proclamation Proclaiming April 2026 as Springs Protection Awareness Month

RECOMMENDATION

Adopt the attached proclamation proclaiming April 2026 as Springs Protection Awareness Month.

BACKGROUND

April is Springs Protection Awareness Month in Florida. With over 450 documented springs, the north central Florida region is home to the largest concentration of freshwater springs in North America. The springs of the area have significant environmental, historical, economic and recreational value to local communities.

The north central Florida region is home to 21 of the 33 first-magnitude springs in Florida. First-magnitude springs discharge more than 65 million gallons of water per day. Springs are natural windows into the Floridan Aquifer and reflect groundwater conditions, which serves as the primary source of drinking water in the north central Florida region.

Springs Protection Awareness Month kicks off a month-long outreach initiative by water management districts to bring attention and awareness to one of Florida's most critical ecosystems and what is being done to protect them.

If you have questions concerning this matter, please do not hesitate to contact me.

Attachment

o:\council.mtg\cnc\mtgmemos\springs protection awareness month 2026.docx

Dedicated to improving the quality of life of the Region's citizens,
by enhancing public safety, protecting regional resources,
promoting economic development and providing technical services to local governments.

PROCLAMATION

PROCLAIMING APRIL 2026 AS SPRINGS PROTECTION AWARENESS MONTH

WHEREAS, Florida's springs are essential to the environment, economy, and citizens of, and visitors to, this state;

WHEREAS, Florida has one of the most productive aquifers in the world, which supports more than 1,000 natural springs, giving this state the world's highest concentration of springs;

WHEREAS, north central Florida region has the highest concentration of springs in the United States;

WHEREAS, Florida's springs discharge more than eight billion gallons of water each day, which is essential for sustaining spring runs and associated receiving water bodies;

WHEREAS, the north central Florida region has the highest concentration of first magnitude springs in Florida;

WHEREAS, the north central Florida region has 14 Outstanding Florida Springs;

WHEREAS, groundwater in the north central Florida region is the primary source for public, agricultural, business and industrial use and vital to Florida's economy;

WHEREAS, springs are a natural resource that must be protected, as they reflect groundwater conditions and provide an important habitat for wildlife and listed species; and

WHEREAS, springs provide important recreational resources and opportunities that are enjoyed by citizens and visitors alike.

NOW, THEREFORE, the North Central Florida Regional Planning Council hereby proclaims the month of April 2026 as *Springs Protection Awareness Month* throughout the north central Florida region.

DULY ADOPTED AND PROCLAIMED this 23rd day of April 2026.

Attest:

NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL

SEAL

Melissa McNeal, Secretary

Mary C. Alford, Chair



IV.C.

Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

April 16, 2026

TO: Council Members

FROM: Scott R. Koons, AICP, Executive Director

SUBJECT: Proclamation Proclaiming April 2026 as Water Conservation Month

RECOMMENDATION

Adopt the attached proclamation proclaiming April 2026 as Water Conservation Month.

BACKGROUND

April is Water Conservation Month in Florida. Conserving water year-round is an integral part of managing and protecting the water supply of the north central Florida region today and for future generations. Water management districts proactively develops long-term water supply plans to monitor, evaluate and identify water sources and projects to meet the future water needs.

During Water Conservation Month, water management districts join with local governments to raise awareness about the importance of water conservation and the ways we can reduce our water use all year long.

If you have questions concerning this matter, please do not hesitate to contact me.

Attachment

o:\council.mtg\cnc\mtgmemos\water conservation month 2026.docx

Dedicated to improving the quality of life of the Region's citizens,
by enhancing public safety, protecting regional resources,
promoting economic development and providing technical services to local governments.

PROCLAMATION

PROCLAIMING APRIL 2026 AS WATER CONSERVATION MONTH

WHEREAS, clean, safe and sustainable water resources are vital to north central Florida region residents, visitors, economy and environment;

WHEREAS, droughts, development and population growth serve as reminders that Florida's ground and surface water resources such as rivers, lakes and springs are finite and fragile;

WHEREAS, permanent, year-round water conservation measures are in effect throughout the north central Florida region;

WHEREAS, water conservation is a strategic priority;

WHEREAS, water conservation is encouraged and supported through public awareness efforts;

WHEREAS, water conservation will continue to play an important role in the future protection and preservation of ground and surface water resources;

WHEREAS, every business, industry, school, resident and visitor can help by conserving water and thus promote a healthy economy and community; and

WHEREAS, north central Florida local governments are essential in assisting in promoting water conservation awareness and implementing water conservation measures.

NOW, THEREFORE, the North Central Florida Regional Planning Council hereby proclaims the month of April 2026 as *Water Conservation Month* throughout the north central Florida region.

DULY ADOPTED AND PROCLAIMED this 23rd day of April 2026.

Attest:

NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL

SEAL

Melissa McNeal, Secretary

Mary C. Alford, Chair



2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

April 16, 2026

TO: Council Members

FROM: Scott R. Koons, AICP, Executive Director

SUBJECT: Proclamation Proclaiming May 3-9, 2026 as Travel and Tourism Week

RECOMMENDATION:

Adopt the attached proclamation proclaiming the week of May 3-9, 2026 as Travel and Tourism Week in the north central Florida region.

BACKGROUND:

The Original Florida Tourism Task Force was created as a task force of the Council 33 years ago. It is a 13-county independent tourism marketing interlocal agreement organization. The mission of the Original Florida Tourism Task Force is to “Promote the natural, historic, and cultural attractions of the north central Florida region to increase the number of visitors and extend their stay.” The goal is to enhance the area’s economy, image, and quality of life through expanded revenues and employment opportunities. At the same time, the region will encourage the preservation of the resources which bring focus to the area.

The week of May 3-9, 2026 is National Travel and Tourism Week as declared by the Travel Industry Association. Activities are planned throughout the United States and Florida to support and celebrate the tourism industry.

It is recommended that the Council adopt the attached proclamation proclaiming the week of May 3-9, 2026 as Travel and Tourism Week in north central Florida.

If you have any questions concerning this matter, please do not hesitate to contact me.

Attachment

o:\council.mtg\cnc\mtgmemos\tourism week 2026.docx

PROCLAMATION

PROCLAIMING MAY 3-9, 2026 AS TRAVEL AND TOURISM WEEK

WHEREAS, tourism brings over 143 million visitors annually to the State of Florida, generates an estimated 135 billion dollars in economic activity, an estimated 37 billion dollars in annual tax revenue and employs over two million persons;

WHEREAS, the North Central Florida Regional Planning Council recognizes the importance of tourism to the north central Florida regional economy and quality of life;

WHEREAS, local governments, tourist development councils and the North Central Florida Regional Planning Council support tourism opportunities in north central Florida; and

WHEREAS, local governments, businesses, chambers of commerce, visitors bureaus, tourist development councils and the North Central Florida Regional Planning Council are working together to support this vital part of north central Florida's economy and all who play a role in tourism to ensure that north central Florida continues to be a place where traditions will be created and continued for years to come.

NOW, THEREFORE, the North Central Florida Regional Planning Council hereby proclaims the week of May 3-9, 2026 as *Travel and Tourism Week* throughout the north central Florida region.

DULY ADOPTED AND PROCLAIMED this 23rd day of April 2026.

ATTEST:

SEAL

Melissa McNeal, Secretary

Mary C. Alford, Chair



2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

April 16, 2026

TO: Council Members

FROM: Scott R. Koons, AICP, Executive Director

SUBJECT: Proclamation Proclaiming May 4-8, 2026 as Economic Development Week

RECOMMENDATION:

Approve the attached proclamation proclaiming May 4-8, 2026 as Economic Development Week in the north central Florida region.

BACKGROUND:

The International Economic Development Council has designated May 4-8, 2026 as Economic Development Week. The Council assists local governments and economic development organizations in promoting economic well-being and quality of life for communities create, retain and expand jobs that facilitate growth, enhance wealth and provide a stable tax base.

The International Economic Development Council is encouraging local governments and other organizations to recognize Economic Development Week.

It is recommended that the Council adopt the attached proclamation proclaiming May 4-8, 2026 as Economic Development Week in the north central Florida region.

If you have any questions concerning this matter, please do not hesitate to contact me.

Attachment

o:\council.mtg\cnc\mtgmemos\econ dev week 2026.docx

PROCLAMATION

PROCLAIMING MAY 4-8, 2026 AS ECONOMIC DEVELOPMENT WEEK

WHEREAS, the North Central Florida Regional Planning Council is an economic development district designated by the United States Department of Commerce, Economic Development Administration; and

WHEREAS, economic developers promote economic well-being and quality of life for their communities by creating, retaining, and expanding jobs that facilitate growth, enhance wealth, and provide a stable tax base; and

WHEREAS, economic developers stimulate and incubate entrepreneurship in order to help establish the next generation of new businesses which is the hallmark of the American economy; and

WHEREAS, economic developers are engaged in a wide variety of settings including rural and urban, local, state, provincial and federal governments, public-private partnerships, chambers of commerce, universities and a variety of other institutions; and

WHEREAS, economic developers attract and retain high-quality jobs, develop vibrant communities, and improve the quality of life in their regions; and

WHEREAS, economic developers working in the north central Florida region support the expansion of career opportunities and quality of life.

NOW, THEREFORE, the North Central Florida Regional Planning Council hereby proclaims the week of May 4-8, 2026 as ***Economic Development Week*** throughout the north central Florida region.

DULY ADOPTED AND PROCLAIMED this 23rd day of April 2026.

ATTEST:

NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL

SEAL

Melissa McNeal, Secretary

Mary C. Alford, Chair



Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

April 16, 2026

TO: Council Members
FROM: Scott R. Koons, AICP, Executive Director
SUBJECT: Land, Warehouse and Office Building

RECOMMENDATION

Set a minimum bid sale price of \$1,711,500 for the land, warehouse and office building located at 2009 NW 67th Place, Gainesville, Florida and authorize the Executive Director to re-advertise for sealed bids to sell the land, warehouse and office building.

BACKGROUND

On August 4, 1999, the Council purchased the office building and warehouse located at 2009 NW 67th Place, Gainesville, Florida. The office building and warehouse of pre-engineered steel construction were constructed in 1980. The Council had been renting the office building and warehouse for the previous seven years beginning on November 1, 1992.

The purchase price for the 7,560 square foot office building and 1,989 square foot warehouse located on a 4.4-acre site was \$490,400. Along with \$31,400 in cash, the Council secured a 15-year promissory note from SouthTrust Bank in the amount of \$459,000 to purchase the office building and warehouse. Since the Council is a governmental agency and is prohibited from mortgaging real property to secure a promissory note, the Council pledged certain revenues to repay the promissory note.

The January 1, 2014 payment in the amount of \$3,134.95 constituted the final payment in full satisfying the promissory note. Thus, the Council currently does not have any outstanding long-term debt. The average annual building and grounds occupancy cost, including insurance; utilities; custodial services; heating, ventilation and air conditioning services; and termite and pest control services is \$37,000.

On January 13, 2020, Emerson Appraisal Company, Inc., an appraiser, consultant and market analyst company, completed an appraisal of the property. The appraised value was determined to be \$970,000. On February 20, 2020, the Council declared the land, warehouse and office building located at 2009 NW 67th Place, Gainesville, Florida to be surplus property;

The Alachua County Property Appraiser 2025 assessed value of the land is \$548,856, and the assessed value of the buildings is \$742,035. Thus, the total assessed value of land and buildings is \$1,290,891.

A commercial real estate broker has contacted Council staff indicating that potential buyers may be interested in purchasing the land, warehouse and office building owned by the Council.

Council Members

April 16, 2026

Page 2

On February 26, 2026, the Council authorized the Executive Director to have an appraisal of the land, warehouse and office building completed. On March 20, 2026, Emerson Appraisal Company, Inc., an appraiser, consultant and market analyst company, completed an appraisal of the property. The appraised value was determined to be \$1,630,000.

It is recommended that the Council set a minimum bid sale price of \$1,711,500 for the land, warehouse and office building located at 2009 NW 67th Place, Gainesville, Florida and authorize the Executive Director to re-advertise for sealed bids to sell the land, warehouse and office building. The recommended minimum bid sale price is the appraised value plus five percent.

If you have questions concerning this matter, please do not hesitate to contact me.