



Mayor/Council Meeting Agenda
Tuesday, June 2, 2026, 5:30 PM
Public Safety Complex, Municipal Court Room
701 Queen City Parkway, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

INVOCATION:

PLEDGE OF ALLEGIANCE:

COUNCIL ANNOUNCEMENTS:

PUBLIC COMMENTS: (20 minutes maximum)

CONSENT AGENDA:

Minutes

- A. May 14, 2026 Work Session
- B. May 19, 2026 Mayor/Council Meeting

Resolutions

- A. BR-2026-21 Adoption of the FY2025 Annual Update to the CIE
- B. BR-2026-22 Write-off of Delinquent Personal Property Taxes

CITY MANAGER ISSUES:

- A. Business Resolution 2026-23
Authorization to Execute Intergovernmental Agreement By and Between the City of Gainesville and Gainesville Redevelopment Authority for Lease of Restaurant Space in the City of Gainesville Identified as 201 Bradford Street, Suite B and 126 Main Street, Suite A

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Friday, May 29, 2026 11:25 AM



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: December 30, 2025
Date Submitted: June 2, 2026
Final Approval Date: June 2, 2026
Presenter: Alisa Grayson, City Clerk
Item of Business: May 14, 2026 Work Session
Meeting Date: June 2, 2026

Purpose of Request:

The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

None



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: December 30, 2025
Date Submitted: June 2, 2026
Final Approval Date: June 2, 2026
Presenter: Alisa Grayson, City Clerk
Item of Business: May 19, 2026 Mayor/Council Meeting
Meeting Date: June 2, 2026

Purpose of Request:

The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

None



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: May 28, 2026
Date Submitted: June 1, 2026
Final Approval Date: June 1, 2026
Presenter: Bryan Lackey, City Manager
Item of Business: BR-2026-21 Adoption of the FY2025 Annual Update to the CIE
Meeting Date: June 2, 2026

Purpose of Request:

To adopt the FY2025 Annual Update to the City's Capital Improvements Elements (CIE) component of the Comprehensive Plan.

Facts & Issues / History & Background:

The annual update is related to the City's Impact Fees program, and it serves as an annual audit of the program per DCA requirements. The annual update to the CIE must be approved by DCA to maintain the City's Qualified Local Government (QLG) status. The City is required to hold at least one public hearing before adopting the transmittal resolution.

Department Recommendation:

Approve the resolution.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget? No

None - Review of CIE Update by Finance is required.

Administrative Comments:

Attachments:

1. BR-2026-21: Adoption of the FY2025 Annual Update to the CIE
2. Exhibit A: FY25 CIE Update report

RESOLUTION BR-2026-21

ADOPTION OF THE FY2025 ANNUAL UPDATE TO THE CIE

WHEREAS, the City of Gainesville, Georgia adopted on July 18, 2006 a Capital Improvement Element (CIE) for Public Safety and Parks and Recreation and related amendments to the Comprehensive Plan of the City of Gainesville in support of the City’s Impact Fee Program; and

WHEREAS, the City of Gainesville, Georgia adopted on August 1, 2006 an amendment to the Gainesville Unified Land Development Code, titled **Article 9-19 Development Impact Fees**, to assist in the implementation of the Gainesville Impact Fee Program; and

WHEREAS, the governing body for the City of Gainesville updated its CIE for Public Safety and Parks and Recreation, and adopted it as an amendment to the Gainesville Comprehensive Plan on May 7, 2019; and adopted an amendment to the Gainesville Unified Land Development Code, titled **Article 9-19 Development Impact Fees**; and

WHEREAS, the City has prepared an annual update to the CIE in accordance with the “Development Impact Fee Compliance Requirements” and “Minimum Planning Standards and Procedures for Local Comprehensive Planning” established by the Georgia Planning Act of 1989, and a public hearing was held on Tuesday, April 21, 2026, at the **Public Safety Complex** in the **Municipal Court Room** in Gainesville, Hall County, Georgia to receive public comment on the FY25 CIE Update; and

WHEREAS, the Georgia Department of Community Affairs approved the City’s FY2025 CIE Update transmittal document; and

WHEREAS, the said FY25 CIE Update report shall be included as part of this resolution as Exhibit A and shall consist of a financial report outlining impact fees collected versus those expended, an updated Capital Improvement Projects lists for Police, Fire and Parks/Recreation, and an updated Community Work Program.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the annual update of the Capital Improvements Element covering the five-year period 2025-2029, as per the requirements of the Georgia Planning Act of 1989.

Adopted this _____ day of June, 2026.

Zack Thompson, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

Exhibit A



**FY 2025 Annual Update of the Capital Improvement
Element (CIE) & Short Term Work Program
(July 1, 2024 - June 30, 2025)**

City of Gainesville, Georgia

Adoption Document Prepared by:
City of Gainesville
Community & Economic Development Department

CITY OF GAINESVILLE

Annual Impact Fee Financial Report - FY2025

Public Facility	Police	Fire	Parks & Recreation	Total
Service Area (if more than one)	City-wide	City-wide	City-wide	City-wide
Impact Fee Fund Balance June 30, 2024	\$335,260.57	\$327,150.62	\$757,073.81	\$1,419,485.00
Impact Fees Collected (July 1, 2024 through June 30, 2025)	\$206,636.53	\$377,453.61	\$497,000.00	\$1,081,090.14
City Administrative Fees Collected				\$32,432.70
<i>Fee for Service from Hall County to Collect County Library Impact Fee^</i>				<i>\$2,782.94</i>
Accrued Interest**	\$24,796.15	\$23,483.96	\$34,358.13	\$82,638.24
<i>Project Balance Returned to IF Funds^^</i>				<i>\$0</i>
TOTAL FY25 BUDGET REVENUE =	\$231,432.68	\$400,937.57	\$531,358.13	\$1,198,944.02
(Impact Fee Refunds)				\$0
(Administrative Fees Refunds)				\$0
(City Administrative/Other Costs)***				(\$32,432.70)
(Budgeted vs Actual / Unrealized Losses)^^^	\$0.00		\$0.00	\$0.00
<i>(Fee for Service from Hall County to Collect County Library Impact Fee)^</i>				<i>(\$2,782.94)</i>
(Project Expenditures)				\$0
(Impact Fees Encumbered)	\$0.00	(\$160,000.00)	(\$849,999.96)	(\$1,009,999.96)
TOTAL FY25 BUDGET EXPENSES =	\$0.00	(\$160,000.00)	(\$849,999.96)	(\$1,045,215.60)
			TOTAL FY25 BUDGET BALANCE =	\$153,728.42
Impact Fee Fund Balance Ending June 30, 2025[#]	\$566,693.25	\$568,088.19	\$438,431.98	\$1,573,213.42

(*) Indicates this annual report covers the last completed fiscal year - July 1, 2024 to June 30, 2025. The City of Gainesville Impact Fee Program began August 1, 2006.

(**) Indicates *Interest Revenue*, which is "bank interest earned from pooled cash balance"

(***) Indicates the 3% Administrative Fee collected was transferred to the General Fund to cover the costs associated with administering the City's Impact Fee program.

(^^^)^ Indicates the difference between "Budgeted/Projected" and "Actual" City Admin Fees collected. City's financial software system was set up to automatically transfer out on a monthly basis a set dollar amount based on the budget/projected of Admin Fees to be collected, but then Finance transferred out the "Actual" collected – so it appeared that we transferred out more Admin Fees than collected. To reconcile, Finance had to report "unrealized losses" per our CFO and per the City's auditor. This has been adjusted and will not occur moving forward; only "Actual" collected Admin Fees will be transferred out.

(#) Note that the ending fund balance reported matches Fund Balance reported in the FY25 ACFR. Any difference between the fund balance total and the Total Liabilities and Fund Balances is related to the accrual of an unrealized loss or rounding.

(^)^ Indicates a "fee for service" from Hall County to administer the collection of its County Library Impact Fee, per Resolution BR-2015-51 which authorized the IGA between the City and Hall County for the City to collect the County's Library Impact Fee on applicable City-issued permits. Said fee for service equals 3% and is transferred out to the General Fund.

(^^) Indicates that the balances from previous Capital Projects returned to IF Fund

Public Facility: Police		Service Area: City of Gainesville						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage (%) Impact Fees Eligible [^]	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Public Safety Training Facility: Police Facility Phase III Architectural Design & Engineering for shoot house, training building with instructional classroom space & indoor weapons training simulator (@ 15% building construction costs)	2017	2028	\$390,000	20%	GF, LP, IG, SPLOST	\$0	\$0	Training building in design now. Construction delayed but expected to begin FY28.
Construct Phase II of Training Facility: Shoot House, Training Building with classroom space & Indoor Weapons Training Simulator	2020	2028	\$2,936,000	20%	GF, LP, IG, SPLOST	\$0	\$1,700,000	Training building in design now. Construction delayed but expected to begin FY28.
Total of Costs, Expenditures & Impact Fees Encumbered			\$3,326,000			\$0	\$1,700,000	

GF = General Fund LP = Lease Proceeds IG = Intergovernmental (Local, State, Federal) SPLOST = Special Purpose Local Option Sales Tax IF = Impact Fees

(*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2024 through June 30, 2029).

([^]) Project may be 100% Impact Fee eligible; however, limited funds collected through Impact Fees may not be sufficient to cover full cost of project and may require other funding to complete.

Public Facility		Fire						
Service Area:		City of Gainesville						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage (%) Impact Fee Eligible^	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Replacement rescue unit and equipment to replace current R-25	2022	2024	\$2,000,000	100%	Fire Fund, IF	\$0	\$0	Prebuild meeting 11-14/11-17. Estimated delivery date 8/25. Getting quotes for equipment list. Project complete
Fire Boat & Equipment: additional vehicle/equipment to the fleet for Lake Lanier water rescue & fire-fighting along the 47-miles of shoreline (some property on Lake Lanier has better, safer access from the Lake due to terrain)	2023	2024	\$580,000	100%	Fire Fund, Grants, IF	\$130,819	\$579,181	Oder submitted, initial 20% payment sent and received, two change orders processed and sent. Delivery date delayed, estimated 1/25. Have current project pics if needed. Project Complete
Fire Station #5 in SE area (including land acquisition, architectural design/engineering & construction)	2024	2025	\$6,600,000	0%	Fire Fund, IF, SPLOST	\$0	\$0	Projected to release RFP CY2025; City has secured land, projected start date late 2026
Equip Fire Station #5 with one pumper truck	2022	2025	\$985,000	100.00%	Fire Fund, IF	\$0	\$813,513	Order submitted and signed documents received on 12/2/22. No further update. Update from Pierce Man. Pumper production start date set for 3/5/26
Fire Station #6 in NW area (including land, architectural design/engineering & construction)	2025	2026	\$5,450,000	90.80%	Fire Fund, SPLOST	\$0	\$0	Selected architect and completed first concept design. Waiting on site developer.
Equip Fire Station #6 with one pumper truck	2026	2029	\$900,000	100%	IF	\$0	\$0	Delayed - To be included in the FY28 CIP of the City's Budget
Fire Station #7	2028	2029	\$5,450,000	100%	IF, SPLOST	\$0	\$0	To be included in the FY29 CIP of the City's Budget
Public Safety Training Facility: Fire Training Facility/Burn Building & Driving Course for Firefighter Trainees	2024	2026	\$7,400,000	100%	Fire Fund, SPLOST & IF	\$0	\$5,224,428	Construction scheduled to begin 1/25 with 12-18 month window for completion. Project scheduled for completion 1/29/26
Total of Costs, Expenditures & Impact Fees Encumbered			\$29,365,000			\$130,819	\$6,617,122	

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Public Facility: Parks & Recreation								
Service Area: City of Gainesville								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage (%) Impact Fee Eligible^	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
City Park	2019	2020	\$1,006,000	100%	GF, SPLOST, Grants	\$1,002,775	\$0	Complete - New restrooms & playground improvements <u>completed</u> in March 2020.
East Side Greenway (Midtown to New Holland)	2016	2026	\$1,000,000	100%	GF, SPLOST, Grants	\$0	\$0	In Progress - CSX Transportation property purchased. GA INO Grant has been applied for to go toward design and construction. Working on right of way issues. Project is in design - 90% construction documents and should be ready to go to bid in early 2026.
Flat Creek Multiuse Trail	2016	2025	\$850,000	100%	GF, SPLOST, Grants	\$0	\$0	In Progress - Part of Highlands to Islands Trail that links to Midland Greenway. <i>Georgia Recreational Trails Grant</i> not awarded in 2016. GHMPO hired ALTA to conduct a study to determine options for trail connection & design. Design concepts developed. Private business donation given in 2021. Currently in design and construction documents with Rochester and Associates. Construction completion estimate - late 2025. Construction has been delayed due to realignment of the trail along Queen City Parkway and trying to incorporate another City property into the project as a new park. Approvals are complete with GDOT and the first phase should go to bid at the same time as the East Side Greenway in early 2026.
Frances Meadows Center Park	2011	Future	\$2,990,750	100%	GF, SPLOST, Grants	\$0	\$0	Postponed - New outdoor pool and trail system to park plans (Future)
Holly Park	2014	2027	\$2,670,300	51%	GF, SPLOST, Grants	\$0	\$0	Reactivated - Concept plans completed. Discussions with US Army Corps of Engineers about construction and development. Environmental Impact Statement to be done in the next year.
Lanier Point Park	2015	2023	\$330,000	100%	GF	\$330,000	\$0	Complete - New playground, pavilion, and sidewalks completed in FY24.
Longwood Park	2019	2026	\$3,832,525	50%	GF, SPLOST, Grants	\$0	\$0	New pavilion, playground, hardscapes, bridge, etc. in progress.
Midland Greenway/Parks	2006	2024	\$7,118,583	69%	GF, SPLOST, Grants	\$1,740,000	\$0	In Progress - GDOT TE project construction of streetscaping and Phase II-trail was completed in 2021. Destination playground completed FY22, Engine 209 Park completed in FY23, new amphitheater/stage, restrooms, plaza, etc. completed in FY25. Transferred monies from Recreation Center due to costs for Greenway project elements.

Public Facility: Parks & Recreation		Service Area: City of Gainesville						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage (%) Impact Fee Eligible^	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Recreation Center	2025	2026	\$20,000,000	100%	GF, SPLOST, Grants	\$500,000	\$550,000	Development identified as part of new regional park to accommodate growth. Grants have been applied for and currently working toward land acquisition which should add 10+ acres. Monies for land acquisition and planning were moved to Midland Greenway project due to cost of that project in FY24. Recreation Center still in planning stages. \$750K added for planning in FY25.
Subtotal of Costs, Expenditures & Impact Fees Encumbered			\$39,798,158			\$3,572,775	\$550,000	

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Public Facility: Parks & Recreation								
Service Area: City of Gainesville								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage (%) Impact Fee Eligible^	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Skate Park	2019	2020	\$2,050,000	100%	GF	\$2,050,000	\$0	Complete - New Skate Park added near Midland Greenway. Opened March 2020. Added approximately 2 acres.
Youth Athletic Complex/Park	2015	2025	\$31,500,000	<1%	GF, SPLOST, Grants	\$839,132	\$0	Complete - Allocated \$450,000 in IF in FY17 Budget for architectural / engineering / design. Initial studies & environmental assessments completed on proposed location. Additional \$323,744 from IF added for FY2020 for planning regarding new location. New location provides for 89 acres. Construction began summer 2022 and was completed in March 2025.
Greenway Lighting	2022	2027	\$1,200,000	20%	GF	\$200,000	\$0	Midland Greenway lighting complete; First two phases of Rock Creek Greenway complete (FY24 & FY25); only Longwood Park remains as final phase, which is planned for FY27. Adding lighting to increase safety of residents as popularity of greenway continues to grow.
Martha Hope Cabin Improvements	2022	2024	\$600,000	66%	GF	\$400,000	\$0	Complete in FY25 ; Planned renovations and new parking in FY24 as coordinated with adjacent City stormwater improvement project. To accommodate the increase in rentals at the cabin as well as the continued growth of Youth Athletics and the need for additional parking in City Park.
Parks Maintenance Building Expansion and Renovation	2022	2023	\$200,000	100%	GF	\$135,775	\$77,280	Expanding Maintenance Facilities in FY23. Renovations to existing facilities complete; Waiting on new Equipment Building until determine new site for Recreation Center.
Wessell Park Parking and Restrooms	2022	2025	\$800,000	40%	GF	\$300,000	\$0	Complete in FY25 - Added new parking lot and restroom facility.
Roper Park Expansion	2023	2026	\$1,500,000	7%	GF	\$900,000	\$0	In Progress -Adding new Sand Volleyball Courts; Pavilion, Parking Lot, etc. beginning in FY26. \$100K allocated from Impact Fees in FY25 and \$800K in FY26.
Aviation Park	2025	2026	\$2,200,000	10%	GF	\$0	\$0	New park on Highlands to Islands Trail that adds 21 acres. Concept designs in progress.
Desota Park	2025	2027	\$2,100,000	40%	GF	\$0	\$800,000	Adding a half acre to expand playground and play court.
Wilshire Trails	2027	2028	\$1,700,000	35%	GF	\$0	\$600,000	Replacing pavilion and restrooms.

Public Facility: Parks & Recreation								
Service Area: City of Gainesville								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage (%) Impact Fee Eligible^	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Total of Costs, Expenditures & Impact Fees Encumbered			\$79,848,158			\$8,397,682	\$627,280	

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City of Gainesville
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
ADMINISTRATIVE SERVICES (Finance, Information Technology, Municipal Court)									
PROJECTS									
Improve Network Security - Implement and improve solutions to improve the City's network security to include the following: use of network monitoring software; accessibility controls; business continuity and recovery plans; prevention of unauthorized equipment on the network; outbound email filters and other data loss prevention measures	X	X	X	X	X	IT	\$250,000	All Funds	On-Going. Best practices are being followed and several layers of monitoring/protections are in place
Modern-Day Technological Solutions - Ensuring that technological provisions of the City are up-to-date is necessary to provide quality services to our citizens. Improvements and upgrades to hardware and other equipment will be necessary	X	X	X	X	X	IT	\$710,000	All Funds	On-Going. We are continuing to implement best of breed technologies in order to both provide excellent services and safety to users and infrastructure.
CITY MANAGER'S OFFICE									
PROJECTS									
SDS Update - Update the Service Delivery Strategy in accordance with HB 489, in coordination with Hall County and other municipalities				X		CMO, Consultant	\$40,000	GF	
JAB Renovation - Renovate the Joint Administration Building to place related functions in a central location and thereby streamline City operations	X					CMO	\$5,000,000	GF	
Recodification - A comprehensive editorial analysis of existing codified ordinances that will generate an updated Code Book that eliminates conflicts and inconsistencies	X	X				CMO with assistance from all departments	\$50,000	GF	Completed
MCR Upgrade - Upgrade the Municipal Court Room to replace outdated audio/visual equipment and add technology to improve efficiency of meetings	X	X				CMO, Municipal Court, IT, Community Development	\$157,500	GF	Completed
Digital Messaging - Enhance public messaging with the installation of digital message boards at the entrances of the Administration Building	X	X				CMO	\$15,000	GF	Completed
Municipal Election - Biennial election of public officials (Mayor/Council Members for City of Gainesville and Board of Education Members for the Gainesville City School System) and address referendum questions as needed		X		X		CMO	Varies from \$10,000 to \$20,000 per election	GF	
Redistricting - Update voting/ward boundaries after census data is available		X	X			CMO	\$35,000	GF	Completed
Contract Management Software - Research and implement a solution to electronically prepare, review, approve, store, destroy, etc. contracts.			X	X		CMO with assistance from all departments	TBD	GF	
Economic Development - Develop key property in Downtown and Midtown through coordination with interested third-parties.	X	X	X	X	X	CMO with assistance from all departments	Varies	TAD, Private Funding, EDF	
Main Street Jail / City Midtown Block - Demolish the Main Street Jail and seek redevelopment opportunities.	X					CMO with assistance from all departments	\$500,000	GF	

City of Gainesville
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
COMMUNICATIONS & TOURISM									
<i>PROJECTS</i>									
Promote Conventions and Tourism in Gainesville - Continue to promote convention and tourism business in Gainesville through marketing, advertising, and contacts	X	X	X	X	X	Communications & Tourism	\$125,000	HM	
Main Street Program - Maintain Main Street designation	X	X	X	X	X	Communications & Tourism	\$16,500	HM/Staff Time	
Citizen Education - Educate the public with bi-annual Citizen's Academy, website updates, social media	X		X		X	Public Relations	\$68,000	HM	On Hold
Increase Exposure- Produce council meeting videos, plus other videos/content highlighting various city services, departments, happenings, etc.	X	X	X	X	X	Public Relations	Staff Time	GF	Complete
Greater Gainesville Sports Alliance – Establish the Greater Gainesville Sports Alliance. Create a marketing and execution plan to promote Gainesville as a premier destination for sports planners and enthusiasts	X	X	X			Communications & Tourism	Staff Time	HM	Updated
Redevelopment of Green Street Pool Site - redevelop as passive recreation area	X	X	X			Communications & Tourism	2,200,000	GF, Grants, SPLOST	On Hold
Renovation of Lake Lanier Olympic Park Boathouse- Demolition and rebuild the boathouse to a state of the art conference and paddling sports venue	X	X	X			C&T	21,000,000	HM	Complete
Renovation of Historic City Hall- Renovation of Historic City Hall to a premier meeting space for City and Private use.		X				C&T	1.5M	GF and SPLOST	Complete
Launch New Website – Upgrade City's website to be more user friendly on front and back ends, implement City's new branding; feature refreshed, more engaging content.						Public Relations	Staff Time		Complete
COMMUNITY DEVELOPMENT (Code Enforcement, Inspections, Planning, Special Projects & Neighborhood Development)									
<i>PROJECTS</i>									
Fair Street Neighborhood - McDonald Street buffer project	X					Special Projects & Private Contractor	\$60,000	CDBG	
Downtown/Midland Streetscapes - Streetscape planning, design & construction for: (1) "Moat" around CBD per Downtown Master Plan, (2) Midtown streetscapes along Main & Bradford Streets	X	X				Planning, Special Projects, PWD & DWR	\$1,000,000	GF, TE Funds, CDBG, Grants, Private Funds	
Midland Greenway Phase II - Complete Midtown Greenway from MLK to Industrial, including the WYE Trail Head/ Parker & Main Street Improvements	X					Special Projects, DWR, PWD, Parks/Recreation, Private Contractor	\$1,100,000	GF, TE Funds, IF	
Midland Greenway Phase III - Continue construction of Midtown Greenway from Industrial Blvd. to Queen City Parkway including the Palmour Drive Connector / Airport Trail	X	X	X			Special Projects, PWD, Parks/Recreation	\$500,000	GF, Grant, IF	

City of Gainesville
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
Midland Greenway Phase IV - Study feasibility and construction of Midtown Greenway east extension and the Norfolk Southern Depot Park	X	X	X	X		Special Projects, PWD, Parks/Recreation, GHMPO	\$1,000,000	GF, Grant, IF, TAD	
Comprehensive Plan Update - Complete the 5-year/major update to the Comprehensive Plan	X					Planning, Consultant	\$150,000	GF	
Unified Land Development Code Update - Update the ULDC based on recommendations from the Comprehensive Planning process	X	X	X			Planning & Consultant	TBD	GF	
Local Historic Designation & National Register Updates - Implement recommendations in the Historic Resources Structural Survey Report for local designation and National Register Updates	X	X				Special Projects, Consultant	\$20,000	GF & Grants	
Infill Housing Strategy - Establish Land Bank Authority; economic incentives to assist in removal of slum/blight & dilapidated buildings; in-town/downtown density bonuses	X	X	X			Planning, Special Projects/ Neighborhood Development	Staff Time	GF, Grant	
Impact Fee/CIE Update - City needs to update Impact Fee Plan that was done originally in 2006, due to the City's growth since that time					X	Planning, Special Projects, Consultant	\$40,000	GF & IF	
Atlanta Highway Corridor Plan - Complete master plan for Atlanta Highway corridor	X	X				Planning, Special Projects & CVIOG	\$30,000	GF	
Create Quality Affordable Workforce Housing - Acquire property and/or construct single-family homes for homeownership by income-eligible persons	X					Planning, Special Projects, Consultant	\$1,255,000	HOME, CHIP & CDBG Grants	
Release an RFP for a Master Developer for Lakeshore Mall, Budgetel, and the Gainesville Mill area to begin the process of redeveloping these areas	X	X				Planning	Staff Time	GF	
COMMUNITY SERVICE CENTER (Community Outreach, Hall Area Transit, Home Based Family Support, Meals on Wheels, Senior Center)									
PROJECTS									
Funding Sources - Diversify the funding stream for the CSC, to include identifying and implement new fundraising efforts	X	X	X	X		CSC	Staff Time	Grants, Private Funds	On-going
Launch new WeGo Microtransit Vanpool Service within the City of Gainesville in 2020 and in Hall County in 2021. Sunset Dial-A-Ride Service in 2021.	X	X				HAT	\$975,000	Grants, IG Cares Act	Complete
FIRE									
PROJECTS									
Traffic Preemption System - Install a traffic preemption system for all traffic light intersections within the City allowing for a safer and more efficient response.	X	X	X	X	X	Fire	\$35,000	Fire Fund	3 intersections per year for access to the trauma center
Replacement rescue unit and equipment to replace current R-25		X	X	X		Fire	\$2,000,000	Fire Fund, IF	Completed

City of Gainesville
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
Construct New Fire Station #5 - Construct a three (3) bay station to house a total of 12 personnel. Apparatus would include one (1) engine company and one (1) ladder company. To be located in the east central area of the City.		X				Fire	\$7,800,000	SPLOST VIII & IF	
Construct New Fire Station #6 - Construct a two (2) bay station to house a total of 8 personnel. Apparatus would include one (1) engine company and one (1) rescue company. To be located in the west central area of the City.				X		Fire	\$4,800,000	Fire Fund, SPLOST & IF	
Engine 24 Replacement - Replacement of Engine 24	X					Fire	\$740,000	Fire Fund & LP	Completed
Engine 23 Replacement - Replacement of fire engine 23		X				Fire	\$740,000	Fire Fund & LP	Completed
Fire Boat & Equipment Plus Dock - Additional vehicle/equipment to the fleet for Lake Lanier water rescue & fire-fighting along the 47-miles of shoreline with enclosed dock storage.			X	X		Fire	\$670,000	Fire Fund, IF	Completed
Equip Fire Station #5 with one pumper truck		X	X	X		Fire	\$900,000	Fire Fund, IF	Ordered
Equip Fire Station #6 with one pumper truck					X	Fire	\$900,000	Fire Fund, SPLOST, IF	
Public Safety Training Facility: Fire Training Facility/Burn Building & Driving Course for Firefighter Trainees	X	X					\$5,500,000	Fire Fund, SPLOST & IF	On going
GOLF COURSE									
<i>PROJECTS</i>									
Golf Training & Introduction Program - Institute a program to provide an Introduction to Golf for schools and interested citizens, including golf lessons.	X	X	X	X	X	Golf Course	\$50,000	GF	
Club House - Develop plans for a new or renovated Club House, to include area for cart storage.	X					Golf Course	\$315,000	GF, Tournament Proceeds	
Range Renovations - Design and construct renovations to the driving range.		X	X			Golf Course	\$500,000	GF, Fee Revenues	
Maintenance Building - Develop plans for a new or renovated maintenance building.	X	X				Golf Course	\$175,000	GF, Tournament Proceeds	
Bent Grass Conversion - Convert course greens from Bent Grass to Champion Grass.			X	X		Golf Course	\$500,000	GF, Private Donations	
Golf Course Drainage Improvement - Construct a ditch to the right of #4 cart path to divert water from the fairway to the drainage pipe and redirect water from the fairway.	X					Golf Course	\$12,000	GF, Friends of Chattahoochee	
HUMAN RESOURCES									
<i>PROJECTS</i>									

City of Gainesville
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
Perform a multi-year HR Audit - Review all processes and policies to ensure compliance with legal requirements, and evaluate the adequacy and effectiveness of each. Identify areas that can be streamlined or carried out more efficiently through the use of technology .	X	X	X	X	X	HR	Staff/Legal Time \$5,000	GF	On-going. We are continuing to review policies and procedures every year to ensure compliance with all local, state and federal requirements.

City of Gainesville
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
PARKS AND RECREATION									
<i>PROJECTS</i>									
East Side Greenway (Midtown to New Holland)	X	X	X			Parks & Recreation	\$1,000,000	GF, IF, SPLOST, Grants	In Progress - CSX Transportation property purchased. Working through quiet title issues and brownfield application.
Flat Creek Multiuse Trail	X	X	X			Parks & Recreation	\$850,000	GF, IF, SPLOST, Grants	In Progress - Part of Central Hall Trail that links to Midland Greenway. 95% construction documents and awaiting final approvals from GDOT before preparing for bid process.
Park Amenity Replacements - Replace and upgrade program for all system park amenities such as benches, picnic tables, trash receptacles, pavilions, fishing piers, signage, etc.	X	X	X			Parks & Recreation	\$100,000	FB, GF, SPLOST, Bonds, Grants	In progress
Park Restroom Renovations - Renovate & upgrade all park restroom facilities - Candler Fields & Longwood Park Tennis Courts (new)	X	X	X	X		Parks & Recreation	\$275,000	FB, GF, SPLOST, Bonds, Grants	Restroom facility at Wessell Park complete. Longwood, Roper, and Candler next.
Rental Facilities Equipment Replacement - Chair and Table Replacements at all rental facilities	X	X				Parks & Recreation	\$75,000	FB, GF, SPLOST	Complete
Playground Replacement - Phase II replacement of 20+ year old playground equipment in parks - Next Phase: Riverside, City Park, Lanier Point, and Longwood (Upper)	X	X				Parks & Recreation	\$350,000	FB, GF, SPLOST, Bonds	Complete
Youth Athletic Complex - More field space is needed due to growth in youth athletics	X	X	X			Parks & Recreation	\$11,500,000	GF, IF, SPLOST, Grants	In Progress - Completion expected in March 2025
Park Trail Maintenance - Repair and or replace uneven and broken concrete walkways, wooden bridges and boardwalks in the parks	X	X	X	X	X	Parks & Recreation	\$150,000	GF, private Donations	Bridge being replaced in Longwood Park in FY26.
New Parks Master Plan - A 10-year update of the Parks Master Plan is needed.	X					Parks & Recreation	\$150,000	FB, GF	Complete
Dog Park - Addition of a off lease play area for dogs in the parks.				X		Parks & Recreation	\$50,000	FB, GF, SPLOST, Bonds, Grants	Expanding Dog Park at Midland Greenway in FY25.
Park Community Gardens - Study and construct at least one area for community gardens within park system	X		X			Parks & Recreation	\$10,000	FB, GF, Grants	Delayed
Disc Golf Course - Study and construct a Disc Golf Course at Youth Athletic Complex			X			Parks & Recreation	\$22,000	FB, GF, SPLOST, Bonds, Grants	Complete - 18 hole Disc Golf Course was added at Wessell Park instead of the Youth Athletic Complex.
Park Parking Lots - Repave or resurface park parking lots: Lanier Point; Clarks Bridge; Wilshire Trails; The Rock; Longwood; Holly; Myrtle; Kenwood; City Park; and Candler	X	X				Parks & Recreation	\$150,000	FB, GF	
Frances Meadows Center Park Improvements - Construct trail system as designed around the Frances Meadows and Gainesville Middle School complexes; construct outdoor pool addition for general and lap swimming	X	X	X	X	X	Parks & Recreation	\$2,990,750	GF, IF, SPLOST, Grants	Delayed
Skate Park - Study and construct a public skate park	X					Parks & Recreation	\$2,050,000	GF, IF	X

City of Gainesville
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
Civic Center Renovations Concept and Implementation - Customer service issue	X	X	X			Parks & Recreation	\$936,000	FB, SPLOST	Adding a backup generator.
VSI Upgrades - Recreation management software upgrades	X					Parks & Recreation	\$55,000	GF, FB	Complete
Lanier Point Athletic Complex Improvements - Dugout, Landscaping, Building (windows, swings, etc.) & Pavilion, Playground, Batting Cages & Safety Netting, etc.	X	X	X			Park & Recreation	\$725,000	GF, IF, SPLOST, Grants	Complete
City Park Baseball Concession & Restroom Building Replacement	X					Park & Recreation	\$850,000	GF, FB	Complete
Park Signage - Match new City standard	X	X				Parks & Recreation	\$750,000	GF, FB	Complete
Midtown Greenway Extension & Improvements	X	X	X	X		Parks & Recreation	\$3,419,000	IF, FB, SPLOST, GF	In Progress - New Train Park, destination playground, and bollard lighting are complete. New amphitheater/stage, and plaza are in progress.
Midland and Rock Creek Greenway Lighting		X	X			Parks & Recreation	\$400,000	GF, IF	Midland is complete; Rock Creek is in progress.
Recreation Center Planning - in new regional park at Allen Creek				X	X	Parks & Recreation	\$15,000,000	GF, IF, SPLOST, Grants	Ongoing - Development identified as part of new regional park to accommodate growth. \$550,000 encumbered for planning
Athletic Field Fencing - Refencing at City Park, Candler, and Lanier Point			X	X	X	Parks & Recreation	\$140,000	GF, FB	Delayed
Competitive Swimming Timing System	X	X				Parks & Recreation	\$35,000	GF, FB	Complete
Lake Lanier Olympic Park - Park Improvements	X					Parks & Recreation	\$250,000	SPLOST	N/A
Frances Meadows Fitness Center Improvements		X	X			Parks & Recreation	\$225,000	GF, FB	Complete
Frances Meadows Pools Resurfaced						Parks & Recreation	\$300,000	GF, FB	In Progress; also replacing diving blocks for competitive swimming.
Tennis Courts Resurfaced at Longwood and City Park	X					Parks & Recreation	\$35,000	GF, FB	Complete
Civic Center Security Cameras Replaced			X			Parks & Recreation	\$55,000	GF, FB	Complete
Civic Center Portico Added	X					Parks & Recreation	\$150,000	GF, FB	Delayed
Sport Field Lighting Upgrades to LED		X	X	X		Parks & Recreation	\$995,000	GF, FB	Complete except for Longwood Tennis Courts, which are planned for FY26
New Maintenance Building			X			Parks & Recreation	\$100,000	GF, FB	Delayed pending possible Rec Center locations.
Kenwood Playground Added	X					Parks & Recreation	\$45,000	GF, FB	Complete
Longwood Park					X	Parks & Recreation	\$2,253,350	GF, IF, SPLOST, Grants	In Progress - awaiting final approval and award of LWCF Grant Funding.
Myrtle Street Sports Field with lights		X				Parks & Recreation	\$100,000	GF, FB	Complete
Martha Hope Cabin Improvements		X	X			Parks & Recreation	\$1,200,000	GF, IF	Complete

City of Gainesville
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
Wessell Park Parking				X	X	Parks & Recreation	\$800,000	GF	Complete
Roper Park Improvements			X	X	X	Parks & Recreation	\$350,000	GF, IF	In Progress - adding 2 sand volleyball courts, pavilion, parking, and updating restrooms.
Dogwood Pavilion Replacement (Longwood Park)		X	X	X		Parls & Recreation	\$1,600,000	GF, FB, Grants	In Progress - Concept complete with construction documents in the works.
Aviation Park			X	X	X	Parls & Recreation	\$2,000,000	GF, FB, Grants	In Progress - Developing concept plans including parking, pavilion, playground, pickleball courts, etc.
POLICE									
<i>PROJECTS</i>									
Police Training Facility, Phase II - Construct Phase II of the police training facility which includes a shoot house, a training building with instructional classroom space, and indoor weapons training simulator	X	X	X	X	X	Police	\$3,326,000	GF, LP, IG, SPLOST	Currently Under Design
PUBLIC WORKS									
<i>PROJECTS</i>									
Lee Gilmer Airport Improvements - Undertake projects as recommended in the airport capital improvement plan	X					Airport	\$13,625,000	GF, Airport, GDOT, FAA, Grants	
Road Improvement Programs - Conduct programs in accordance with the road maintenance plan to improve the 1402.7 miles of City streets that are rated on an annual basis. Programs include resurfacing, patching, full depth reclamation, rubberizations and in-house paving program	X	X	X	X	X	PW Engineering, Streets, GDOT	\$13,625,000	GF, FB, IG, CIP, LMIG, GDOT	
Sidewalk Improvements - Install sidewalks in accordance with the City's sidewalk improvement plan	X	X	X	X	X	PW Engineering	\$1,000,000	GF, Grants	
Thermoplastic Restriping - Perform thermoplastic restriping on certain classified City streets to meet Federal compliance mandates	X	X	X	X	X	Traffic Engineering	\$50,000	GF, LMIG	
Citywide Traffic Calming - Continue traffic calming measures including speed tables, pedestrian crossings, signage, equipment, and related expenses	X	X	X	X	X	Traffic Engineering	\$220,000	GF	
Interchange Beautification - New landscaping at Exit 20 (I-985 & Queen City Parkway)	X	X				PW Engineering	\$600,000	GF, Chamber of Commerce, Private Donations	
Transportation Improvement Program - Conduct programs in accordance with the transportation master plan to improve the infrastructure, intersections and traffic conditions within the City.	X	X	X	X	X	Traffic Engineering	\$15,000,000	GF, FB, IG, CIP, GDOT, Grants	

City of Gainesville
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
Prior Street-Jesse Jewell Intersection Improvement - Add a southbound left turn lane on Prior at Jesse Jewell	X					PW Engineering	\$75,000	GF, GDOT	
Park Hill Drive and South Enota Drive Intersection Improvements - Improve the capacity of the intersection by development of a design for potential improvements, upgrading traffic signals, adding necessary turn lanes according to the design, purchasing right of way, and installing pedestrian signals to meet State ADA mandates	X					PW Engineering	\$350,000	GF, GDOT	
Bradford and Washington Streetscapes - Make improvements to Bradford St from Washington St to Academy St and Washington St from EE Butler Pkwy to Bradford St	X					PW Engineering	\$150,000	GF	
Thermoplastic Crosswalk Improvements - Install decorative thermoplastic crosswalks at 5 intersections. EE Butler Pkwy/Spring St, EE Butler Pkwy/Washington St, Jesse Jewell Pkwy/Bradford St, Jesse Jewell Pkwy/Main St and Jesse Jewell Pkwy/West Academy St	X					PW Engineering	\$350,000	GF	
E.E. Butler Pkwy at MLK Jr Blvd; Athens Street at MLK Jr Blvd Intersection improvement		X				PW Engineering	\$1,250,000	GF, FB, IG, CIP, GDOT, Grants	
Operations Manual - Develop operations manual for all Public Works divisions, including annual updates.	X	X	X	X		PW Engineering	Staff Time	GF	
Intelligent Transportation System Evaluation & Implementation to provide interconnectivity to GDOT - Connect various Intelligent Transportation Systems (ITS) that are located throughout the City into a central location that will enable a constant link of communication to our major corridor's traffic signals and eventually permit internet users the ability to access traffic cameras through the GDOT website	X					Traffic Engineering	\$175,000	GF	
Intelligent Transportation System Intersection Improvements - Install Intelligent Transportation System at all major intersections within the City	X					Traffic Engineering	\$100,000	GF	
Jesse Jewell Parkway at Auburn Avenue Intersection Improvement - add an eastbound Jesse Jewell right-turn lane.	X					Traffic Engineering	\$140,000	GF	
Browns Bridge Road at West End Avenue Intersection Improvement - add a westbound Browns Bridge right-turn lane.	X					Traffic Engineering	\$450,000	GF	
Jesse Jewell Pkwy at EE Butler Pkwy Intersection Improvement - extend the eastbound Jesse Jewell right-turn lane from the pedestrian bridge to EE Butler Parkway.	X					Traffic Engineering	\$280,000	GF	
Bridge Maintenance Program - Perform maintenance on the City's bridge infrastructures	X					PW Engineering	\$75,000	GF	
Asphalt Preservation Program - Utilize crack seal and other pavement preservation methods	X					PW Engineering	\$25,000	GF	

City of Gainesville
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
Roadway Beautification Program - Improve the condition and appearance of the Rights-of-ways and medians throughout the City	X	X				Landscape Management	\$200,000	GF	
Construct new Public Works Complex - Construct new complex for Public Works divisions of Vehicle Services, Traffic, Streets and Solid Waste	X					PW Engineering	\$8,000,000	GF, SPLOST	
Cemetery Expansion - Open additional section of Alta Vista Cemetery			X			Cemetery	TBD	CTF	
Green Hill Circle Connector - Extend Green Hill Cir to connect to Shallowford Dr to improve traffic operations near along the Dawsonville Hwy corridor.	X	X				PW Engineering	TBD	SPLOST	
Green Street Study Implementation - Construct the improvements to Green St identified in the Green Street Improvement Feasibility Study.	X	X	X	X		PW Engineering	TBD	GF	
City Park Roundabout - Design a roundabout at the intersection of Memorial Dr / Glenwood Dr / Prior St.	X	X	X	X		PW Engineering	TBD	GF	
Davis Street Extension - Extend Davis St from its current terminus at Wills St to Queen City Pkwy.	X					PW Engineering	TBD	CDGB	
Oak Tree Drive / SR 60 Connector Improvements - Construct improvements along Oak Tree Dr and Riverside Dr.	X	X	X	X		PW Engineering	TBD	GF, GTIB, GDOT	
Upgrade MLK Jr. Boulevard to a "complete street" focused on pedestrian improvements, from Queen City Parkway to E. Butler Parkway.			X			PW Engineering	TBD	GF, TAP, IF	Candidate project
Expand the Midland Greenway along the unused CSX interchange track right-of-way to connect to Fair Street Neighborhood and New Holland.			X			Special Projects, PWD, Parks/Recreation	TBD	GF, TAP, IF	Candidate project
Multi-Use Trail - Connect existing trail from Longwood Park along Pearl Nix Pkwy to Lakeshore Drive and connect to Lakeshore Mall.			X			Special Projects, PWD, Parks/Recreation	TBD	GF, TAP, IF	Candidate project
Multi-Use Trail - Connect Existing Wilshire Trails along Pearl Nix Pkwy to John W Morrow Jr Pkwy.		X				Special Projects, PWD, Parks/Recreation	TBD	GF, TAP, IF	Candidate project
Study traffic operations / signalization at the Enota Avenue and Virginia Avenue intersections to improve pedestrian safety.		X				Traffic Engineering	TBD	GF	Candidate project
Assess prior Green Street / Park Hill Drive intersection improvement concepts for future applicability.			X			Traffic Engineering	TBD	GF	Candidate project
Add connection to Linwood Nature Preserve off Crystal Dr./Springview Dr.					X	PW Engineering	TBD	TBD	Candidate project
Provide better pedestrian accessibility and safety along Browns Bridge Road through improved sidewalks / streetscapes, bike lanes, limited curb cuts, better lighting, and street trees.			X			PW Engineering	TBD	TBD	Candidate project
Connect Alta Vista Cemetery, Longwood Park, and Lakeshore Mall area by connecting them to the Wilshire Trails and the Midland Greenway through new multi-use trails.					X	Planning, Special Projects, PWD, Parks/Recreation	TBD	TBD	Candidate project

City of Gainesville
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
Install sidewalks and other pedestrian and bicycle improvements along Pearl Nix Parkway.		x				PW Engineering	TBD	GF, Grants	Candidate project
Provide for better and safer pedestrian connections across John Morrow Parkway, especially at the Pearl Nix Parkway intersection.		x				Traffic Engineering	TBD	TBD	Candidate project
Multi-Use Trail: Connect Midland Greenway to Lakeshore Mall through Budgetel Redevelopment Area.			x			Special Projects, PWD, Parks/Recreation	TBD	TBD	Candidate project
Add Pedestrian Crossing at the intersection of Queen City Pkwy and Summit St for trail connection from Midland Greenway to Budgetel Redevelopment area (trail through Armour St).				x		PW Engineering	TBD	TBD	Candidate project
Add sidewalks along Limestone Parkway.		x				PW Engineering	TBD	GF, Grants	Candidate project
Improve the street environment to enhance walkability at Jesse Jewell Parkway in New Holland.					x	PW Engineering	TBD	TBD	Candidate project
Link Gainesville Mill to Midland Greenway via Phase III.				x		Special Projects, PWD, Parks/Recreation	TBD	GF, TAP, IF	Candidate project
Determine the feasibility of connecting the New Holland Mill to the Fair Street neighborhood with sidewalks along Myrtle Street.		x				Planning, PW Engineering	TBD	GF, Grants	Candidate project
Trail connection at Mundy Mill.					x	Special Projects, PWD, Parks/Recreation	TBD	GF, TAP, IF	Candidate project
Expand Dawsonville Highway to 3 lanes in each direction between Shallowford Rd. and Ahaluna Dr.					x	PW Engineering	TBD	GF, GDOT	Candidate project
Multi-Use Trail in Gainesville Mill Redevelopment Area connecting Midland Greenway to existing trail on Marler Street to end of Marler Street.				x		Special Projects, PWD, Parks/Recreation	TBD	GF, TAP, IF	Candidate project
WATER RESOURCES									
PROJECTS									
Meter Maintenance Program - Replacement aging water meters with new radio read meters and increase of FlexNet coverage area.	X	X	X	X	X	Meter Services	\$12,500,000	Capital Project Fund	Ongoing
Tank Maintenance Program - Annual maintenance of tanks within the water system, including inspection and painting.	X	X	X	X	X	Engineering & Construction Services	\$4,750,000	Capital Project Fund	Ongoing
Lift Station Improvement Program - Annual improvements to lift stations, as needed, to ensure operational ability and capacity.	X	X	X	X	X	Engineering & Construction Services	\$13,750,000	Capital Project Fund	Ongoing
Distribution and Collection Facility Relocation - Relocation of the distribution and collection maintenance facility and warehouse on Hancock Avenue to the Gainesville 85 Business Park.	X	X	X	X	X	Engineering & Construction Services	\$50,000,000	Bonds	Bid March 2026

City of Gainesville
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
Water Reclamation Facilities Improvements -Major maintenance projects at both Water Reclamation Facilities including: replacement of membrane trains and basin seals, addition of surge tank and rehabilitating influent structures at LWRF; addition of bar screens, diffusion aeration, and primary clarifiers with dedicated odor control, renovation of the City testing laboratory, and addition of membrane filtration at FCWRF; and electrical control upgrades.	X	X	X	X	X	Engineering & Construction Services	\$72,500,000	Capital Project Fund and Bonds	Ongoing
Water Treatment Plant Improvements - Major maintenance projects at both Water Treatment Plants, including NPDES permit compliance work, addition of advanced processes to treat newly regulated parameters (ozone), clearwell maintenance, chemical tank additions, filter rehabilitation, electrical control upgrades and new VFD raw water and high service pumps.	X	X	X	X	X	Engineering & Construction Services	\$34,000,000	Capital Project Fund and GEFA	Ongoing
Lakeside Water Treatment Plant Filter Expansion - Addition of three treatment filters to Lakeside Water Treatment Plant to expand capacity.	X	X	X	X	X	Engineering & Construction Services	\$25,000,000	Capital Project Fund and Bonds	Bid March 2026
Flat Creek Water Reclamation Facility Dewatering Building - Addition of rotary press dewatering facility to accommodate more restrictive standards for sludge handling.	X	X				Engineering & Construction Services	\$25,000,000	Capital Project Fund and Bonds	Complete
Water Main Extensions/Maintenance/Improvements - Design and construction of extensions to serve additional customers, and maintenance and improvements of aging water mains.	X	X	X	X	X	Engineering & Construction Services	\$7,500,000	Capital Project Fund	Ongoing
Sanitary Sewer Extensions/Maintenance/ Improvements - Design and construction of extensions to serve additional customers, and maintenance and improvements of aging sanitary sewer mains.	X	X	X	X	X	Engineering & Construction Services	\$7,500,000	Capital Project Fund	Ongoing
Water and Sewer Utility Relocations - Relocation of water and sanitary sewer mains as required by GDOT for transportation improvements.	X	X	X	X	X	Engineering & Construction Services	\$31,000,000	Capital Project Fund	Ongoing
Manhole Lining Rehabilitation and Improvements - Install manhole lining & other improvements to reduce inflow & infiltration	X	X	X	X	X	Engineering & Construction Services	\$250,000	Capital Project Fund	Ongoing
Storm Drainage Improvement Program - Install, repair, and/or reconstruct stormwater drainage facilities at various locations throughout the City, as identified by staff and the Stormwater Capital Improvements Plan.	X	X	X	X	X	Stormwater	\$4,900,000	Capital Project, SPLOST and Grant Funds	Ongoing
Stormwater Hydraulic Model and Master Plan - Long range planning to identify priority future projects, necessary maintenance, and evaluation of funding sources for City stormwater infrastructure.			X	X	X	Stormwater	\$1,000,000	Capital Project and Operating Funds	Ongoing

City of Gainesville
Community Work Program FY2025 - FY2029

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2025	2026	2027	2028	2029				
Water System Hydraulic Model and Master Plan - Long range planning to identify priority future projects, necessary maintenance, and evaluation of funding sources for City water distribution and Water Treatment Plant infrastructure.	X	X	X	X	X	Engineering & Construction Services	\$1,000,000	Capital Project and Operating Funds	Ongoing
Wastewater System Hydraulic Model and Master Plan - Long range planning to identify priority future projects, necessary maintenance, and evaluation of funding sources for City wastewater collection system and Water Reclamation Facility infrastructure.	X	X	X	X	X	Engineering & Construction Services	\$1,000,000	Capital Project and Operating Funds	Ongoing
Asset Management Implementation - Program which identifies and tracks condition of DWR assets for comprehensive replacement and rehabilitation schedule.	X	X	X	X	X	Engineering & Construction Services	\$1,500,000	Capital Project Fund	Ongoing
Athens Highway Sanitary Sewer Extension - Extension of the City's sanitary sewer collection system along the Athens Highway corridor	X					Engineering & Construction Services	\$16,000,000	Capital Project Fund and GEFA	Substantially Complete
Clarks Bridge Road Lift Station - A sanitary sewer lift station to serve the upgraded Olympic Rowing Venue.	X					Engineering & Construction Services	\$2,500,000	Capital Project Fund	Complete
IT Upgrades - Replacement and upgrade of Information Technology (IT) assets to ensure reliability and security of the Department's water and wastewater operations	X	X	X	X	X	Engineering & Construction Services	\$3,500,000	Capital Project Fund	Ongoing



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: May 28, 2026
Date Submitted: June 1, 2026
Final Approval Date: June 1, 2026
Presenter: Bryan Lackey, City Manager
Item of Business: BR-2026-22 Write-off of Delinquent Personal Property Taxes
Meeting Date: June 2, 2026

Purpose of Request:

The purpose of this request is to present a list of property taxes deemed to be uncollectible by the City Tax Office and to seek approval from Council for them to be written off.

Facts & Issues / History & Background:

Annually, the City writes off uncollectible taxes for personal (non real estate) taxes from seven years back. This practice is customary and in the guidelines of Generally Accepted Accounting Principles (GAAP), as recommended by the City auditors.

Department Recommendation:

Staff recommends adoption of the resolution authorizing the Tax Office to write-off delinquent personal property tax accounts in the attached list (Attachment A).

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. BR-2026-22: FY26 Write-off of Delinquent Personal Property Tax
2. Attachment A: FY26 Tax Write-Off for Tax Year 2019

RESOLUTION BR-2026-22

Write-off of Delinquent Personal Property Tax

WHEREAS, the City of Gainesville Tax Office actively and extensively pursues the collection of delinquent personal property tax; and

WHEREAS, the attached list of accounts due from tax year 2019 has been deemed uncollectible by further efforts of the Tax Office; and

WHEREAS, Generally Accepted Accounting Principles require receivables to be written off when they are deemed uncollectible, and the City of Gainesville’s auditors, Rushton and Company, has recommended that uncollectible receivables be written off; and

WHEREAS, the governing body for the City of Gainesville hereby authorizes the Tax Office to write-off the attached list (Attachment A) of delinquent personal property tax accounts.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Tax Office to write-off the attached list (Attachment A) of delinquent personal property tax accounts.

Adopted this _____ day of June, 2026.

Zack Thompson, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

ATTACHMENT A

2026 DELINQUENT PERSONAL PROPERTY TAX WRITE-OFFS
TAX YEAR 2019

Breakdown of Proposed Write-Offs		
City Taxes	\$23,340.05	19%
School Taxes	\$46,468.83	37%
Interest	\$37,320.90	30%
FIFA, Penalty, NSF	\$17,267.26	14%
Totals	\$124,397.04	100%

PROPERTY_ID	NAME	TAX_YEAR	BILL_NO	ASSESSED_VALUE	BILL_AMT	SCHOOL	CITY	INTEREST	PENALTY	FIFA	NON-FILING	CURRENT_BILL_AMT
90000329956	AA E*****	2019	600044	15,000.00	\$ 154.02	\$ 99.21	\$ 49.83	\$ 88.85	\$ 30.80	\$ 12.00	\$ 4.97	\$ 285.66
90000316939	AMER*****	2019	600146	3,840,943.00	\$ 40,735.13	\$ 25,404.00	\$ 12,759.61	\$ 23,453.51	\$ 8,147.04	\$ 12.00	\$ 2,571.51	\$ 72,347.67
90000315699	AMP*****	2019	600161	10,500.00	\$ 105.35	\$ 69.45	\$ 34.88	\$ 60.75	\$ 21.08	\$ 12.00	\$ 1.00	\$ 199.16
90000318047	ARTE*****	2019	600204	9,239.00	\$ 91.80	\$ 61.11	\$ 30.69	\$ 52.86	\$ 18.36	\$ 12.00	\$ -	\$ 175.02
90000330565	BEES*****	2019	600332	8,000.00	\$ 79.49	\$ 52.91	\$ 26.58	\$ 45.71	\$ 15.88	\$ 12.00	\$ -	\$ 153.08
90000316868	BHL*****	2019	600353	100,000.00	\$ 993.60	\$ 661.40	\$ 332.20	\$ 572.11	\$ 198.72	\$ 12.00	\$ -	\$ 1,776.43
90000327327	BUNC*****	2019	600453	25,700.00	\$ 255.36	\$ 169.98	\$ 85.38	\$ 147.09	\$ 51.08	\$ 12.00	\$ -	\$ 465.53
90000327331	CAFE*****	2019	600477	30,000.00	\$ 303.05	\$ 198.42	\$ 99.66	\$ 3.33	\$ 0.44	\$ -	\$ 4.97	\$ 3.77
90000327381	CAPI*****	2019	600495	11,000.00	\$ 110.29	\$ 72.75	\$ 36.54	\$ 63.49	\$ 22.04	\$ 12.00	\$ 1.00	\$ 207.83
90000325712	CATA*****	2019	600548	30,000.00	\$ 303.05	\$ 198.42	\$ 99.66	\$ 174.53	\$ 60.60	\$ 12.00	\$ 4.97	\$ 550.18
90000311396	CENT*****	2019	600569	9,740.00	\$ 97.79	\$ 64.42	\$ 32.36	\$ 56.42	\$ 19.56	\$ 12.00	\$ 1.00	\$ 185.76
90000328380	CHAS*****	2019	600585	18,000.00	\$ 178.85	\$ 119.05	\$ 59.80	\$ 102.96	\$ 35.76	\$ 12.00	\$ -	\$ 329.57
90000329201	CHOI*****	2019	600609	8,000.00	\$ 80.49	\$ 52.91	\$ 26.58	\$ 46.30	\$ 16.08	\$ 12.00	\$ 1.00	\$ 154.87
90000331237	COHE*****	2019	600662	21,005.00	\$ 229.57	\$ 138.93	\$ 69.78	\$ 132.27	\$ 45.92	\$ 12.00	\$ 20.87	\$ 419.77
90000329404	COPP*****	2019	600701	8,000.00	\$ 79.49	\$ 52.91	\$ 26.58	\$ 45.71	\$ 15.88	\$ 12.00	\$ -	\$ 153.08
90000319004	COX*****	2019	600717	11,420.00	\$ 113.47	\$ 75.53	\$ 37.94	\$ 65.28	\$ 22.68	\$ 12.00	\$ -	\$ 213.43
90000100278	COX*****	2019	600718	50,896.00	\$ 550.40	\$ 336.63	\$ 169.08	\$ 316.87	\$ 110.08	\$ 12.00	\$ 44.70	\$ 989.35
90000304447	cray*****	2019	600724	43,225.00	\$ 431.40	\$ 285.89	\$ 143.59	\$ 248.60	\$ 86.28	\$ 12.00	\$ 1.91	\$ 778.27
90000327226	CREA*****	2019	600725	9,500.00	\$ 94.39	\$ 62.83	\$ 31.56	\$ 54.34	\$ 18.88	\$ 12.00	\$ -	\$ 179.61
90000328885	CRIS*****	2019	600737	10,000.00	\$ 99.36	\$ 66.14	\$ 33.22	\$ 57.17	\$ 19.88	\$ 12.00	\$ -	\$ 188.41
90000325537	CROW*****	2019	600742	21,000.00	\$ 209.65	\$ 138.89	\$ 69.76	\$ 120.64	\$ 41.92	\$ 12.00	\$ 1.00	\$ 384.22
90000312332	DB C*****	2019	600807	13,565.00	\$ 134.78	\$ 89.72	\$ 45.06	\$ 77.64	\$ 26.96	\$ 12.00	\$ -	\$ 251.38
90000316328	DEPO*****	2019	600833	20,779.00	\$ 218.67	\$ 137.43	\$ 69.03	\$ 125.88	\$ 43.72	\$ 12.00	\$ 12.22	\$ 400.28
90000331973	DGC*****	2019	600841	12,484.00	\$ 124.05	\$ 82.57	\$ 41.47	\$ 71.56	\$ 24.80	\$ 12.00	\$ -	\$ 232.40
90000330559	EAS*****	2019	600922	30,431.00	\$ 302.36	\$ 201.27	\$ 101.09	\$ 174.24	\$ 60.48	\$ 12.00	\$ -	\$ 549.08
90000312659	EASY*****	2019	600926	10,500.00	\$ 105.35	\$ 69.45	\$ 34.88	\$ 60.75	\$ 21.08	\$ 12.00	\$ 1.00	\$ 199.16
90000322933	EDWA*****	2019	600944	18,680.00	\$ 185.60	\$ 123.55	\$ 62.05	\$ 106.89	\$ 37.12	\$ 12.00	\$ -	\$ 341.61
90000304486	ENCO*****	2019	600974	16,955.00	\$ 168.46	\$ 112.14	\$ 56.32	\$ 96.94	\$ 33.68	\$ 12.00	\$ -	\$ 311.08
90000315143	EVER*****	2019	600996	45,000.00	\$ 447.13	\$ 297.63	\$ 149.49	\$ 257.49	\$ 89.44	\$ 12.00	\$ -	\$ 806.05
90000328934	EXAL*****	2019	601001	16,000.00	\$ 169.91	\$ 105.82	\$ 53.15	\$ 98.08	\$ 34.00	\$ 12.00	\$ 10.93	\$ 313.99
90000323045	FERR*****	2019	601038	8,950.00	\$ 88.93	\$ 59.20	\$ 29.73	\$ 51.05	\$ 17.80	\$ 12.00	\$ -	\$ 169.78
90000329413	FULL*****	2019	601117	11,000.00	\$ 110.29	\$ 72.75	\$ 36.54	\$ 63.49	\$ 22.04	\$ 12.00	\$ 1.00	\$ 207.83
90000324710	GAIN*****	2019	601187	11,000.00	\$ 110.29	\$ 72.75	\$ 36.54	\$ 63.49	\$ 22.04	\$ 12.00	\$ 1.00	\$ 207.83
90000314891	GEE*****	2019	601228	9,380.00	\$ 93.21	\$ 62.04	\$ 31.16	\$ 53.77	\$ 18.64	\$ 12.00	\$ -	\$ 177.61
90000331910	GENT*****	2019	601232	22,000.00	\$ 218.59	\$ 145.51	\$ 73.08	\$ 125.77	\$ 43.72	\$ 12.00	\$ -	\$ 400.08
90000318119	GEOR*****	2019	601244	11,000.00	\$ 110.29	\$ 72.75	\$ 36.54	\$ 63.49	\$ 22.04	\$ 12.00	\$ 1.00	\$ 207.83
90000329878	GET*****	2019	601265	10,000.00	\$ 104.33	\$ 66.14	\$ 33.22	\$ 59.97	\$ 20.88	\$ 12.00	\$ 4.97	\$ 197.18
90000332052	GIBB*****	2019	601269	22,430.00	\$ 222.86	\$ 148.35	\$ 74.51	\$ 128.35	\$ 44.56	\$ 12.00	\$ -	\$ 407.77
90000325145	GILS*****	2019	601275	215,000.00	\$ 2,136.25	\$ 1,422.01	\$ 714.23	\$ 1,230.16	\$ 427.24	\$ 12.00	\$ -	\$ 3,805.64
90000325627	GOLD*****	2019	601303	11,000.00	\$ 110.29	\$ 72.75	\$ 36.54	\$ 63.49	\$ 22.04	\$ 12.00	\$ 1.00	\$ 207.83
90000330042	HECT*****	2019	601434	15,000.00	\$ 154.02	\$ 99.21	\$ 49.83	\$ 88.85	\$ 30.80	\$ 12.00	\$ 4.97	\$ 285.66
90000176661	HORT*****	2019	601508	37,845.00	\$ 405.84	\$ 250.31	\$ 125.72	\$ 233.60	\$ 81.16	\$ 12.00	\$ 29.81	\$ 732.60
90000147154	HOWE*****	2019	601511	244,083.00	\$ 2,425.20	\$ 1,614.36	\$ 810.84	\$ 49.41	\$ 0.93	\$ -	\$ -	\$ 1.84
90000328873	INDU*****	2019	601563	510,362.00	\$ 4,962.03	\$ 3,303.02	\$ 1,659.01	\$ 227.45	\$ 248.10	\$ 12.00	\$ -	\$ 5,449.58
90000319852	JENN*****	2019	601638	18,000.00	\$ 178.85	\$ 119.05	\$ 59.80	\$ 102.96	\$ 35.76	\$ 12.00	\$ -	\$ 329.57
90000310953	JOMC*****	2019	601672	37,569.00	\$ 373.29	\$ 248.48	\$ 124.80	\$ 214.97	\$ 74.64	\$ 12.00	\$ -	\$ 674.90
90000304554	KING*****	2019	601743	15,000.00	\$ 163.96	\$ 99.21	\$ 49.83	\$ 94.36	\$ 32.80	\$ 12.00	\$ 14.91	\$ 303.11
90000325708	KNK*****	2019	601751	20,000.00	\$ 208.66	\$ 132.28	\$ 66.44	\$ 120.36	\$ 41.72	\$ 12.00	\$ 9.94	\$ 382.74
90000329913	KOLO*****	2019	601758	10,000.00	\$ 99.36	\$ 66.14	\$ 33.22	\$ 57.17	\$ 19.88	\$ 12.00	\$ -	\$ 188.41
90000329978	LACE*****	2019	601781	11,000.00	\$ 115.25	\$ 72.75	\$ 36.54	\$ 66.23	\$ 23.04	\$ 12.00	\$ 5.96	\$ 216.53
90000201966	LANI*****	2019	601831	16,000.00	\$ 159.98	\$ 105.82	\$ 53.15	\$ 92.01	\$ 32.00	\$ 12.00	\$ 1.00	\$ 295.99
90000331559	LOVE*****	2019	601925	20,000.00	\$ 198.72	\$ 132.28	\$ 66.44	\$ 114.49	\$ 39.76	\$ 12.00	\$ -	\$ 364.97
90000328931	LOVE*****	2019	601927	16,000.00	\$ 164.94	\$ 105.82	\$ 53.15	\$ 94.99	\$ 33.00	\$ 12.00	\$ 5.96	\$ 304.93
90000198906	MARI*****	2019	601986	120,827.00	\$ 1,200.54	\$ 799.15	\$ 401.39	\$ 691.23	\$ 240.12	\$ 12.00	\$ -	\$ 2,143.89
90000314966	MARI*****	2019	601987	10,000.00	\$ 99.36	\$ 66.14	\$ 33.22	\$ 57.17	\$ 19.88	\$ 12.00	\$ -	\$ 188.41
90000319813	MART*****	2019	602004	55,870.00	\$ 555.12	\$ 369.52	\$ 185.60	\$ 319.76	\$ 111.04	\$ 12.00	\$ -	\$ 997.92
90000325640	MEEH*****	2019	602050	17,880.00	\$ 177.66	\$ 118.26	\$ 59.40	\$ 102.40	\$ 35.52	\$ 12.00	\$ -	\$ 327.58
90000315479	MOBI*****	2019	602101	20,594.00	\$ 204.63	\$ 136.21	\$ 68.41	\$ 117.86	\$ 40.92	\$ 12.00	\$ -	\$ 375.40
90000309131	MOTO*****	2019	602123	32,607.00	\$ 348.94	\$ 215.66	\$ 108.32	\$ 200.85	\$ 69.80	\$ 12.00	\$ 24.95	\$ 610.78
90000320513	NASH*****	2019	602150	16,230.00	\$ 161.26	\$ 107.35	\$ 53.92	\$ 92.89	\$ 32.24	\$ 12.00	\$ -	\$ 298.39
90000303333	NATU*****	2019	602158	10,054.00	\$ 107.85	\$ 66.50	\$ 33.40	\$ 62.06	\$ 21.56	\$ 12.00	\$ 7.95	\$ 203.47
90000325705	NEWS*****	2019	602179	11,000.00	\$ 110.29	\$ 72.75	\$ 36.54	\$ 63.49	\$ 22.04	\$ 12.00	\$ 1.00	\$ 207.83
90000310648	NGL*****	2019	602186	48,744.00	\$ 484.32	\$ 322.39	\$ 161.93	\$ 5.36	\$ 0.68	\$ -	\$ -	\$ 6.04
90000328910	NICE*****	2019	602190	8,500.00	\$ 85.46	\$ 56.22	\$ 28.24	\$ 49.28	\$ 17.08	\$ 12.00	\$ 1.00	\$ 163.82
90000166348	NKRA*****	2019	602201	123,155.00	\$ 1,301.83	\$ 814.55	\$ 409.12	\$ 749.60	\$ 260.36	\$ 12.00	\$ 78.16	\$ 2,323.79
90000330061	NORT*****	2019	602214	9,000.00	\$ 89.43	\$ 59.53	\$ 29.90	\$ 51.67	\$ 17.88	\$ 12.00	\$ -	\$ 170.97
90000311119	NORT*****	2019	602251	29,200.00	\$ 291.13	\$ 193.13	\$ 97.00	\$ 167.73	\$ 58.24	\$ 12.00	\$ 1.00	\$ 529.10
90000331844	NUNN*****	2019	602262	11,208.00	\$ 122.51	\$ 74.13	\$ 37.23	\$ 70.54	\$ 24.52	\$ 12.00	\$ 11.14	\$ 229.56
90000327229	ONEM*****	2019	602292	11,000.00	\$ 110.29	\$ 72.75	\$ 36.54	\$ 2.21	\$ 0.08	\$ -	\$ 1.00	\$ 1.29
90000312291	OPTI*****	2019	602294	11,000.00	\$ 109.29	\$ 72.75	\$ 36.54	\$ 63.05	\$ 21.84	\$ 12.00	\$ -	\$ 206.19
90000329473	OSFH*****	2019	602305	11,000.00	\$ 115.25	\$ 72.75	\$ 36.54	\$ 66.23	\$ 23.04	\$ 12.00	\$ 5.96	\$ 216.53
90000196435	OWIN*****	2019	602312	11,766.00								

90000318359	POWE*****	2019	602419	\$	11,000.00	\$	110.29	\$	72.75	\$	36.54	\$	63.49	\$	22.04	\$	12.00	\$	1.00	\$	207.83	
90000174970	PREF*****	2019	602430	\$	10,000.00	\$	99.36	\$	66.14	\$	33.22	\$	57.17	\$	19.88	\$	12.00	\$	-	\$	188.41	
90000330549	PROD*****	2019	602452	\$	10,000.00	\$	99.36	\$	66.14	\$	33.22	\$	57.17	\$	19.88	\$	12.00	\$	-	\$	188.41	
90000328877	RDL*****	2019	602533	\$	10,500.00	\$	105.35	\$	69.45	\$	34.88	\$	60.75	\$	21.08	\$	12.00	\$	1.00	\$	199.16	
90000101623	REED*****	2019	602559	\$	10,825.00	\$	108.56	\$	71.60	\$	35.96	\$	62.63	\$	21.72	\$	12.00	\$	1.00	\$	204.91	
90000318364	ROCK*****	2019	602620	\$	10,000.00	\$	99.36	\$	66.14	\$	33.22	\$	57.17	\$	19.88	\$	12.00	\$	-	\$	188.41	
90000320329	RUCK*****	2019	602653	\$	20,800.00	\$	206.67	\$	137.57	\$	69.10	\$	119.16	\$	41.32	\$	12.00	\$	-	\$	379.15	
90000318052	SABO*****	2019	602675	\$	10,500.00	\$	105.35	\$	69.45	\$	34.88	\$	60.75	\$	21.08	\$	12.00	\$	1.00	\$	199.16	
90000318410	SAFF*****	2019	602678	\$	11,000.00	\$	110.29	\$	72.75	\$	36.54	\$	63.49	\$	22.04	\$	12.00	\$	1.00	\$	207.83	
90000324300	SECU*****	2019	602716	\$	10,240.00	\$	102.75	\$	67.65	\$	34.12	\$	2.76	\$	0.12	\$	-	\$	1.00	\$	1.49	
90000330002	SEMA*****	2019	602720	\$	11,000.00	\$	112.27	\$	72.75	\$	36.54	\$	64.82	\$	22.44	\$	12.00	\$	2.98	\$	211.54	
90000325346	SERV*****	2019	602730	\$	10,000.00	\$	99.36	\$	66.14	\$	33.22	\$	57.17	\$	19.88	\$	12.00	\$	-	\$	188.41	
90000312718	SILE*****	2019	602766	\$	11,000.00	\$	110.29	\$	72.75	\$	36.54	\$	63.49	\$	22.04	\$	12.00	\$	1.00	\$	207.83	
90000318407	SIMP*****	2019	602769	\$	9,240.00	\$	91.80	\$	61.11	\$	30.70	\$	52.85	\$	18.36	\$	12.00	\$	-	\$	175.02	
90000198619	SING*****	2019	602775	\$	26,700.00	\$	265.30	\$	176.59	\$	88.70	\$	152.75	\$	53.08	\$	12.00	\$	-	\$	483.12	
90000328463	SMIT*****	2019	602801	\$	7,699.00	\$	76.49	\$	50.92	\$	25.58	\$	43.95	\$	15.28	\$	12.00	\$	-	\$	147.73	
90000311493	SOUT*****	2019	602839	\$	22,250.00	\$	222.07	\$	147.16	\$	73.91	\$	127.78	\$	44.40	\$	12.00	\$	1.00	\$	406.26	
90000322014	STRI*****	2019	602925	\$	12,830.00	\$	127.48	\$	84.86	\$	42.62	\$	73.32	\$	25.48	\$	12.00	\$	-	\$	238.28	
90000329211	SWAY*****	2019	602966	\$	8,000.00	\$	80.49	\$	52.91	\$	26.58	\$	46.30	\$	16.08	\$	12.00	\$	1.00	\$	154.87	
90000145979	SWOS*****	2019	602973	\$	28,500.00	\$	283.18	\$	188.50	\$	94.68	\$	163.11	\$	56.64	\$	12.00	\$	-	\$	514.93	
90000319278	TAPA*****	2019	603006	\$	11,000.00	\$	110.29	\$	72.75	\$	36.54	\$	63.49	\$	22.04	\$	12.00	\$	1.00	\$	207.83	
90000329200	TAXE*****	2019	603018	\$	8,000.00	\$	80.49	\$	52.91	\$	26.58	\$	46.30	\$	16.08	\$	12.00	\$	1.00	\$	154.87	
90000310941	TAXI*****	2019	603019	\$	8,348.00	\$	84.44	\$	55.21	\$	27.73	\$	48.69	\$	16.88	\$	12.00	\$	1.49	\$	162.01	
90000325339	THE*****	2019	603089	\$	10,000.00	\$	99.36	\$	66.14	\$	33.22	\$	57.17	\$	19.88	\$	12.00	\$	-	\$	188.41	
90000327267	TRAC*****	2019	603167	\$	26,000.00	\$	259.34	\$	171.96	\$	86.37	\$	149.31	\$	51.88	\$	12.00	\$	1.00	\$	472.53	
90000197943	VACU*****	2019	603239	\$	34,783.00	\$	375.42	\$	230.05	\$	115.55	\$	216.26	\$	75.08	\$	12.00	\$	29.81	\$	678.75	
90000322182	VAN*****	2019	603243	\$	14,140.00	\$	140.50	\$	93.52	\$	46.97	\$	81.00	\$	28.12	\$	12.00	\$	-	\$	261.62	
90000315755	VENE*****	2019	603251	\$	24,750.00	\$	246.92	\$	163.70	\$	82.22	\$	142.34	\$	49.40	\$	12.00	\$	1.00	\$	450.66	
90000329963	WALD*****	2019	603294	\$	10,000.00	\$	104.33	\$	66.14	\$	33.22	\$	59.97	\$	20.88	\$	12.00	\$	4.97	\$	197.18	
90000320103	WALL*****	2019	603309	\$	47,578.00	\$	472.73	\$	314.68	\$	158.15	\$	260.13	\$	94.56	\$	12.00	\$	-	\$	324.45	
90000190194	WILT*****	2019	603402	\$	12,400.00	\$	124.20	\$	82.01	\$	41.19	\$	71.54	\$	24.84	\$	12.00	\$	1.00	\$	232.59	
90000315127	WORL*****	2019	603428	\$	78,000.00	\$	775.01	\$	515.89	\$	259.12	\$	446.41	\$	155.00	\$	12.00	\$	-	\$	1,388.42	
90000327106	YOUN*****	2019	603449	\$	23,584.00	\$	234.32	\$	155.98	\$	78.35	\$	104.65	\$	-	\$	-	\$	-	\$	338.98	
					\$	46,468.83	\$	23,340.05	\$	37,320.90	\$	13,080.15	\$	1,224.00	\$	2,963.11	\$		\$		\$	120,384.75



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: May 28, 2026
Date Submitted: June 1, 2026
Final Approval Date: June 2, 2026
Presenter: Bryan Lackey, City Manager
Item of Business: Business Resolution 2026-23
Authorization to Execute Intergovernmental Agreement By and Between the City of Gainesville and Gainesville Redevelopment Authority for Lease of Restaurant Space in the City of Gainesville Identified as 201 Bradford Street, Suite B and 126 Main Street, Suite A
Meeting Date: June 2, 2026

Purpose of Request:

To request authorization to enter into an intergovernmental agreement between the City of Gainesville and the Gainesville Redevelopment Authority as it relates to restaurant space located at 201 Bradford Street, Suite B and 126 Main Street, Suite A.

Facts & Issues / History & Background:

Department Recommendation:

Adopt the resolution.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. BR-2026-23: Authorization to execute IGA with Redevelopment Authority - 201 Bradford Street, Ste. B and 126 Main Street, Ste. A
2. Attachment: IGA with Redevelopment Authority - 201 Bradford Street, Ste. B and 126 Main Street, Ste. A

RESOLUTION BR-2026-23

AUTHORIZATION TO EXECUTE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF GAINESVILLE AND GAINESVILLE REDEVELOPMENT AUTHORITY FOR LEASE OF RESTAURANT SPACE IN THE CITY OF GAINESVILLE IDENTIFIED AS 201 BRADFORD STREET, SUITE B AND 126 MAIN STREET, SUITE A

WHEREAS, Gainesville owns real property identified as 215 Bradford Street in the City of Gainesville, and Gainesville maintains on said real property a parking deck known as the North Parking Deck (hereinafter referred to as “the North Parking Deck”); and

WHEREAS, Gainesville owns within and adjacent to the North Parking Deck unfinished restaurant spaces identified as Suite A and Suite B, as more particularly depicted in Exhibit “A,” attached to the Intergovernmental Agreement attached hereto and incorporated herein (said Suite A and Suite B hereinafter called “the Property”); and

WHEREAS, Gainesville finds the Property to be excess property suitable for redevelopment; and

WHEREAS, pursuant to O.C.G.A. § 36-44-5(a)(8), Gainesville has the power to dispose of the Property for redevelopment purposes, in cooperation with the Authority; and

WHEREAS, pursuant to O.C.G.A. § 36-44-5(a)(8), the Authority has the power to lease the Property for redevelopment purposes, and such lease may be by public or private lease; and

WHEREAS, Gainesville and the Authority desire to enter into an Intergovernmental Agreement, attached hereto and incorporated herein, to provide for the conveyance of the Property from Gainesville to the Authority, and to enable the Authority to lease the Property, with the proceeds to be used for redevelopment, as defined in O.C.G.A. § 36-44-3(5).

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Mayor, City Manager and/or City Attorney to execute the Intergovernmental Agreement by and between City of Gainesville, Georgia and Gainesville Redevelopment Authority for the Property and any other documents necessary to effectuate the provisions of the Intergovernmental Agreement and the transfer and lease of the Property.

Adopted this ____ day of June, 2026.

Zack Thompson, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

**INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN
CITY OF GAINESVILLE, GEORGIA AND GAINESVILLE REDEVELOPMENT
AUTHORITY FOR LEASE OF RESTAURANT SPACE IN THE CITY OF
GAINESVILLE IDENTIFIED AS 201 BRADFORD STREET, SUITE B AND 126 MAIN
STREET, SUITE A**

This Agreement is made and entered into as of the ____ day of _____, 2026, by and between the City of Gainesville, Georgia, (hereinafter called "Gainesville") and the Gainesville Redevelopment Authority (hereinafter called "the Authority") for the purpose of the marketing and leasing of restaurant space identified as 201 Bradford Street, Suite B (hereinafter called "Suite B") and 126 Main Street, Suite A (hereinafter called "Suite A") in the City of Gainesville, and for use of the proceeds of the same.

WHEREAS, Gainesville owns real property identified as 215 Bradford Street in the City of Gainesville, and Gainesville maintains on said real property a parking deck known as the North Parking Deck (hereinafter referred to as "the North Parking Deck");

WHEREAS, Gainesville owns within and adjacent to the North Parking Deck unfinished restaurant spaces identified as Suite A and Suite B, as more particularly depicted on Exhibit "A," attached hereto and incorporated herein;

WHEREAS, Gainesville finds Suite A and Suite B to be excess property suitable for redevelopment;

WHEREAS, pursuant to O.C.G.A. § 36-44-5(a)(8), Gainesville has the power to dispose of Suite A and Suite B for redevelopment purposes, in cooperation with the Authority;

WHEREAS, pursuant to O.C.G.A. § 36-44-5(a)(8), the Authority has the power to lease Suite A and Suite B for redevelopment purposes, and such lease may be by public or private lease; and

WHEREAS, Gainesville and the Authority desire to enter into an agreement to provide for the conveyance of property interests in Suite A and Suite B from Gainesville to the Authority, and to enable the Authority to lease Suite A and Suite B, with the proceeds to be used for redevelopment, as defined in O.C.G.A. § 36-44-3(5).

NOW THEREFORE, Gainesville and the Authority agree to the following:

- A. Within sixty (60) days of the execution of this Agreement by both Gainesville and the Authority, Gainesville shall execute and record, at its cost and expense, such documents as are necessary to convey to the Authority such property interest in Suite A and Suite B as necessary to lease Suite A and Suite B.

- B. Upon conveyance by Gainesville of its property interest in Suite A and Suite B, the Authority shall work to market Suite A and Suite B for lease, with the base rent rate to be no less than \$34 per square foot of conditioned space, plus taxes, insurance, and common area maintenance costs (hereinafter referred to as "CAM charges") to be no less than \$5 per square foot. Said rates shall continue throughout the first year of the lease. Increases in subsequent years shall be no less than 2.5% per year for base rent.
- C. The conveyance of property interests in Suite A and Suite B shall include the assignment of the right by the City to the Authority to market and lease that space shown as private space on Exhibit "A," attached hereto and incorporated herein. The City shall not assign any right to the Authority to market and lease that space shown as public space on Exhibit "A."
- D. The Authority shall have the right to lease Suite A and Suite B for an initial ten-year term, with two five-year renewal options.
- E. Any lease of Suite A shall require the tenant to obtain a certificate of occupancy no later than February 28, 2027, and open for business no later than April 1, 2027.
- F. Any lease of Suite B shall require the tenant to obtain a certificate of occupancy no later than September 1, 2027, and open for business no later than October 1, 2027.
- G. Gainesville will hold harmless, defend and indemnify the Authority and each member and officer thereof from and against any liability or cost whatsoever arising from execution of this Agreement and any conveyance of Suite A and Suite B. Gainesville will execute any other documents which may become reasonably necessary to effectuate the transactions contemplated hereby, including but not limited to the lease of Suite A and Suite B from the Authority to any lessee.
- H. Upon the leasing of Suite A and Suite B, the net proceeds of such lease, after deduction of reasonable and customary costs and expenses incurred by the Authority in connection therewith, shall be paid to Gainesville, with such proceeds to be earmarked for and used for redevelopment within the city limits of Gainesville, as defined in O.C.G.A. § 36-44-3(5).
- I. In the event that Suite A and Suite B are not leased on or before December 31, 2026, then the Authority agrees to convey Suite A and Suite B to Gainesville, without further action on the part of the Authority or of Gainesville, at which time Gainesville may take such action regarding Suite A and Suite B as Gainesville deems prudent.

- J. All notices under this Agreement shall be in writing and shall be deemed to have been given by delivering it to person or by certified mail:

As to the Authority:

Gainesville Redevelopment Authority
Attn: Chairperson
539 Green Street
Suite 206
Gainesville, GA 30501

As to Gainesville

City of Gainesville
Attn: City Manager
300 Henry Ward Way
Suite 303
Gainesville, GA 30501

- K. The failure of any party to exercise any right given hereunder or to insist upon strict compliance with any term, condition or covenant specified herein shall not constitute a waiver of such party's right to exercise such right or to demand strict compliance with any such term, condition or covenant under this Agreement.
- L. This Agreement contains the sole and entire agreement of the parties with respect to the subject matter contemplated hereunder and no representation, inducement, promise or agreement, parole or written, between the parties and not incorporated herein shall be of any force of effect. Any amendment to this Agreement shall be in writing and executed by the parties.
- M. This Agreement may not be assigned or transferred by either party without the written consent of the other party. The provisions of this Agreement shall inure to the benefit or and be binding upon the parties hereto and the respective success and assigns.
- N. Time is of the essence with respect to this Agreement.
- O. This Agreement and all amendments hereto shall be governed and construed under the laws of the State of Georgia.
- P. If any term, covenant or condition of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, such provision, or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall be deemed severable, and the remainder hereof shall not be affected thereby, and each

term, covenant, or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

Q. This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument.

IN WITNESS THEREOF, the parties have set their hand and seal as of the day and year first above written.

GAINESVILLE REDEVELOPMENT AUTHORITY

By: _____
Chairperson

ATTEST: _____
Secretary

CITY OF GAINESVILLE

By: _____
Zack Thompson, Mayor

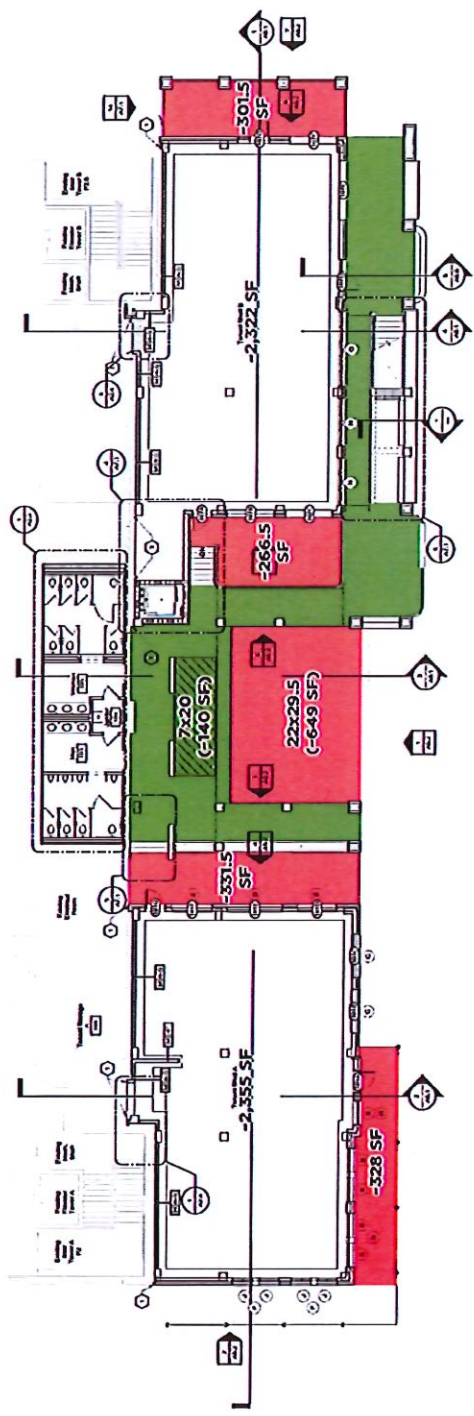
ATTEST: _____
Alisa Grayson, City Clerk

APPROVED AS TO FORM

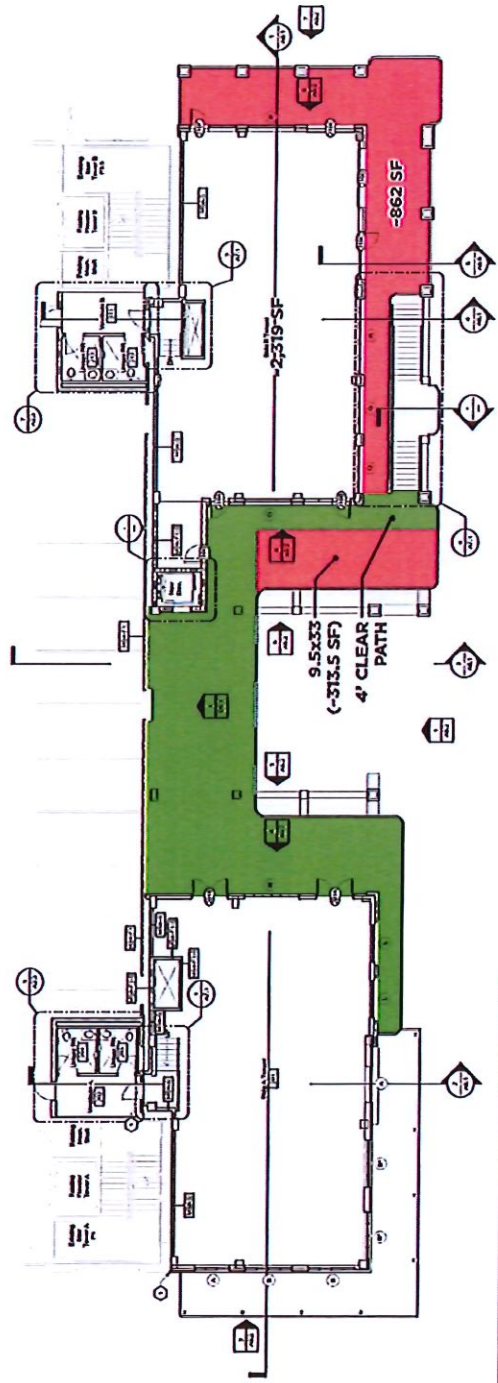
Abbott S. Hayes, Jr.
Hulsey, Oliver & Mahar, LLP
City Attorney

Exhibit "A"

SCALE: 1/8" = 1'-0"



Reference Plan - Level 1



Reference Plan - Level 2

LEGEND

- PRIVATE (-3,052 SF TOTAL)
- PRIVATE FOR MUSICAL PERFORMANCES
- PUBLIC SPACE