



February 2020

## Candidate for Election: City of Gainesville Commissioner

*Note: Responses Will be Made Public. Please limit your responses to 100 words (the published response will be cut off at the limit).*

1. Candidate's Name:

**David Walle**

2. Email Address:

**dbwalle@gmail.com**

3. Campaign Website:

**DavidWalle.com**

4. Education:

**Edinburgh Business School**

**Master of Business Administration (M.B.A.)**

**Expected graduation: 2022**

Previous classes include:

- **1031 Tax Deferred Exchange**
- **Commercial Cost Approach**
- **Commercial Real Estate Sales**
- **Community Analysis**
- **Fair Housing**
- **Financial Management**
- **Quantitative Methods**
- **Property Maintenance for Managers**
- **Residential Real Estate Analysis**
- **Risk Management**
- **Human Resource Management**
- **Legal Responsibilities**



- **Management of Residential Issues**
- **Valuation Modeling of Golf Courses**

5. Occupation:

**Commercial Real Estate Consultant**

6. Employer:

**NAI Heritage, LLC**

7. Previous Employment:

**Ferro Real Estate Partners**

8. Three Qualities Leaders Must Possess and Why:

- Open Mind – Hear the facts, deliberate and make a decision.**
- Managerial Competence – Must understand and appreciate that every decision may have unintended consequences.**
- Charisma – People are more likely to follow those they like, who have a genuine interest in their well-being.**

9. Civic Involvement:

- Economic Development Advisory Committee (EDAC) to Alachua Co. Commission (2016 – Present)**
- Public Policy Committee - Greater Gainesville Chamber of Commerce (2019)**
- Public Policy Committee – Gainesville-Alachua County Assoc. of Realtors (2017-2019)**
- Foster “Parent” - Helping Hands Pet Rescue (2001-2007)**
- Auction Committee & Duck Race Promotions – American Cancer Society, Gainesville (1990-1992)**
- Auction Participant – American Heart Association, Tallahassee (1991)**

10. Board(s) I’ve Served On and What Prompted Me to Serve On Them:

- Board of Directors – Primary Purpose Club (2012-2015)**  
**To serve our community of those in recovery from alcohol and drug addiction.**



**b. Board of Advisors – Salvation Army, Gainesville, FL (2020-Present)  
Helping those in need at the local level.**

11. Have you ever served in elected public office? **No.** If yes, how many years total have you served in elected public office? **N/A**

12. Why are you running for this office?

- **We need proactive measures to protect our creeks from a crumbling wastewater infrastructure.**
- **We need to protect our homeless community from a city which gives our homeless too wide a berth, wide enough to get panhandlers killed at median of traffic intersections.**
- **We need commissioners who are prepared to think through the real-life consequences of their actions, even harming those they claim they are helping.**



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13. What do you perceive are the three most important concerns facing the City of Gainesville and what would be your top priorities, if elected?

Most Important Concerns	Top Priorities
Population Growth in MSA (45,000 next 10 yrs)	Affordable Housing
Environmental Impact of Deferred Maintenance	Crumbling Infrastructure
Maintain and Enhance Our Quality of Life	Homelessness & Mental Wellness

14. Significant achievement and opportunity gaps exist in our community. Recently, the City Commission and the Alachua County School Board agreed to a county-wide goal to achieve 100% reading proficiency for all children by the end of third grade within three years. Do you support this goal? **Yes.**

Do you have other ideas to help close the gap? **Expand cooperation with organizations like Salvation Army and Boys & Girls Club, organizations which encourage and facilitate volunteer participation in afterschool reading programs and homework assistance.**

15. The City of Gainesville has worked to reduce homelessness by emphasizing rehousing. Soon, Dignity Village will be closed. Do you support the City's recent efforts? **In part, yes.** Why or why not? **As a community, we wish to help every person who needs help. And thank God for those who provide assistance on a personal level or through their favorite local nonprofit organizations. As a municipal government, our fiscal resources are limited. Let's start with common sense policies which mitigate rising rents and home prices. If Gainesville City Commission decides to provide housing, perhaps we ought to first consider helping those homeless persons with ties to our community first before spending limited tax dollars on trying to house every person passing through.**

16. The City restructured its Community Redevelopment Agency (CRA) last year in its ongoing efforts to revitalize Gainesville's urban core. **Yes, under threat of House Bill 1237 in Tallahassee, the City managed to instead do the right thing.** What steps do you think are necessary to encourage live-work-play downtown? **A few short years ago, the**



City empaneled a Blue Ribbon Commission. See page 20 of their findings contained in their report. Additionally, the City ought to first consider how their policies and ordinances affect the overall climate for employers and those with the capital needed to make such improvements. Local independent businesses have employed our neighbors for years, but the City and CRA advocate for one area within the City over another area. Before offering additional incentives and tax abatements on top of the existing federal Opportunity Zones and CRA District, the City ought to recognize there is one set of rules for some businesses/employers who are recruited to open operations here locally while another set of rules applies to longtime area stakeholders/employers.

17. What do you feel the City's economic development priorities should be over the next four years?

- a. Fully implement the findings of the Blue Ribbon Panel contained in its own Blue Ribbon Report.
- b. City should adhere to the spirit of its own vision forward found in its recent changes to land use and development review.

Vacillating on its own stated principles tells those who have the capital to invest that the City cannot be relied upon to stick with its own stated vision, harming our City as a whole and especially Downtown and East Gainesville (both inside and beyond the City limits).

- c. The City should foster a culture of seeing businesses as strategic allies rather than adversaries.

Yes, growth must be managed, lest we wind up losing what makes our existing quality of life so desirable.

18. Why should members of the business community support your candidacy?

David Walle understands how micromanagement by government harms economic growth, hindering the greatest privilege of any employer: to expand the workforce and create career opportunities. I have a very pragmatic approach to government evidenced by my years working together (and for) local governmental bodies. As a father and grandfather of children all born here, I have a vested interest in maximizing our community's potential, becoming the number one choice for business expansion and workforce development. Let's work together creating for a



**Gainesville a reputation as a reliable partner in economic development, where lip service is replaced by a reputation for following through on our commitments.**

I hereby certify to the veracity and completeness of the information herein and that no other party other than myself completed this questionnaire.

*David Walle*

**David Walle, Candidate for Gainesville City Commission, District 2**