



**CITY OF TALLAHASSEE COMMUNITY  
REDEVELOPMENT AGENCY**

**FY 2016 ANNUAL REPORT**

**(October 1, 2015 to September 30, 2016)**

Prepared by the  
City of Tallahassee Community Redevelopment Agency  
March 22, 2017

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY**

**BOARD OF COMMISSIONERS**

Nick Maddox  
Vice Chair, Leon County Board of Commissioners  
Agency Chair

Andrew D. Gillum  
Mayor, City of Tallahassee  
Agency Vice-Chair

Scott Maddox  
Commissioner, City of Tallahassee

Nancy Miller  
Commissioner, City of Tallahassee

Curtis Richardson  
Commissioner, City of Tallahassee

Gil Ziffer  
Commissioner, City of Tallahassee

Kristin Dozier  
Commissioner, Leon County

Mary Ann Lindley  
Commissioner, Leon County

Bill Proctor  
Commissioner, Leon County

**AGENCY STAFF**

Roxanne M. Manning, AICP  
Executive Director

Rick McCraw, AICP  
Program Director

Sherri Baker, AICP  
Principal Redevelopment Planner

Sheila T. Williams, CPM  
Sr. Redevelopment Planner

Stacey Peter  
Administrative Specialist II

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

**TABLE OF CONTENTS**

PREFACE AND APPROVALS.....	iii
OVERVIEW.....	1
BUDGET OVERVIEW.....	4
FY 2016 MAJOR ACCOMPLISHMENTS.....	16
Evaluation of Performance Measures.....	30
REAL PROPERTY OWNERSHIP.....	38
BOUNDARY MAP.....	39
FY 2016 TRUST FUNDS FINANCIAL STATEMENTS.....	40

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

**PREFACE AND APPROVALS**

The City of Tallahassee Community Redevelopment Agency FY 2016 Annual Report covers the period from October 1, 2015 through September 30, 2016. The report contains a description of the Agency, a review of the FY 2016 adopted budget, a listing of major FY 2016 accomplishments, a map of the redevelopment area, and the FY 2016 Financial Statements. This annual report has been prepared in accordance with Chapter 163.356(3)(c), Florida Statutes, and may not be in conformance with generally accepted accounting principles.

The financial statements for the City of Tallahassee Community Redevelopment Agency, prepared in conformance with generally accepted accounting principals, are included in the City of Tallahassee's Comprehensive Annual Financial Report for FY 2016. The City's financial statements were audited by the certified public accounting firms of Thomas Howell Ferguson and Law Redd Crona & Munroe, and are expected to receive an unmodified opinion.

The City of Tallahassee Community Redevelopment Agency FY 2016 Annual Report has been approved this 22<sup>nd</sup> day of March, 2017.

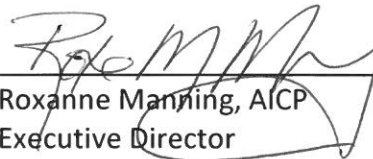
CITY OF TALLAHASSEE



---

Patrick Twyman,  
Accounting Services Manager

TALLAHASSEE COMMUNITY  
REDEVELOPMENT AGENCY



---

Roxanne Manning, AICP  
Executive Director

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY OVERVIEW AND  
FY 2016 ACCOMPLISHMENTS**

The City of Tallahassee Community Redevelopment Agency (CRA) was created in August 1998. The CRA Board was established in September 1998, and the Board membership was amended in September 2002 and October 2007. The CRA Board consists of the City of Tallahassee Mayor, the four City Commissioners and four members of the Leon County Commission. In FY 2016, the CRA consisted of five full-time employees and one part-time employee. The City of Tallahassee provides the CRA with professional and technical services such as, but not limited to, accounting, procurement, human resources, in-house legal, treasurer-clerk support and information systems.

**Greater Frenchtown/Southside Community Redevelopment Area**

The Greater Frenchtown/Southside Community Redevelopment Area (GFS District) consists of three distinct geographic sections and is comprised of over 1,450 acres of residential, office, commercial/retail, industrial, and green/open space land uses, all conveniently located near downtown Tallahassee. Included within the boundaries of the redevelopment area are thirteen neighborhood communities; seven major commercial/retail areas including sections of Tennessee Street, Tharpe Street, North and South Monroe Streets, Gaines Street, Lake Bradford Road and South Adams Street; and numerous mixed-use areas. In addition, the redevelopment area borders parts of the Florida A&M University (FAMU) and the Florida State University (FSU).

The City Commission adopted the Greater Frenchtown/Southside Community Redevelopment Plan (formerly known as the Tallahassee Community Redevelopment Plan) and established the Greater Frenchtown/Southside Community Redevelopment Trust Fund in June 2000.

In FY 2016, the CRA Board authorized the expansion of GFS District to include the 26 commercial properties fronting South Monroe Street between Van Buren and Perkins Streets. At the end of the fiscal year, the Finding of Necessity had been completed but the amendment of the Greater Frenchtown/Southside Community Redevelopment Plan and Trust Fund had not been approved by the City of Tallahassee City Commission. Those activities took place in October 2016 and will be reported in the FY 2017 CRA Annual Report.

**Downtown District Community Redevelopment Area**

The Downtown District Community Redevelopment Area (DT District) consists of approximately 440 acres located in downtown Tallahassee, between the northern and

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

southern portions of the GFS District. The DT District is comprised of five sub areas with distinct land uses, physical characteristics and functions. These sub areas are: (1) North Monroe Street, (2) the Downtown Core, (3) Franklin Boulevard, (4) Gaines Street, and (5) Capital Cascades. Land uses in the Downtown District include residential, office, commercial/retail, light industrial, and green/open space. The entire area is serviced by city infrastructure, including water, sewer, electricity, and gas.

The City Commission adopted the Downtown Community Redevelopment Plan and established the DT District Trust Fund in June 2004. Funding of the DT District, as well as any expansion of either existing redevelopment district or establishment of new redevelopment districts is governed by the *“Interlocal Agreement Among the City of Tallahassee, Leon County, and the Community Redevelopment Agency of the City of Tallahassee Regarding the Creation and Operations of the Downtown District Community Redevelopment Area and the Expansion of the Community Redevelopment Area”*, (the *Interlocal Agreement*) dated June 23, 2004, and amended on October 4, 2007, February 9, 2009, and December 11, 2014.

A map outlining the boundaries of the two redevelopment areas at the end of FY 2016 is located on page 39 of this report.

**Summary of FY 2016 Major CRA Activities**

An overriding goal for FY 2016 was to continue to provide the CRA Board with the structure to evaluate competing projects and establish a cohesive direction for redevelopment activity. To this end, the Board established priorities in January and adopted project review criteria in October 2014; Agency performance measures were adopted in April 2015; and, after four public workshops, GFS Citizens Advisory Committee and CRA Board review, the Frenchtown Southside Investment Plan was adopted in September 2015. The Community Benefit Analysis statement requirement was also initiated in September 2015.

The CRA’s investment in redevelopment projects and programs is designed to reduce blight by encouraging redevelopment projects that, among other things, improve community aesthetics, enhance property values, support small business development, and address infrastructure deficiencies.

The CRA enjoyed a variety of redevelopment successes in FY 2016, many of which generated increased property values and additional revenue for the Agency. Several of these are highlighted below and discussed in more detail in the body of this report.

- The Frenchtown Heritage Farmer’s Market opened on March 5, 2016 following initial renovations to the property. The CRA leased the property to Frenchtown

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

Neighborhood Improvement Association who agreed to operate and manage the farmer's market. During the fiscal year CRA staff worked with FNAI staff on a series of interior improvements to improve the services provided by the farmer's market.

- The Agency provided \$70,000 in CRA promotional/special event grant funds (\$35,000 for each district) supporting nine events in the GFS District and seven in the DT District.
- The former GFS Commercial Façade Improvement Grant Program was revised into the GFS Business Facility Improvement Program (BFIP), which included additional funding opportunities for small businesses in the GFS District. A total of nine BFIP applications were approved in FY 2016, committing \$178,953 in CRA funds towards renovation projects with total project costs of approximately \$408,000.
- The Onyx mixed-use student housing development at 444 College Avenue was added to the tax rolls in 2016 adding nearly \$47.2 million in new taxable value to the DT District. The Onyx will generate \$96,257 in new tax increment income for the District in FY 2017 after reimbursing the developer \$288,771 in post-development grant funds.
- The CRA approved \$205,000 in grant funds for the renovation of a vacant Harvey's Supermarket site as a Piggly Wiggly Supermarket, helping to bring the supermarket to an area identified as a food desert and which did not have a neighborhood-area supermarket for nearly two years.
- Removed asbestos found in all four of the former Shelter buildings and prepared the properties for demolition in FY 2017. Entered into a contract with GAI Consultants to perform a market analysis with a focus on the redevelopment area and to prepare a feasibility analysis for the redevelopment of the former Shelter and adjacent properties.

**Review of FY 2016 CRA Performance**

A primary measure of the CRA's performance is the impact projects and programs have in encouraging redevelopment efforts that address the blighting conditions within both redevelopment areas. To help measure the impact of CRA-funded projects and programs, in April 2015 the CRA Board approved five categories of performance measures that cover the scope of CRA redevelopment efforts. The five categories are listed below and the evaluation of projects and programs funded or completed in FY 2016 is provided starting on page 30 of this report.

1. Leveraging CRA assistance with private investments in support of major redevelopment projects (more than \$500,000 in CRA assistance).
2. Success of CRA small business grants programs:
3. Infrastructure

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

4. Quality of life
5. Elimination of blighted conditions

**FY 2016 Budget Overview**

A main goal of the CRA is to create and implement strategies that use a combination of public and private resources to facilitate redevelopment to enhance the built environment and strengthen local economic conditions within each redevelopment district. To meet this goal, the CRA seeks projects that help reduce or eliminate the development and spread of blight. Individual projects and policies are supported based on the specific conditions and needs identified within the GFS District Community Redevelopment Plan and the DT District Community Redevelopment Plan. Areas where the CRA concentrates redevelopment efforts includes, but is not limited to, commercial development, affordable housing, infrastructure, transportation, neighborhood and housing improvements, the promotion of mixed-use developments, and promotional and special events.

In FY 2016, the CRA received \$3,817,000 in income: \$3,523,000 in tax increment and \$294,000 in other fund income and adjustments (parking revenues, interest, fair value of investments, etc.) as described in the financial statements starting on page 40. This includes \$2,269,000 in income for the GFS District and \$1,548,000 for the DT District. Other fund income included \$36,989 from the sale of capacity in the Coal Chute Stormwater Pond; \$42,015 in public parking, special event parking and reserved parking from the Block and Deck public parking spaces in the GFS District; and \$100,980 in parking lease revenue from the Aloft Hotel in the DT District.

FY 2016 saw continued improvement in property values over the decline that began in 2008 and 2009 as part of the recession. The \$3,523,000 in FY 2016 tax increment revenue reflects an increase of \$868,000, or approximately 32.7 percent, from the tax increment payments received by both redevelopment districts in FY 2015. Unlike FY 2015 when the DT District was responsible for most of the increase in tax increment, the majority of the FY 2016 tax increment increase, \$688,000 or 79.3 percent, came from the GFS District. The increase is primarily from the addition of the Block and Deck developments to the tax roll in 2015 with a post-development taxable value of \$47.4 that generated nearly \$547,000 in new tax increment for the GFS District in FY 2016. During FY 2017 CRA staff will be examining areas of both redevelopment districts to identify areas where values are increasing, or decreasing, at levels not consistent with other areas of the districts.

In FY 2016, the CRA approved, committed and/or spent approximately \$5.1 million in prior, current and future fiscal year funds in support of various programs and projects,



**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

including administrative and operating expenses. A description of the major FY 2016 approvals and expenditures within each redevelopment district is provided below.

Finally, as outlined in the Interlocal Agreement governing the funding of the DT District, the CRA was appointed to manage one-cent of the tourist development tax which was originally collected and held by the Leon County for debt service, construction and operational expenses directly related to the proposed Tallahassee Performing Arts Center (TPAC). Per the third amendment to the interlocal agreement, the collection of the tourist development tax funds for the TPAC ended in December 2014. The funds already collected are being held by Leon County and can be used on arts and cultural related projects recommended by the CRA and with the approval of the City of Tallahassee and Leon County. There was no financial activity with the tourist development tax funds during FY 2016, so it is not addressed in this report.

A. General:

FY 2016 CRA Administrative and Operating Expenses: \$679,187. For FY 2016 the CRA Board committed \$799,049 in GFS and DT District funds towards the administrative and operating expenses of the CRA. The actual administrative and operating expenses were \$679,187, or approximately 17.8% of FY 2016 revenues. This covered the costs of the CRA staff and general Agency operating expenses. The administration and operating expenses were shared between the two redevelopment areas, with the GFS District accounting for \$413,628, or nearly 61 percent of the expenses, and the DT District accounting for \$265,559, or approximately 39 percent of the expenses. The \$91,531 remaining in the administrative and operating budget at the end of the fiscal year (balance remaining after end-of-year adjustments) was transferred to the FY 2016 GFS Master Project (\$26,722) and the FY 2016 DT Master Project (\$64,809).

B. Major Expenditures and Commitments in the Greater Frenchtown/Southside Community Redevelopment Area (GFS District):

1. Annual Refund of Municipal Services Taxing Unit (MSTU) Based Tax Increment to Leon County: \$82,000. Chapter 163.387(1)(a) and (b), Florida Statutes, requires the tax increment to be calculated based on the amount of ad valorem taxes levied each year by the City and County. As a result, the County's FY 2016 increment contribution included \$82,000 in tax increment from the County's Emergency Medical Services (EMS) MSTU which was returned to Leon County per the adopted FY 2016 budget.
2. GFS Business Facility Improvement Program: \$178,953. In September 2016, the CRA combined the previous Commercial Façade Improvement and Commercial

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

Painting Grant programs into a single, enhanced small business incentive - the Business Facility Improvement Program (BFIP). The BFIP provides eligible applicants with up to \$50,000 for façade and general property improvements to commercial structures located within the GFS District. The first \$10,000 in grant funds does not require a match, and grants from \$10,001 to a maximum of \$40,000 require a dollar-for-dollar match. For FY 2016 the CRA Board approved \$200,000 in grant funds of which \$178,953 was awarded to the nine commercial projects listed below. The number of approved applications does not reflect the extensive outreach CRA staff made to the community advising them of the programs changes and meeting with business owners wanting to know more about the program details.

- a. *1450 Lake Bradford Road, Natalie Thomas* - \$6,329 to resurface and restripe the existing parking area. The project was started and completed within FY 2016.
- b. *Mahan Investments, Inc., 1812 South Monroe Street* - \$15,500 to resurface and restripe the parking area, and paint the building. The total project cost is estimated at \$22,000. The renovations were started and completed in FY 2016.
- c. *Davenport Family Properties, LLC, 645 West Gaines Street* - \$50,000 to assist in the conversion of a warehouse into a fitness center. The total project cost is estimated at \$97,635. The renovations were started in FY 2016 but were not completed by the end of the fiscal year.
- d. *1215 South Adams Street, LLC, 1215 South Adams Street* - \$50,000 to assist with renovations to office and retail buildings and property. The total project cost, including interior improvements, is estimated at \$200,000. The renovations did not begin by the end of FY 2016.
- e. *Gandy Printers, Inc., 1800 South Monroe Street* - \$6,350 to resurface and restripe the existing parking area. The improvements were started and completed during the fiscal year.
- f. *1102 South Adams Street, Jimmy Petrandis* - \$21,511 to assist with the renovation of a commercial retail center. The total project cost is estimated at \$26,511. The renovations were started in FY 2016 but were not completed by the end of the fiscal year.
- g. *2010 South Adams Street, Malinda H. and E. Griffith* - \$12,003 to assist with renovations to the currently vacant building and property. The total project cost is estimated at \$14,005. The renovations were started in FY 2016 but were not completed by the end of the fiscal year.
- h. *1015 Commercial Drive, Rachel Menasco* - \$12,400 to assist with renovations to the building and property. The total project cost is estimated at \$14,800. The renovations were not started by the end of the fiscal year.

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

- i. *TAVA Group, Inc., 2531 South Adams Street* - \$ 4,860 for renovations to the building and property. The renovations were not started by the end of the fiscal year.

Of the \$21,047 remaining in this program at the end of the fiscal year, \$15,440 was used to fund four FY 2017 BFIP projects and the remaining \$5,607 was transferred to the FY 2016 GFS Master Project. A more detailed discussion of commercial façade and BFIP improvement projects completed in FY 2016 is provided starting on Page 22 under Major Accomplishments.

3. GFS Promotional/Special Events Grant Program: \$35,000. This program was established in FY 2010 and provides grants of up to \$5,000 to not-for-profit organizations who sponsor promotional or special events in the GFS District that promote the goals and objectives of the GFS Community Redevelopment Plan. The CRA committed \$35,000 to this program in FY 2016. This was the third year that applications were scored and ranked on a competitive basis. A total of 17 grant applications were received; 9 applications were approved and received a total of \$35,000 in grant funds.

- a. Jazz on Gaines Street, \$5,000.
- b. Southern Gothic Film Series, \$5,000.
- c. All Saints First Saturday Cultural Series, \$5,000.
- d. The Season of Emancipation: A Walk through Living History, \$5,000.
- e. Gaines Street Fest 2015, \$2,500.
- f. Frenchtown Heritage Festival 2015, \$5,000.
- g. ArtiGras, \$5,000.
- h. Providence Neighborhood Fun Day, \$1,500.
- i. 4<sup>th</sup> Annual Community Healing Days, \$1,000.

A more detailed discussion of the FY 2016 Promotional/Special Events Grants Program events starts on page 20 under Major Accomplishments.

4. Affordable Housing Program: \$300,000. The FY 2016 CRA budget included \$300,000 in affordable housing funds to be leveraged with funds from the City of Tallahassee's Affordable Housing Division to assist in various affordable housing efforts including new home construction, owner-occupied home repairs and emergency home repairs. None of the FY 2016 funds were spent during the fiscal year. However, remaining FY 2015 funds were used for asbestos testing and remediation and the demolition of three homes on Wallis Street in the South City neighborhood that will be developed as affordable housing. A description of these efforts is provided on page 29 under Major Accomplishments.

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

The commitment of the FY 2016 funds to affordable housing projects is on hold pending a review of City of Tallahassee and Leon County affordable housing programs. Following the review, the goal is to develop a comprehensive city and county affordable housing program that will also more effectively leverage affordable housing funds.

5. Neighborhood Enhancement and Public Safety Program: \$150,000. These funds were approved to help strengthen existing neighborhood associations or create new associations as a way to promote greater neighborhood involvement. Neighborhood associations were eligible to apply for grant funds to support neighborhood improvements such as an entry sign, a community garden, community green spaces, or a public safety project. No applications were received during the fiscal year. The grant funds were carried over into FY 2017 as CRA staff explores better ways to implement this program.
  
6. Frenchtown Entry Feature: \$350,000. The CRA Board approved \$350,000 in grant funds to create a prominent entry feature for the Frenchtown, a historic, predominantly African-American neighborhood located adjacent to the City of Tallahassee's downtown core. The anticipated location of the entry feature is at the intersection of Tennessee and Macomb Streets, but a final location has not been determined. At the end of the fiscal year a location and design had not been approved; however, the Tallahassee/Leon County Planning Department's Design Works was in the process of evaluating locations for review and approval by neighborhood groups and the CRA's Greater Frenchtown/Southside Citizens' Advisory Committee. The grant funds were carried over into FY 2017.
  
7. Shelter and Frenchtown Renaissance Community Center Site Work: \$300,000. The FY 2016 budget contained \$300,000 for site work at the former Shelter and Frenchtown Renaissance Community Center (FRCC) properties, which were acquired by the CRA in 2014 and were vacated in April 2015 when the Shelter and FRCC moved their services to the new Kearney Center on Pensacola Street. These funds were combined with \$104,137 in existing FY 2014 and 2015 funds. During the fiscal year the funds were used for general building and property maintenance, utilities and other activities related to the eventual demolition of the buildings and other property improvements. Major expenses included \$82,053 for asbestos and lead testing, removal and monitoring; and a \$56,775 agreement with GAI Consultants, Inc. to prepare a market study, feasibility analysis and, if needed, provide Request for Proposal assistance for the redevelopment of the Shelter, FRCC and adjacent properties. Demolition of the buildings is expected by mid-2017. A more detailed discussion of the FY 2016

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

Shelter and FRCC property activities is on page 18 under Major Accomplishments.

8. GFS Property Management: \$15,000. These funds are used for the general operation and maintenance of CRA-owned properties in the GFS District that are not covered by other project funds. The funds have been used for property repairs, parking controls, for expenses related to marketing the properties for sale or redevelopment, and for the initial evaluation (surveys, title searches, etc.) of properties the CRA may be interested in acquiring. None of these funds were expended in FY 2016; the funds have been carried into FY 2017 for anticipated expenses during the year.
9. Block and Deck Public Garage: \$37,800. To help promote retail activity on Gaines Street, the CRA purchased 172 metered public parking spaces in the Block and Deck; 35 in the Block and 137 in the Deck. The CRA and District Joint Venture, LLC entered into a parking management agreement that allows District Joint Venture to manage the 172 public parking spaces. The CRA's Block and Deck garage expenses pay for the parking management agreement with DJV, electric utilities in the Deck parking garage, the lease of three multi-station parking meters in the Block and Deck garages and other garage related capital expenses.
10. Block and Deck Development Assistance Grant: \$546,754. In December 2012, the CRA Board agreed to provide District Joint Venture, LLC with \$2,659,000 in grant assistance in support of nearly 27,000 square feet of retail space, public space and design features for the Block and Deck, a mixed-used student residential development on Gaines Street. The grant funds are provided through the return of tax increment generated by the development once it is completed and added to the tax rolls. The developments were added to the Leon County tax rolls in 2015 with a certified taxable value of \$47.4 million, an increase of \$45.9 million in new taxable value over the pre-development values. The FY 2016 payment of \$546,754 is the first tax increment reimbursement under the agreement. Based on the 2015 certified value and projected value increases, staff estimates the grant balance of \$2.1 million will be paid off in FY 2020.
11. Piggly Wiggly Supermarket Grant: \$205,000. The CRA Board approved \$205,000 in grant funds for the renovation of a former Harvey's Supermarket site as a 20,500 square foot Piggly Wiggly Supermarket, helping to bring the supermarket to an area identified as a food desert. Since the closing of the Harvey's supermarket in the Southside Shopping Center in March 2014, there had been strong community interest in finding a replacement full-service grocery store for this part of the Southside community. The renovations were completed in

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

February 2016 and the supermarket opened in March 2016, two years after the Harvey's Supermarket was closed. A more detailed discussion of the Piggly Wiggly project is provided on page 17 under Major Accomplishments.

12. Painting of Amtrak Station: \$25,000. As part of the CRA contribution to City and County efforts to promote the return of east-west passenger rail service during a test of interest by Amtrak in February, and to help improve the appearance of the building, the CRA Board approved \$25,000 in grant funds to paint the exterior of the Amtrak Station.
  
13. Southside Tactical Urbanism Project: \$3,717. The CRA committed \$5,000 in grant funds in support of a Tactical Urbanism Project as part of the City of Tallahassee's Sustainable YOU 2016 Conference. The CRA funds paid the expenses of the Tactical Urbanism speaker, Anthony Garcia, as well as assisted in the installation of a pop-up sustainable retail demonstration outside the Hi Fi Jazz Café at 1617 South Adams Street. The final cost to the CRA was \$3,717, with the remaining project balance transferred to the FY 2016 GFS Master Project at the end of the fiscal year.
  
14. GFS District Boundary Expansion: \$10,267. In FY 2016 the CRA Board approved the expansion of the GFS District boundaries to include the 26 commercial parcels fronting South Monroe Street between Van Buren and Perkins Streets. These funds were used for consultant services to assist CRA staff in preparing condition surveys and other activities required to both expand the boundaries and update the GFS Community Redevelopment Plan to include the new parcels. Both the expansion and redevelopment plan update had not been completed by the end of the fiscal year.
  
15. FY 2016 GFS Master Project: \$188,121. At the end of the fiscal year, the GFS Master Project had a balance of \$188,121. These funds will be used to cover on-going CRA contractual expenses, new projects and other expenses as outlined in the FY 2017 budget.

The FY 2016 Balance Sheet and Income Statement for the Frenchtown/Southside Community Redevelopment Area are located on pages 42 and 43 of this report.

C. Major Expenditures and Commitments in Downtown District Community Redevelopment Area (DT District):

1. DT Commercial Façade Improvement Grant Program: \$150,000. The CRA Board established the DT Commercial Façade Program in 2008, which provides grants of up to \$50,000 for repairs/renovations to the exterior of commercial structures

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

located in the DT District. Applicants must match any requested grant funds dollar-for-dollar. Two applications were received and approved in FY 2016.

- a. *204 S. Monroe Street, LLC; 204 S. Monroe Street* - \$42,499 for exterior improvements to vacant office space that included the installation of new storefront windows, doors on the ground and second floors, new steel balconies on the second floor, and painting of the east side wall and balconies on the south and north walls. The total project cost, including interior renovations, is estimated at \$750,000. The renovations were started but not completed by the end of the fiscal year.
- b. *Florida Restaurant and Lodging Association; 230 S. Adams Street* - \$50,000 for exterior improvements to the address water intrusion problems and enhance the building facade. The improvements included the replacement of EIFS cladding with a metal wall panel rain screen system, new exterior windows and doors, removal of non-structural exterior columns from the façade, masonry work, framing (metals, woods and plastics), thermo and moisture protection, and a new canopy. Because of the extensive nature of the renovations (over \$3.0 million), the façade funds are being committed against the window replacements, which are valued at \$735,100. The renovations were started but not completed by the end of the fiscal year.

The \$57,501 remaining in the program at the end of the fiscal year was transferred to the FY 2016 DT Master project. A more detailed discussion of the commercial façade improvement projects completed in FY 2016 is provided starting on page 26 under Major Accomplishments.

Towards the end of the fiscal year the Commercial Façade and Commercial Painting programs were temporarily suspended to allow staff to evaluate changes to both programs based on CRA Board direction that the programs be more focused on specific downtown improvements.

2. DT Commercial Painting Grant Program: \$15,000. This program was established in FY 2008, and provides commercial property owners and tenants in the DT District with up to \$5,000 in grant funds to paint the exterior of a commercial building that is viewable by the public; no match is required. There was one application received for this program during the fiscal year. The remaining balance of \$11,552 for this program was returned to the FY 2016 Master project at the end of the fiscal year.

- *402 W. College Avenue, Dan Gilbertson* - \$3,448 for exterior painting of a newly renovated pizza parlor. The grant included painting the building

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

soffits, fascia, windows and doors. The applicant received a commercial façade improvement grant in FY 2015 for \$50,000 for the exterior renovations to the parlor, which did not include painting.

As noted above, the Commercial Painting program was temporarily suspended to allow staff to evaluate changes to the program based on CRA Board direction that the program be more focused on specific downtown improvements.

3. DT Promotional/Special Events Program: \$35,000. This program was established in FY 2010 and provides grants to not-for-profit organizations that sponsor promotional or special events in the DT District that promote the goals and objectives of the DT Community Redevelopment Plan. Beginning in FY 2014, the Tallahassee Downtown Improvement Authority (TDIA) assumed management of the DT Promotional/Special Events Program. This was also the third year that applications were scored and ranked on a competitive basis. A total of 12 grant applications were received and 10 were approved for CRA funding, but only 7 were funded. The funded programs are listed below.
  - a. Springtime Tallahassee Festival, \$7,500.
  - b. Seminole Booster, Friday Night Block Party \$9,000.
  - c. LeMoyne Center for the Visual Arts Chain of Parks Art Event, \$7,500.
  - d. Tallahassee Bach Parley Concert Series, \$1,500.
  - e. Friends of the Museums of Florida History Emancipation Day Celebration, \$1,500.
  - f. Martin Luther King Dare to Dream, \$1,500.
  - g. Southern Shakespeare Company Shakespeare Fest, \$1,500.

The \$5,000 remaining in the program was transferred to FY 2016 DT Master Project at the end of the fiscal year. A summary description of these events is provided starting on page 21 under Major Accomplishments.

4. DT Property Management: \$6,500. These funds are used for the general operation and maintenance of CRA-owned properties in the DT District that are not covered by other project funds. The funds have been used for property repairs, parking controls, marketing the properties for sale or redevelopment, and for the initial evaluation (surveys, title searches, etc.) of properties the CRA may be interested in acquiring. The CRA had no DT District property management expenses in FY 2016; as a result, the funds remained in the FY 2016 DT Master Project budget line item.
5. Firestone and Bloxham Annex Site Work: \$275,000. The Firestone and Bloxham Annex properties were expected to be acquired by the CRA in FY 2015 as part of



**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

- the O'Connell property land sale agreement with the State of Florida, which included the transfer of the Firestone and Bloxham Annex properties to the CRA. However, a title issue with the Bloxham Annex property has delayed the closing until FY 2017. Once the CRA owns the properties, the site funds will be used for general building and property maintenance, possible lead and asbestos testing and remediation and other activities related to the eventual demolition of the buildings and/or sale of the properties. The only major expense from this line item in FY 2016 was a \$56,775 agreement with GAI Consultants, Inc. to prepare a market study, feasibility analysis and, if needed, provide Request for Proposal assistance for the redevelopment of the Firestone and Bloxham Annex properties, or another property identified by the CRA. The funds were carried over into FY 2017.
6. 2<sup>nd</sup> Annual Word of South Festival of Literature and Music: \$37,500. In November 2015, the CRA Board approved \$37,500 in grant funds for the 2<sup>nd</sup> Annual Word of South Festival of Literature and Music which was held at Cascade Park on April 7 - 9. The event included over 50 performers covering a wide-range of music and literature genres. The performers ranged from nationally known artists, including Rita Coolidge, George Clinton, Paul Garfinkel, Leonard Pitts and The Sonnet Man. The 3<sup>rd</sup> Annual Word of South Festival of Literature and Music is planned for the second weekend in April 2017, also in Cascade Park.
  7. 1<sup>st</sup> Annual Florida Jazz and Blues Festival: \$37,500. In July 2016, the CRA approved \$75,000 in grant funds to support the 1<sup>st</sup> Annual Florida Jazz and Blues Festival which was held on Cascade Park from 23 to 25 September, 2016. The grant funds were split, with \$37,500 provided in advance of the event in FY 2016 funds, and the remaining \$37,500 provided after the event in FY 2017 funds. The event included performances by 20 international, national, regional and local jazz and blues artists. Performers included the Count Basie Orchestra, Cleveland Eaton, the Rebirth Jazz Band, Marcus Roberts and the Modern Jazz Generation, and Selwyn Birchwood. An estimated 3,000 people attended the three-day event. The 2<sup>nd</sup> Annual Florida Jazz and Blues Festival is tentatively scheduled for October 20 to 22, 2017.
  8. The Catalyst: \$217,535. In March 2012, the CRA approved \$911,800 in grant funds for the Catalyst, a mixed-use student housing development on Madison Street with 128 apartments, 400 beds, 3,650 square feet of retail, and a 5-story parking garage with 381 parking spaces. The CRA grant funds were used to provide 16 public parking spaces in the garage, 24 on-street parking spaces, ground-floor retail space treatments, and enhanced streetscape/pedestrian treatments. An initial grant payment of \$250,000 was made in December 2012;

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

the remaining \$661,800 in grant funds are provided through the reimbursement of tax increment generated by the development once it was added to the tax rolls. The Catalyst was added to the Leon County tax rolls in 2014 with a certified taxable value of \$26.1 million, an increase of \$25.2 million in new taxable value over the of the site's pre-development value. The FY 2016 payment of \$217,535 was the second post-development increment reimbursement and was based on post-development taxable value of \$27.3 million, an increase of \$26.3 million in new taxable value over the of the site's pre-development value. The remaining grant balance will be paid off in FY 2018.

9. College Town, Phase 1: \$366,409. In November 2010, the CRA Board agreed to provide the Seminole Boosters, Inc. and their development partners with \$2,382,045 in grant assistance for the development of College Town, a mixed-used development with approximately 44,000 square-feet of retail space and 72 residential units located on the southeast corner of the intersection of Madison Street and Woodward Avenue. The CRA funds were used to help cover some of the costs of various infrastructure improvements. In 2012 the Board approved an additional \$150,000 in grant funds for the long-term lease of 15 parking spaces. The CRA assistance includes upfront grant assistance of \$700,000, with the remaining funds provided through five annual payments of \$366,409 once the project is added to the tax rolls and generates tax increment. In FY 2016 College Town, Phase 1, had a taxable value of \$15.4 million, an increase of \$14.2 million in new taxable value over the of the site's pre-development value. The FY 2016 payment was the second post-development grant payment; three grant payments remain with the final payment made in FY 2019.
  
10. 601 South Copeland: \$50,000. In May 2012, the CRA approved \$395,000 in construction assistance for 601 South Copeland a student-oriented apartment development consisting of 81 apartments, 283 beds, a 5,000 square foot community center, and a five-story parking garage with 282 parking spaces on a site occupied by a former city utility drive through payment center. The CRA funds were used for roadway enhancements, streetscape and visual enhancements along the edges of the property, the temporary relocation of overhead electric lines, and stormwater pond improvements. An initial grant payment of \$215,000 was made in October 2012, with the remaining \$180,000 grant to be disbursed over a four-year period once the development was added to the tax rolls. 601 South Copeland was added to the Leon County tax rolls in 2014 with a certified taxable value of \$17.9 million, all of which is new taxable value because the property was previously owned by the City and was non-taxable. In FY 2016 the taxable value was \$18.2 million, generating \$150,629 in tax increment for the DT District for FY 2016. Both the FY 2015 and FY 2016

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

grant payments (\$50,000 each year, \$100,000 total) were made in August of 2016. The remaining grant payments will be completed in FY 2018.

11. Gateway Tallahassee: \$194,732. In April 2010, the CRA approved \$1,447,661 in grant funds for the development of the Gateway Tallahassee, a 37,000 square-foot, mixed-use development with approximately 17,000 square-feet of retail space and 20,000 square-feet of office space located on the northeast corner of Tennessee and Monroe Streets. The grant funds include \$1.0 million in construction assistance (not including interest payments of 4.2 percent on the outstanding balance during the first seven years), and up to \$447,661 in vacancy grant assistance payments during the first two years of operations (May 2014 – April 2016). The FY 2016 payment included the second, and final, vacancy grant payment of \$137,014 (for a total vacancy grant payment of \$328,364) based on 11,512 square feet of vacant office/retail space in the building as of April 30, 2016, and the first construction grant payment in the amount of \$57,718. Based the FY 2016 taxable value and future increase projections, the final construction grant payment will be made in FY 2026.
  
12. Underground of Overhead Electric on N. Bicycle Blvd: \$161,000. The CRA Board approved up to \$161,000 to underground existing overhead electric lines on North Bicycle Boulevard between Lorene and Gay Streets. Placing the electric lines underground improved the aesthetics along the bicycle-pedestrian pathway but also provides greater redevelopment potential for properties on both sided of the pathway. The project was in design by the end of the fiscal year but installation had not begun.
  
13. Old Waterworks Building State Historic Grant Match: \$250,000. At the June CRA Board meeting the Board approved providing a \$250,000 match as part of the City's 2019 State Historic Preservation Special Category grant application for the Old City Waterwork's Building on E. Gaines Street. The funds, which will only be provided if the grant application is approved, will be provided over two years, starting in FY 2017. If the grant application is approved the CRA funds will be matched with \$500,000 in State funds and will be used for improvements intended to ready the space for a tenant who will complete renovations for their needs. The proposed grant funding renovations and improvements include insulating the building; roof decking repair and improvements; replacement of the metal roof shingles; repair and installation of concrete flooring, construction of an addition to accommodate restrooms, the installation of facility support systems (plumbing, electric, HVAC and fire sprinkler), and the installation of a retaining wall on the property to accommodate three ADA parking spaces.

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

14. DT District Juror Bus: \$1,000. As part of the *Interlocal Agreement* between the CRA, the City of Tallahassee and Leon County that governs the Downtown District, the CRA agreed to assist the Leon County Clerk of Courts in addressing Leon County juror parking needs. This is accomplished by providing potential and selected jurors with passes on StarMetro buses from either a bus stop near their residence or the C.K. Steele Plaza to the Leon County Courthouse and back. For FY 2015 the CRA committed \$1,000 to this program. No jurors requested bus fare reimbursements during the fiscal year, and the \$1,000 in program funds were transferred to the FY 2016 DT Master Project at the end fiscal year
  
15. FY 2016 DT Master Project: \$79,392. At the end of the fiscal year, the FY 2016 DT Master Project had a balance of \$79,392. These funds will be used to cover on-going CRA contractual expenses, new projects and other expenses as outlined in the FY 2017 budget.

The FY 2016 Balance Sheet and Income Statement for the Downtown District Community Redevelopment Area is located on pages 44 and 45 of this report.

**FY 2016 MAJOR ACCOMPLISHMENTS**

As first noted on page 2 of this report, the CRA enjoyed a variety of successes in FY 2016, ranging from small business façade improvements to helping attract a full-service supermarket to the City’s Southside to helping not-for-profit organization host 14 promotional events. Details of the major FY 2016 CRA accomplishments in each redevelopment district are described below.

1. Continued Implementation of the GFS Investment Plan. In FY 2015, the CRA, in coordination with GFS residents and business owners, approved the GFS Investment Plan. The Plan created a set of targeted programs and projects to (1) help guide the CRA Board in making funding recommendations and (2) to help address blighting conditions by encouraging business development, strengthening neighborhood identities, and improving neighborhood and commercial area appearances. The plan includes the four annual programs and six projects that will vary depending on specific initiatives listed below.

Programs:

- Neighborhood Enhancement and Public Safety
- Affordable Housing
- Promotional and Special Event Grants
- Business Facility Improvement Grant

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

Projects:

- Large Project Funding
- Frenchtown Entry Feature
- Southside Farmer’s Market
- Bus Shelters
- S. Monroe & Adams St. Corridor Improvements
- FAMU Way to Magnolia Dr. Art District

The FY 2016 budget includes nearly \$1.2 million in funds committed and/or expended in support of the four programs and one of the six projects, the Frenchtown Entry Feature. As other projects move forward from organizations such as Blueprint and the City’s Underground Infrastructure, the implementation of the investment plan is expected to expand.

2. Frenchtown Heritage Farmer’s Market - 524 N. Martin Luther King, Jr. Blvd. During FY 2016 CRA staff and representatives of the Frenchtown Neighborhood Improvement Association (FNIA) continued efforts to retrofit and transform the building and property from a contractor’s office into a farmer’s market. In March the CRA and the FNIA entered into a three-year agreement to lease and operate the property as a farmer’s market; market activities began on the property that same month. These improvements, allow the market to offer healthy food options in an area considered a food desert. At the same time CRA and FNIA staff identified a number interior and exterior improvements needed to fully utilize the property as a farmer’s market. The improvements included, but were not limited to, upgraded restroom, general code requirements, exterior electric connections for market vendors, enhanced ADA access, roof repairs, expanded interior electrical and water access for future inside vendor operations, and parking area improvements. Construction of these improvements began in August and was nearly complete by the end of the fiscal year. Future plans for the farmer’s market include establishing a commercial kitchen to provide training and preparation space for individuals who want to market their products at the commercial level.

3. Piggly Wiggly Supermarket Grant. In January, the CRA Board approved \$205,000 in grant funds for the renovation of a former Harvey’s Supermarket site as a 20,500 square foot Piggly Wiggly Supermarket. The Harvey’s Supermarket location had been vacant since March 2014 in an area of the City’s Southside identified as a food desert. The CRA grant funds were part of \$1,575,000 in interior



**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

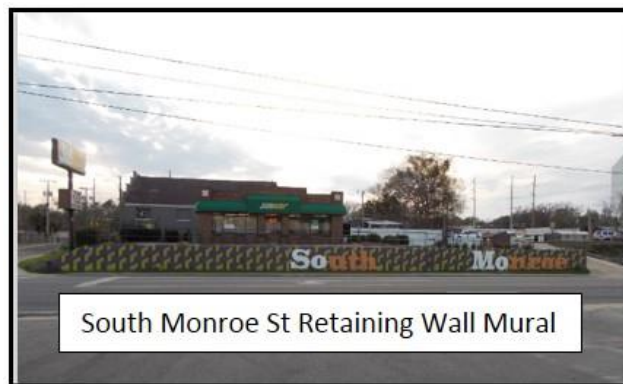
---

renovations and equipment installation expenses for the new supermarket. The grant funds were matched with an owner bank loan of \$975,000 and owner cash of \$395,000. In addition to their investment of nearly \$1.4 million, the owners made several other commitments to the community and CRA, including committing to fill many of the 60 to 70 new positions with Southside residents, training and promoting from within the store and purchasing locally grown produce, including from urban farm plots. Following several months of renovation, the supermarket opened on March 17<sup>th</sup> and has been a main stay of the community since.

4. Shelter and Frenchtown Renaissance Community Center Site Work. Pre-demolition activities continued into FY 2016 with the removal of asbestos containing materials from the former Shelter buildings; no asbestos or lead was found at the former Frenchtown Renaissance Community Center (FRCC) properties. At the end of the fiscal year an Invitation for Bid had been released for the demolition of the former Shelter and FRCC properties but responses had not been received. Demolition of the former Shelter and FRCC buildings is expected to be completed by mid-FY 2017.



5. South Monroe Street Retaining Wall Mural. The Council on Culture and Arts (COCA) requested assistance from the CRA in promoting public art along South Monroe Street in the city's south side. The CRA was able to provide COCA a \$5,000 grant for a commissioned mural on South Monroe Street just south of the Railroad overpass by the Subway restaurant. This location was chosen to highlight the pedestrian and cultural connection between Cascade Park and the new FAMU Way Extension, and to help transform a bleak retaining wall into an entry feature for the South Monroe community.



**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

6. Sale of Stormwater Capacity for Hampton Inn & Suites Hotel. In FY 2016 the CRA sold approximately 1.5 acres of impervious stormwater capacity it owns in the Coal Chute Stormwater Pond to the proposed Hampton Inn & Suites (the Inn at Tallahassee) at 824 Railroad Avenue for \$36,989. The CRA assisted in the development of the Coal Chute Stormwater Pond in order to provide developers an opportunity to purchase stormwater capacity in an existing facility rather than retain stormwater on their site. This helps promote redevelopment at a density desired in this part of the Gaines Street corridor. Construction of the new hotel had not begun by the end of FY 2016.
  
7. The Onyx Development Added to the Tax Rolls. Located in the DT District at 444 College Avenue, the Onyx is a mixed-use student residential development that consists of 219 residential units, 11,903 square feet of retail space and a 309 space parking garage with 38 public/retail parking spaces. The CRA approved up to \$1.6 million in assistance for the design and build-out of the retail space, improved stormwater conveyance, placement of electric lines underground, enhanced exterior treatments, and hardscape/landscape improvements. There are no upfront costs to the CRA for this project; the CRA funds are being provided through the reimbursement of 75 percent of the tax increment generated by the development once it is added to the tax rolls and generates tax increment income for the CRA. Construction was completed in 2015 and the development was added to the tax rolls in 2016, with a taxable value of \$48.2 million, a \$47.2 million increase over pre-development values. In FY 2017 the Onyx will generate \$385,000 in tax increment for the DT District, of which \$289,000 will be refunded to the developer. Based the FY 2016 taxable value and future increase projections, the final tax increment reimbursement will be made in FY 2022. From FY 2017 through the end of the DT District in FY 2034, the Onyx is projected to generate nearly \$6.6 million in tax increment after increment reimbursements to the developer.
  
8. GAI Consultants Agreement for GFS and DT District Services. In June the Board authorized staff to negotiate an agreement in the amount of \$113,550 with GAI Consultants, Inc. to provide a series of services in the two redevelopment districts. The services include:
  - Conduct a city-wide market study to help assess the impact of existing and future development on redevelopment opportunities within the GFS and DT Districts in general, with additional emphasis on the Shelter/FRCC and Firestone/Bloxham Annex properties.
  - Prepare a feasibility analysis for the possible redevelopment of the Shelter/FRCC and Firestone/Bloxham Annex properties.

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

- Assist staff in the preparation of a Request for Proposal (RFP) for redevelopment of the Shelter/FRCC and the Firestone/Bloxham Annex properties.
- Assist staff in the evaluation of responses to the RFP.

The market study was underway but had not been completed by the end of the fiscal year. The feasibility analysis will be conducted once the market study is completed. It is possible property other than the Firestone/Bloxham Annex properties will be selected for the feasibility analysis in the DT District. The cost for these services is being split equally between the two redevelopment districts.

9. Promotional and Special Events. During the fiscal year, the CRA helped sponsor fourteen promotional and special events in the GFS and DT redevelopment districts. A brief summary of each event by district is provided below.

**GFS District**

**Jazz on Gaines Street: \$5,000.** RB Ministries was awarded \$5,000 to host two live jazz music events: March 19 and September 18, 2016. It is estimated 1,000 people took part in each event based on prior year report. An FY 16 post-event report has not been filed by this applicant at this time.

**Southern Gothic Film Series: \$5,000.** The Tallahassee Film Society was awarded \$5,000 to host monthly viewings of various gothic-styled movies throughout the fiscal year. The screenings were held at the All Saints Cinema in the Amtrak Railroad Station. An estimated 1,200 attendees took part in the movie showings.

**All Saints First Saturday Cultural Series: \$5,000.** The All Saints District Community Association was awarded \$5,000 to host a monthly series throughout the fiscal year celebrating the culture of the Big Bend. It is estimated 500 attendees took part in each monthly event.

**Season of Emancipation – Walk Through Living History, Parade and Day in the Park: \$5,000.** The John G. Riley Museum was awarded \$5,000 to host the Walk Through Living History event, which is designed to develop a better understanding of the African American fight for freedom during and after the Civil War. The event was held on May 21, 2016 at the Speed Spencer Stevens Park with over 1,200 attendees.

**Gaines Street Festival 2015: \$2,500.** Unity Song, Inc. was awarded \$2,500 to host the Gaines Street Festival, a community festival focused on local music,



**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

businesses, and food. The event was held November 7, 2015 with approximately 4,000 attendees.

**Frenchtown Heritage Festival 2015: \$5,000.** The Frenchtown Neighborhood Improvement Association, Inc. was awarded \$5,000 to host the annual Frenchtown Heritage Festival which took place on October 3, 2015. The event provided free health screenings, live music, food, and many entertainment activities. An estimated 300 persons attended the event.

**ArtiGras: \$5,000.** The Shops and Studios of Railroad Square was awarded \$5,000 to host the 7<sup>th</sup> annual ArtiGras Festival, which was held on February 20, 2016. The festival features a New Orleans themed parade, live music and several food vendors. An estimated 1,000 persons attended the event.

**Providence Neighborhood Fun Day: \$1,500.** The Providence Neighborhood Improvement Association was awarded \$1,500 for hosting the Providence Neighborhood Fun Day. The event was held at the Delta Kappa Omega/ Providence Community Service Center on June 4, 2016 and featured live music, a kid's zone, health fair and several food vendors. An estimated 330 people attended the event.

**4<sup>th</sup> Annual Community Healing Days: \$1,000.** The Citizens for a Sustainable Future was awarded \$1,000 to host the 4<sup>th</sup> annual Community Healing Days held on October 23-25, 2015. The event featured discussion panels, poetry, music, food vendors and a kids' day. An estimated 350 people attended this event.

**DT District**

**Springtime Tallahassee Festival: \$7,500.** Springtime Tallahassee was awarded \$7,500 for the 2016 Springtime Tallahassee Festival. The festival includes the Grand Parade, Jubilee in the Park, Children's Park and entertainment stages. There were a variety items offered by the arts, crafts, and food vendors. The festival was held on April 1-2 in downtown Tallahassee with an estimated 100,000 people in attendance.

**Friday Night Block Party: \$9,000.** Seminole Boosters, Inc. was awarded \$9,000 to host the Friday Night Block Party held on the Friday night before each of the six FSU home football games. The block party features live music, games and food vendors. It is estimated that a total of 75,000 people attended the events.

**16<sup>th</sup> Annual Chain of Parks Arts Festival: \$7,500.** The LeMoyne Center for the Visual Arts was awarded \$7,500 for the 16<sup>th</sup> annual Chain of Parks Arts Festival.

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

The event is an outdoor festival of high quality, original artwork and entertainment. The festival was held on April 16 and 17, 2016 in the Chain of Parks on Park Avenue. An estimated 45,000 people attended the festival.

**Tallahassee Bach Parley Concert Series: \$1,500.** The Tallahassee Bach Parley received \$1,500 for hosting five baroque period concerts held on November 22, 2015 and January 31, April 10, May 15 and June 5, 2016 at St. John Episcopal Church. The event featured concert music of the Baroque era (approx. 1600-1750), performed by local professional musicians using period instruments. There were an estimated 900 attendees over the course of the five events.

**Friends of the Museums of Florida History Inc.: \$1,500.** The Friends of the Museums of Florida History was awarded \$1,500 for the Emancipation Day Celebration event held in Lewis Park on May 20<sup>th</sup>. The event is usually held in Lewis Park across from the Knott Museum, but inclement weather resulted in the event being held inside the Knott Museum. The event featured live music, free food and a reenactment of the reading of the Emancipation Proclamation. An estimated 180 people attended despite the rain.

**MLK Dare to Dream Festival: \$1,500.** The Martin Luther King Dare to Dream Association was awarded \$1,500 for the 2016 MLK Dare to Dream Festival. The festival was held on January 18<sup>th</sup> at Cascades Park, and included live music, food and craft vendors, kid's events and historic exhibits. An estimated 2,000 people attended the event.

**Southern Shakespeare Festival: \$1,500.** The Southern Shakespeare Company was awarded \$1,500 for hosting the Southern Shakespeare 2016 Festival on April 15 to 17, 2016 at Cascades Park. The event featured a production of the "*Comedy of Errors*," as well as performances by other theatrical groups, food, music and kids' entertainment. An estimated 5,000 people attended this event based on prior year report.

10. Commercial Façade/Business Facility Improvement Program. In September 2016, the CRA combined the previous GFS Commercial Façade Improvement and Commercial Painting Grant programs into a single, enhanced small business incentive - the Business Facility Improvement Program (BFIP). The BFIP applies only to the GFS District. The Commercial Façade and Commercial Painting programs remained the same for the DT District. In FY 2016 eleven façade and business facility improvement grants were approved. During the fiscal year nine façade and BFIP renovations were completed: one that was approved in FY 2014, four that were approved in FY 2015 and four approved in FY 2016. The completed projects are briefly described below. Since the program was

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

implemented in FY 2007, 49 façade and BFIP improvement applications have been approved, providing \$1.7 million in grant funds for projects with total improvement costs estimated at nearly \$10.7 million.

***GFS District***

831 Old Bainbridge Road: \$22,483. On February 29, 2015, the CRA Board approved a \$22,483 grant for Morga Williams for façade improvements to renovate a former gas station and automotive service shop into a carry-out BBQ restaurant. The exterior renovations included installation of new energy efficient storefront windows; installation of two new wheelchair accessible doors; installation of two new roll-up doors; removal of the existing mansard roofing and replacing it with vinyl trim/flashing and a vinyl soffit; replacement/covering



of existing siding with stucco, new paint and caulking; new exterior lighting at the entrance; and new attached signage. The CRA funds were matched with \$22,483 in applicant funds for the exterior improvements. The total estimated cost of interior and exterior improvements were \$64,965. The renovations were completed in May 2016.

1818 S. Monroe Street: \$50,000. On March 24, 2015, the CRA Board approved a \$50,000 grant to Mahan Investments for commercial façade improvements to the former daycare center. The improvements included the installation of three commercial grade windows; installation of a commercial glass door facing Monroe St.; installation of five new windows on the north side of the building; removal of all wires and pipes from front and north side of the building; carpentry work and stucco repair; new exterior safety lighting; install two new lighted signs; and installation of eight awnings. The owner had recently upgraded the HVAC system and performed a radon gas remediation. The CRA funds were



**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

matched with \$57,294 in qualified exterior improvements. The total estimated cost of interior and exterior improvements including the recent HVAC system was \$119,694. The improvements were completed in December 2015.

2531 S. Adams Street: \$7,270. In July 2015, the CRA Executive Director approved a commercial façade grant request for the TAVA Group, LLC for exterior renovations to a barbershop/salon at 2531 S. Adams Street. The façade



renovations included the installation of bronze finish storefront windows; installation of new doors; framing of exterior walls for doors and windows; and the installation of stucco to the front of the building. The lowest bid for grant eligible expenses was \$14,540, making the applicant eligible for a grant amount in the amount of \$7,270. The total cost of the project, including interior renovations was \$39,000. The project was completed in September 2016.

1450 Lake Bradford Road: \$6,329. On March 24, 2016, the CRA Executive Director approved a BFIP grant for Natalie Thomas for resurfacing and restriping the parking lot of a two-story commercial building at 1450 Lake Bradford Road. The first \$10,000 of the BFIP grant is a non-matching grant, which is applied against previous grants. The applicant received a \$4,992 commercial painting grant in FY 2015 (see description below under GFS Commercial Painting Grants) which did not require a match, limiting future non-matching grant awards to \$5,008. The cost of the surfacing and restriping was \$7,650 for which the applicant received a non-matching grant of \$5,008 and a matching grant of \$1,321. The project was completed in April 2016.



**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

1812 S. Monroe Street: \$15,500. In April 2016, the CRA approved a \$16,000 BFIP grant for Mahan Investments for resurfacing and restriping of the existing parking area and for exterior painting of the building. The building is leased to a restaurant tenant who operated the restaurant while improvements were made. The lowest bid for the qualified items was \$22,000 for which the applicant was approved for a \$10,000 non-matching grant and a \$6,000 matching grant. The project was completed in August 2016 with final invoices totaling \$15,500.



1800 S. Monroe Street: \$6,350. On June 23, 2016, the CRA Executive Director approved a BFIP grant for Gandy Printers, Inc. for resurfacing the parking area and an adjacent alley. In May 2014, the property was approved for a \$4,900 commercial painting grant leaving balance of \$5,100 in non-matching BFIP



grant funding. The low bid for grant eligible items was \$8,400 with \$5,100 in the form of a non-matching grant and the remaining \$3,300 was a dollar-for-dollar matching grant. The applicant contributed \$1,650 towards the improvements. The project was completed in November 2016 with the applicant receiving \$6,350 in grant funds based on the final invoices provided.

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

***DT District***

101 S. Adams Street: \$50,000. On September 29, 2014, the CRA Board approved a \$50,000 commercial façade grant for IB Tallahassee, LLC, owners of the Double Tree Hotel. The façade improvements included the installation of Carrera marble tiles on the majority of the building exterior. The low bid for the qualified improvements was \$258,500, while the cost of all exterior and interior renovations was approximately \$1,500,000. The work was completed in August 2016.



222 E. College Avenue: \$50,000. On February 26, 2015, the CRA Board approved a commercial façade grant for Southern Strategy Group Assets II, LLC for improvements to the exterior of building which included a restaurant, and commercial and office spaces on the first and second floors. The exterior improvements consisted new windows and doors, new steel balconies on the second, exterior steel stair towers, and painting. The owner also performed extensive interior renovations and updates for the retail and office spaces. The low bid for qualified exterior façade improvements was \$248,730, for



which the applicant received a \$50,000 grant and contributed \$198,730. The estimated cost of all renovations, including the interior improvements, is \$750,000. The improvements were completed in December 2015.

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

402 W. College Avenue: \$50,000. On October 29, 2015, the CRA Board approved a grant for 402 W. College Avenue, LLC for renovations to convert a former office space into a pizza parlor. The renovations included extending the existing decking to provide an outdoor seating area, exterior architectural lighting, brick restoration, installation of hardie board siding and stucco, a trellis attached to the building, installation of an outdoor bar and fireplace, installation of new exterior doors, and a sign. The low bid for the facade grant eligible renovations was \$100,625. The estimated cost of all renovations, including the interior of the building, was \$450,000. The renovations were completed in March 2016. The applicant also received \$3,500 painting grant for this project.



11. Commercial Painting Grant Program. During the fiscal year, one commercial painting grant was approved and completed. Five painting projects approved in FY 2015 were completed during the fiscal year making a total of six painting grants completed. The completed projects are briefly described below. Since the program was implemented in FY 2008, the CRA has approved 24 grant applications through the end of FY 2015, providing \$106,146 in grant funds

***GFS District***

1425 S. Adams Street: \$5,000. On September 14, 2015, Glass and Land Company LLC, was approved for a painting grant for 1425 S. Adams Street. Mr. Glass has been approved for two painting grant during FY 2015. The painting was complete in December 2015.



**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

2621 S. Adams Street: \$5,000. On September 22, 2015, Florida Conference African Methodist Episcopal Church (FCAMEC) Federal Credit Union (FCU) was approved for a painting grant for 2621 S. Adams Street. The painting was completed in January 2016.



678 McDonnell Drive: \$5,000. In March 2014, Railroad Square LLC was approved for a painting grant for 678 McDonnell Drive in Railroad Square. The painting was completed in March 2016.



1450 Lake Bradford Road: \$4,992. In September 2015, Natalie Brown Thomas was approved for a painting grant for 1450 Lake Bradford Road, a two-story commercial building consisting of several small businesses. The exterior painting was completed in April 2016.

***DT District***

521 N. Adams Street: \$4,500. On August 12, 2015, Annabelle Dias, P.A. was approved for a painting grant for 521 N. Adams Street, a law firm. The painting was completed in October 2015.





**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

402 W. College Avenue: \$3,500. On December 8, 2015, 402 W. College Avenue, LLC was approved for a painting grant to complete the facade improvements converting the former office building into a pizza parlor. The painting was complete in March 2016.

12. Affordable/Workforce Housing. During the fiscal year, the CRA provided financial assistance for asbestos testing and remediation, and the demolition of one single-family home at 402 Wallis Street and one single-family home and one duplex at 2302 South Meridian Street in the South City neighborhood. Staff anticipates the vacant properties will be developed as affordable housing following the joint City/County Affordable Housing discussions.

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 EVALUATION OF PERFORMANCE MEASURES**

In April 2015, the CRA Board adopted a series of performance measures to help measure the success of CRA programs and projects in addressing conditions of blight within the Greater Frenchtown/Southside Community Redevelopment Area (GFS District) and the Downtown District Community Redevelopment Area (DT District). Unless otherwise noted, the evaluation period covers the fiscal year (FY) 2016 period, which extends from October 1, 2015 through September 30, 2016. This is the second year of the performance measures and staff anticipates recommending both performance measure and program adjustments to the CRA Board as we progress through FY 2017.

1. Leveraging CRA assistance with private investments in support of major redevelopment projects (more than \$500,000 in CRA assistance).

The Onyx located at 444 W. College Avenue in the DT District was added to the tax rolls in 2015 and generated tax increment revenue for the CRA in FY 2016. This major redevelopment project is listed in the individual performance measures below and outlined in Table 1.

- a. Level of CRA assistance as a percentage of total project cost/private investment. CRA assistance to major redevelopment projects does not exceed, on average, 10 percent of development costs.

***Performance Evaluation: This measure has been met.***

The level of CRA assistance provided to the Onyx redevelopment project was 3.33%. The total project cost for this project is estimated at \$41 million. The CRA has committed \$1.3 million to this project, making the level of CRA assistance at three percent.

- b. CRA investment in major redevelopment projects increases post-development taxable value by at least 20%, on average.

***Performance Evaluation: This measure has been met.***

As shown in Table 1, below, the post-development taxable value for the Onyx redevelopment project greatly exceeded the 20% on average measure, with a minimum value increase of over 4,700%. While this value seems unusually high, it is important to note that the pre-development taxable value of the project was slightly less than one million dollars due to the property being

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

vacant prior to redevelopment. This occurs when property is significantly underdeveloped. As the CRA District continues to develop, property values should improve and the delta between pre and post development property value should decrease.

Table 1

Grant Recipient	CRA Assistance	Total Project Cost	% of CRA Assistance	Pre-Development Value	Post Development Value	Increase in Value	Taxable Value Increased at least 20%
The Onyx	\$1,368,892	\$41,000,000	3.33%	\$999,376	\$48,000,000	\$47,002,624	YES

- c. At least one major redevelopment project approved, started and/or completed within the targeted areas bi-annually.

***Performance Evaluation: This measure has been met.***

Three major CRA-funded redevelopment projects met this performance measure during the fiscal year and bi-annually. These projects are highlighted below and discussed in greater detail in the FY 2015 CRA Annual Report. There were no major redevelopment projects **approved** during FY 2016 that received more than \$500,000 in CRA assistance, however;

- The Big Bend Cares, “Care Point Health and Wellness Center” which was approved in FY 2015, **started** demolition and site preparation in September 2016.
- The renovations of 524 N. Martin Luther King, Jr. Blvd for the Frenchtown Farmer’s Market **started** in FY 2015 and continued throughout FY 2016.
- The Onyx mixed-use student residential development was **completed** in FY 2015 and added to the tax rolls in FY 2016.

2. Success of CRA small business grant programs:

- a. Commit at least 75 percent of budgeted small business grant funds each year.

In FY 2016 the GFS Commercial Façade Improvement Grant and GFS Commercial Painting Grant programs were incorporated into the GFS Business Facility Improvement Grant Program (BFIP), which includes a \$10,000 no-match grant, making it easier for small businesses to participate in the program. The BFIP allows greater flexibility in how grant funds can be used. The CRA appropriated \$200,000 to the BFIP after the adoption of the FY 2016 budget. Staff has witness a large volume of applications submitted since the inception of the BFIP.

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

***Performance Evaluation: This performance measure was partially met.***

- ***This measure was met for the GFS Business Facility Improvement Grant Program, with 81% of the funds committed.***
- ***The measure was not met for the DT Commercial Façade Grant Program, with 62% of the funds committed. Nor was it met for the DT Commercial Painting Program, with 23% of the funds committed.***

- (1) FY 2016 GFS Business Facility Improvement Grant Funds: 81.3 percent. \$162,593 of the \$200,000 in the appropriated grant funds was committed against seven projects.
  - (2) (on hold) FY 2016 DT Commercial Façade Grant Funds: 61.6 percent. \$92,499 of the \$150,000 budgeted for the DT Commercial Façade Grant funds were committed against two projects. During FY 2016 the DT Commercial Façade Program was temporarily placed on hold to allow staff to create a replacement program for the DT commercial façade and commercial painting programs. By the end of the 2017 fiscal year, a replacement program will be presented to the CRA Board for review and action.
  - (3) (on hold) FY 2016 DT Commercial Painting Grant Funds: 22.9 percent. \$3,448 of the \$15,000 in budgeted grant funds was committed against one painting project. The DT Commercial Painting Grant Program was placed on hold along with the Commercial Façade Program.
- b. Achieve an overall average of \$1.50 in private investment for every \$1.00 that the CRA invests in projects. The total project cost is provided by the applicant. This measure was developed for the Commercial Façade Program. It is not an accurate standard for evaluation of the new Business Facility Improvement Program which has a different requirement for applicant investment. A new performance standard is being developed and will be presented to the CRA in FY17.

***Performance Evaluation: This measure has been met in the Downtown District.***

- (1) FY 2016 DT Commercial Façade Grant Funds: 100 percent. The DT Commercial Façade Program requires a dollar-for-dollar match on grant eligible expenses up to a maximum of \$50,000. Two DT Commercial Façade Grant applications were received and approved in FY 2016. One of the projects exceeded the \$1.50 private investment match for each CRA dollar invested based on the basic grant match alone. On average, the

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

projects exceeded the private investment match goal of \$1.50, with \$4.13 in private investment for every \$1 from the CRA. CRA and private investments in each project are detailed in Table 2 below.

Table 2

<b>Grant Recipient</b>	<b>Total Project Cost and Grant Eligible Expenses</b>	<b>CRA Grant</b>	<b>Ratio of CRA Investment to Private Investment</b>
204 S. Monroe St	\$84,999 \$84,999	\$42,499	\$1 to \$1.00
230 S. Adams St	\$362,656 \$362,656	\$50,000	\$1 to \$7.25
Program Performance	Total: \$447,655	Total: \$92,499	Average: \$1 to \$4.13

(2) FY 2016 GFS Business Facility Improvement Grant Funds: As noted above, this measure is not an accurate standard for evaluating the new Business Facility Improvement Program (BFIP) which has a different requirement for private investment. The BFIP does not require a match on the first \$10,000 of eligible expenses. This reduces the amount of private investment for each project yielding a lower investment ratio.

c. Percentage of grant recipients in business three and five years after completion of improvements.

***Performance Evaluation: This measure has been met.***

In the case of façade improvements that were made to the exterior of leased properties we consider the grant recipient to be in business if the property has tenants or the owner is actively seeking tenants. Table 3 notes the properties that are leased or are actively seeking tenants.

Five Years after Completion – 100%. Six (6) grant recipients completed their projects in 2012. All six are still in business at the end of fiscal year 2016, with one (Nueva Esperanza, a social service provider for the homeless) relocating outside of the CRA districts. Nueva Esperanza along with the City’s homeless shelter relocated outside of the district during FY 2015.

Two Years After Completion – 100%. Three (3) grant recipients completed their projects in 2014 and all were still in business at the end of fiscal year 2015.

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

Table 3

	Project Name	Type of Business	Street Address	Grant Amount	Total Project Cost	Date Approved	Project Completed	District	In Business	Comments
5 Years	Gaines Street Square	Multiple Retail Facilities	445/439 W. Gaines St	\$43,712	\$112,715	9/19/2011	1/11/2012	GFS	Yes	Leased
	Hinson Commercial Building	Multiple Retail Facilities	1600 S. Monroe St	\$50,000	\$150,000	9/19/2011	1/24/2012	GFS	Yes	
	Nueva Esperanza LLC	Vacant Commercial	457 W. Virginia St	\$47,937	\$525,000	12/14/2011	5/18/2012	GFS	No	Shelter Relocated
	Crepevine @ Railroad Ave	Restaurant	809 Railroad Ave	\$50,000	\$250,000	2/8/2012	9/4/2012	GFS	Yes	
	Four Points Sheraton	Hotel	316 W. Tennessee St 523 E.	\$50,000	\$100,000	3/26/2012	12/21/2012	GFS	Yes	
	Botel Properties	Office Building	Tennessee St 717 S.	\$28,155	\$71,311	7/11/2012	11/28/2012	DT	Yes	Leased
3 Years	Urban Outfitters	Retail Apparel	Woodward Ave 644 McDonnell St	\$50,000	\$529,410	9/16/2013	3/31/2014	DT	Yes	
	Proof Brewery	Brewery	1458 S Monroe St	\$33,216	\$522,500	1/23/2014	8/28/2014	GFS	Yes	Leased
	Earley's Kitchen	Restaurant		\$29,261	\$173,269	2/27/2014	10/6/2014	GFS	Yes	

3. Infrastructure

- a. CRA assistance as a percentage of the total project cost, with a goal of limiting CRA assistance to a maximum of 20 percent of total project cost.

**Performance Evaluation: This measure has been met.**

The CRA had one infrastructure project for FY 2016, the undergrounding of the electric lines on Bicycle Lane from Lorene Street to Gay Street. The total project cost was estimated at \$2,114,388, with the CRA providing \$161,000 in assistance. The CRA assistance was 7.6% of the total project cost.

4. Quality of Life

- a. Number of CRA-supported promotional/special events supported annually.

**Performance Evaluation: This measure has been met.**

The CRA provided \$70,000 in CRA Promotional and Special Event Grant funds (\$35,000 for each district) supporting 9 events in the GFS District and 7 events in the DT District.

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

- b. Commit at least 90 percent of budgeted promotional/special event funds each year.

***Performance Evaluation: This measure has been met.***

In fiscal year 2016, \$70,000 was budgeted for the Promotional and Special Event Grant Program. Of the \$70,000 budgeted, \$65,000 (93%) was committed to sixteen (16) events.

- c. Minimum of 25 percent increase in previously approved applicant’s financial contributions towards promotional/special events after two years of CRA assistance.

***Performance Evaluation: This measure has been met. Twelve of the 16 approved applicants had two or more years of approved previous applications. Of the twelve, 9 applicants (Table 4, below) increased their contribution from previous years by at least 25%. The remaining 3 applicants have not received three years of prior CRA promotional/special grant assistance.***

Table 4

	Organization	Event	Years Funded	Applicant’s Contribution Increased by at least 25%
1	John G. Riley Center/ Museum	Season of Emancipation - Walk Through Living History	2014, 2015 & 2016	Yes
2	Tallahassee Film Society	Film Series	2014, 2015 & 2016	Yes
3	Shops & Studios of Railroad Square	ArtiGras	2013, 2014 & 2016	Yes
4	All Saints Community Association	All Saints Festival	2014, 2015 & 2016	Yes
5	Frenchtown Neighborhood Improvement Association	Frenchtown Heritage Festival & Market	2013, 2015 & 2016	No
6	Martin Luther King Dare to Dream Association	MKL Dare to Dream Festival	2014, 2015 & 2016	Yes
7	Tallahassee Bach Parley	Tallahassee Bach Parley Concert Series	2014, 2015 & 2016	Yes
8	Seminole Boosters	Friday Night Block Party	2014, 2015 & 2016	No
9	LeMoyne Center for the Visual Arts	Chain of Parks Arts Festival	2014, 2015 & 2016	Yes
10	Springtime Tallahassee	Springtime Tallahassee Festival	2014, 2015 & 2016	No
11	Friends of the Museum of Florida History	Emancipation Day Celebration	2014, 2015 & 2016	Yes
12	Southern Shakespeare Company	Southern Shakespeare Festival	2014, 2015 & 2016	Yes

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

- d. Decrease in funding needs of prior approved applicants after three years of CRA support.

***Performance Evaluation: This measure has been met. Seven of the 16 approved applicants had three or more years of approved previous applications. Of the seven, 5 applicants (Table 5, below) showed a decrease in funding needs after three years of CRA support. The remaining 9 applicants have not received three years of prior CRA promotional/special grant assistance.***

Table 5

	Organization	Event	Years Funded	Applicant's Contribution Increased by at least 25%
1	John G. Riley Center/ Museum	Season of Emancipation - Walk Through Living History	2013,2014, 2015 & 2016	Yes
2	Tallahassee Film Society	Film Series	2013, 2014, 2015 & 2016	Yes
3	Shops & Studios of Railroad Square	ArtiGras	2012, 2013, 2014 & 2016	Yes
4	Frenchtown Neighborhood Improvement Association	Frenchtown Heritage Festival & Market	2012, 2013, 2015 & 2016	No
5	Martin Luther King Dare to Dream Association	MKL Dare to Dream Festival	2013, 2014, 2015 & 2016	Yes
6	Tallahassee Bach Parley	Tallahassee Bach Parley Concert Series	2013, 2014, 2015 & 2016	Yes
7	Springtime Tallahassee	Springtime Tallahassee Festival	2010, 2014, 2015 & 2016	No

5. Elimination of blighted conditions

- a. Commit at least 85 percent of CRA small business grant funds dedicated to targeted areas annually, if adopted by CRA Board.
- ***This measure was not met for the GFS Business Facility Improvement Program (BFIP), with 81% of the funds committed; the DT Commercial Façade Grant Program (on hold), with 62% of the funds committed; and the DT Commercial Painting Program (on hold), with 23% of the funds committed. As noted above, the CRA is currently exploring options to effectively expend the DT small business grant funds.***
  - ***Please see Performance Measure #2, above, for a full review and evaluation.***



**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

- b. Commit at least 85 percent of affordable housing funds dedicated to targeted areas annually.

***Performance Evaluation: This measure could not be fully evaluated by the end of the fiscal year. The CRA has set aside \$300,000 for affordable housing in FY 2016. However, those funds will not be committed to a targeted area until the City and the County establish an affordable housing strategy for the community.***

- c. 100 percent of small business projects to be completed within one year of agreement approval.

***Performance Evaluation: This measure could not be fully evaluated at the end of the fiscal year because a full year had not passed from the date all FY 2016 small business project development agreements were executed.***

There were 12 small business projects (GFS Business Facility Improvement Program Grants, DT Commercial Façade Improvement Grants and DT Commercial Painting Grants) approved for both districts in FY 2016. Of these 12 projects, 4 were completed within one year of the agreement approval and one was not. For the remaining seven, a full year has not passed since the approval of the agreement. Staff will provide updates on this measure during project updates to the CRA Board.

- d. 100 percent of affordable housing projects completed within eighteen months of agreement approval, unless the agreement specifies otherwise.

***Performance Evaluation: This measure cannot be fully evaluated because as noted above, the City and County are working to establish an affordable housing strategy/plan for the community. Affordable housing projects will not be executed until a plan has been established.***

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

**REAL PROPERTY OWNERSHIP**

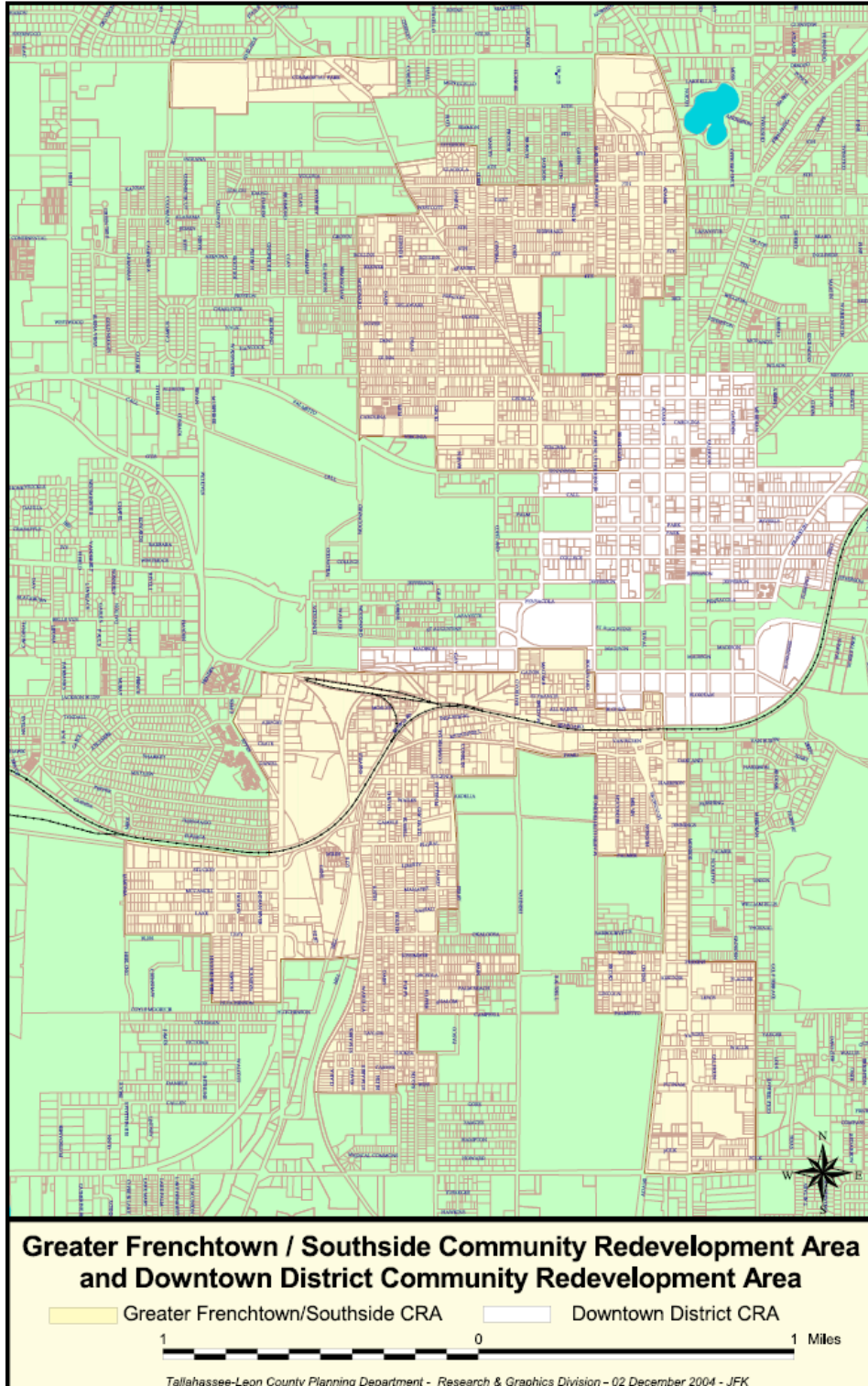
The CRA real estate holdings consisted of the thirteen (13) real properties listed in the table below. Three of the properties are used for parking: the Floridan Parcel C provides 102 leased parking spaces for the Aloft Hotel, the Block Parking Unit 1 provides 35 public parking spaces in the Block Condominium and the Deck Parking Unit 1 provides 137 public parking spaces in the Block Condominium. Eight of the properties (518 W. Georgia Street; 604 N. Macomb Street; 466 and 470 W. Tennessee Street; and 431, 447, 457 and 465 W. Virginia Street) are either vacant or unimproved and are being marketed for redevelopment.

The CRA did not sell any real property during the fiscal year. During FY 2014, the CRA negotiated the sale of 402 W. Gaines Street to Florida State University for cash and the exchange value of three other properties. The sale of the property has been delayed due to a title issue with one of the properties to be transferred to the CRA.

<b>Address</b>	<b>Parcel ID #</b>	<b>Use</b>	<b>Purchase Price and 2016 Assessed Value</b>
Floridan Parcel C (former StarMetro Site)	2136401370000	Central Core (Leased parking lot)	\$2,100,000/ \$1,067,225
The Block – Parking Unit 1 (public parking), Gaines St.	2135230000010	University Transition (35 parking spaces)	\$516,750/ \$318,696
The Deck – Parking Unit 1 (public parking), Gaines St.;	2136230000010	University Transition (137 parking spaces)	\$2,157,800/ \$2,114,220
402 W Gaines St.	2136900078545	Central Core (Vacant)	\$4,650,000/ \$2,323,760
518 W Georgia St.	2136500516165	Central Urban (Unimproved)	\$260,000/ \$27,000
604 N Macomb St.	2136500516175	Central Urban (Unimproved)	\$25,000/ \$5,750
466 W Tennessee St.	2136500225505	Central Core (Improved - Vacant)	See 470 W Tennessee/ \$136,548
470 W. Tennessee St. (also 468 and 480)	2136500225510	Central Core (Improved - Vacant)	\$1,000,000/ \$577,880
431 W Virginia St.	2136500205430	Central Core (Improved - Vacant)	See 470 W Tennessee/ \$120,850
447 W Virginia St.	2136500215485	Central Core (Unimproved)	See 457 W Virginia/ \$6,098
457 W Virginia St.	2136500215490	Central Core (Improved - Vacant)	\$940,000/ \$231,360
465 W Virginia St.	2136500215440	Central Core (Unimproved)	See 457 W Virginia/ \$9,584
524 N Martin Luther King, Jr Blvd	2136500075140	Central Urban (Improved - Vacant)	\$243,732/ \$124,281
<b>Total</b>			<b>\$11,893,282/ \$7,063,252</b>

CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT

CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
BOUNDARY MAP



**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

**TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY TRUST FUNDS**

**FINANCIAL STATEMENTS**

**FROM OCTOBER 1, 2015 TO SEPTEMBER 30, 2016**

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

---

**FINANCIAL STATEMENT**

The annual report provides the City of Tallahassee Community Redevelopment Agency's (CRA) financial statements for the period from October 1, 2015 to September 30, 2016. The financial statements have been prepared to illustrate the financial status of the CRA, as required by Chapter 163.356(3)(c), Florida Statutes, and may not be in conformance with generally accepted accounting principles. The financial statements for the CRA prepared in conformance with generally accepted accounting principles are included in the City of Tallahassee's Comprehensive Annual Financial Report for FY 2016. The City's financial statements were audited by the certified public accounting firms of Thomas Howell Ferguson and Law Redd Crona & Munroe, and are expected to receive an unmodified opinion.

**FINANCIAL STATUS:**

As of September 30, 2016, the CRA had total assets of \$5,084,000: \$4,635,000 in the form of cash and cash equivalents/investments and \$449,000 in securities lending collateral and receivables. The CRA had \$220,000 in liabilities, and no long-term debt. At the end of the fiscal year, the total fund balance was \$4,864,000.

The FY 2016 Balance Sheets and Income Statements for the two active CRA funds, the Greater Frenchtown/Southside Community Redevelopment Trust Fund and the Downtown District Community Redevelopment Trust Fund, are attached. The CRA Tourist Development Tax Fund had no funds or activity during FY 2016.

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

**COMMUNITY REDEVELOPMENT AGENCY  
GREATER FRENCHTOWN SOUTHSIDE COMMUNITY REDEVELOPMENT TRUST FUND  
STATEMENT OF NET ASSETS  
September 30, 2016  
(in thousands)**

**ASSETS**

**Restricted Assets:**

Cash and Cash Equivalents/Investments.....	2,896
Securities Lending Collateral.....	38
Receivables:	
Accrued Interest.....	6
Customers.....	1
Notes.....	364
<b>Total Restricted Assets.....</b>	<b>3,305</b>
 <b>Total Assets.....</b>	 <b>\$ 3,305</b>

**LIABILITIES AND FUND BALANCES**

**Payable from Restricted Assets:**

Obligations Under Securities Lending.....	38
Accounts Payable.....	147
<b>Total Payable from Restricted Assets.....</b>	<b>185</b>
 <b>Total Liabilities.....</b>	 <b>185</b>

**Fund Balances:**

Nonspendable:	13
Restricted for:	
Economic Environment.....	3,107
<b>Total Fund Balances.....</b>	<b>3,120</b>
 <b>Total Liabilities and Fund Balances.....</b>	 <b>\$ 3,305</b>

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

**COMMUNITY REDEVELOPMENT AGENCY  
GREATER FRENCHTOWN/SOUTHSIDE COMMUNITY REDEVELOPMENT TRUST FUND  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
For the Fiscal Year Ended September 30, 2016  
(in thousands)**

<b>Revenues:</b>	
Ad Valorem Taxes.....	669
Intergovernmental.....	1,446
Charges for Services.....	42
Net Investment Earnings.....	68
Net Increase (Decrease) In The Fair Value of Investments.....	7
Miscellaneous Revenues.....	37
<b>Total Revenues.....</b>	<u>2,269</u>
 <b>Expenditures:</b>	
Current:	
Economic Environment.....	1,896
<b>Total Expenditures.....</b>	<u>1,896</u>
 <b>Excess of Revenues Over (Under) Expenditures.....</b>	 <u>373</u>
 <b>Other Financing Sources (Uses):</b>	
Transfers Out.....	0
<b>Total Other Financing Sources (Uses).....</b>	<u>0</u>
 <b>Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses.....</b>	  <u>373</u>
 Fund Balances - October 1.....	 2,747
 <b>Fund Balances - September 30.....</b>	 <u><u>\$ 3,120</u></u>

-  
-

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

**COMMUNITY REDEVELOPMENT AGENCY  
DOWNTOWN DISTRICT COMMUNITY REDEVELOPMENT TRUST FUND**

**STATEMENT OF NET ASSETS**

**September 30, 2016**

**(in thousands)**

**ASSETS**

**Restricted Assets:**

Cash and Cash Equivalents/Investments.....	1,739
Securities Lending Collateral.....	23
Receivables:	
Accrued Interest.....	3
Customers.....	9
Notes.....	5
<b>Total Restricted Assets.....</b>	<b>1,779</b>
<b>Total Assets.....</b>	<b>\$ 1,779</b>

**LIABILITIES AND FUND BALANCES**

**Payable from Restricted Assets:**

Obligations Under Securities Lending.....	23
Accounts Payable.....	12
<b>Total Payable from Restricted Assets.....</b>	<b>35</b>
<b>Total Liabilities.....</b>	<b>35</b>
<b>Fund Balances:</b>	
Nonspendable:	8
Restricted:	
Economic	
Environment.....	1,736
<b>Total Fund Balances.....</b>	<b>1,744</b>
<b>Total Liabilities and Fund Balances.....</b>	<b>\$ 1,779</b>



**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2016 ANNUAL REPORT**

**COMMUNITY REDEVELOPMENT AGENCY  
DOWNTOWN COMMUNITY REDEVELOPMENT TRUST FUND  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
For the Fiscal Year Ended September 30, 2016  
(in thousands)**

<b>Revenues:</b>	
Ad Valorem Taxes.....	680
Intergovernmental.....	728
Charges for Services.....	100
Net Investment Earnings.....	38
Net Increase (Decrease) In The Fair Value of Investments.....	2
Miscellaneous Revenues.....	--
<b>Total Revenues.....</b>	<u>1,548</u>
<b>Expenditures:</b>	
Current:	
Economic Environment.....	1,512
<b>Total Expenditures.....</b>	<u>1,512</u>
<b>Excess of Revenues Over (Under) Expenditures.....</b>	<u>36</u>
<b>Other Financing Sources (Uses):</b>	
Transfer Out.....	0
<b>Total Other Financing Sources (Uses).....</b>	<u>0</u>
<b>Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses.....</b>	36
Fund Balances - October 1.....	1,708
<b>Fund Balances - September 30.....</b>	<u>\$ 1,744</u>