



**CITY OF TALLAHASSEE COMMUNITY
REDEVELOPMENT AGENCY**

FY 2019 ANNUAL REPORT

(October 1, 2018 to September 30, 2019)

Prepared by the
City of Tallahassee Community Redevelopment Agency
March 10, 2020

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CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY

CRA BOARD MEMBERS

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Mayor, City of Tallahassee
Agency Chair

Dianne Williams-Cox
Mayor Pro Tem, City of Tallahassee
Agency Vice Chair

Elaine W. Bryant
Commissioner, City of Tallahassee

Jeremy Matlow
Commissioner, City of Tallahassee

Curtis Richardson
Commissioner, City of Tallahassee

AGENCY STAFF

Wayne Tedder, AICP
Interim Director

Rick McCraw, AICP
Program Director

Sherri Curtis, AICP
Principal Redevelopment Planner

Sheila Thompson Williams, CPM
Principal Redevelopment Planner

M'Lisa Ingram
Administrative Specialist II

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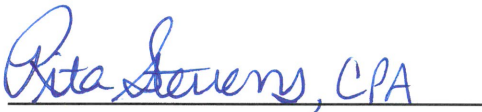
PREFACE AND APPROVALS

The City of Tallahassee Community Redevelopment Agency FY 2018 Annual Report covers the period from October 1, 2018 through September 30, 2019. The report contains a description of the Agency, a review of the FY 2019 adopted budget, a listing of major FY 2019 accomplishments, a map of the redevelopment area, and the FY 2019 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 principles, are included in the City of Tallahassee's Comprehensive Annual Financial Report for FY 2019. The City's financial statements were audited by the certified public accounting firm of MSL CPAs and Advisors, and are expected to receive an unmodified opinion.

The City of Tallahassee Community Redevelopment Agency FY 2019 Annual Report has been approved this 10th day of March 2020.

CITY OF TALLAHASSEE



Rita J. Stevens, CPA
Manager, Financial Reporting
Department of Financial Services

CITY OF TALLAHASSEE COMMUNITY
REDEVELOPMENT AGENCY



Wayne Tedder, AICP
Interim Executive Director

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**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
OVERVIEW AND FY 2019 MAJOR ACTIVITIES**

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, October 2007 and May 2018. The CRA is governed by an interlocal agreement between the City of Tallahassee, Leon County and the CRA that addresses, among other things, Board membership. Until May 24, 2018 the CRA Board membership included four Leon County Commissioners. However, on that date County participation as members to the CRA Board ended with the execution of the fourth amendment to the interlocal agreement. The CRA Board now consists of the City of Tallahassee Mayor and the four City Commissioners. In FY 2019, the CRA consisted of five full-time employees and one part-time intern. 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 1,858 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 fourteen 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. At that time the district contained approximately 1,450 acres. In November 2016, the City of Tallahassee, Leon County and the CRA Board approved the *“Interlocal Agreement Regarding Expansion of Greater Frenchtown/Southside Community Redevelopment Area (GFS Interlocal Agreement)”* which covered the expansion of the GFS District to include 26 parcels and approximately 23 acres on the east side of South Monroe Street between Van Buren and Perkins Streets. In May 2018, following approval the first amendment to the *GFS District Interlocal Agreement* by the City of Tallahassee, Leon County and the CRA Board, the City Commission approved the expansion of the GFS District boundaries by 552 parcels in the southside area of the district which included the South City neighborhood, the lower Bond neighborhood and areas along the west side of

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Lake Bradford and Springhill Roads to Orange Avenue. This expansion added 380 acres to the District, increasing the total area to 1,858 acres.

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 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 DT Interlocal Agreement) dated June 23, 2004, and amended on October 4, 2007, February 9, 2009, December 11, 2014, and May 24, 2018.

A map outlining the boundaries of the two redevelopment areas at the end of FY 2019 is located on page 51 of this report.

Summary of FY 2019 Major CRA Activities

The overriding CRA goal is to provide the Board with the structure necessary to evaluate projects and establish an informed direction for redevelopment activity. To this end, the Board established priorities in January 2014 and adopted project review criteria in October 2014; performance measures were adopted in April 2015; and, following GFS District Citizens’ Advisory Committee (CAC) review, the Frenchtown/Southside Investment Plan was adopted by the CRA Board in September 2015. The Community Benefit Analysis review was also initiated in September 2015.

Consistent with the goals of both the Greater Frenchtown/Southside and Downtown Community Redevelopment Plans, the CRA’s investment in redevelopment projects and programs is designed to reduce blight by encouraging redevelopment projects that, among other things, improve community appearance and function, enhance property values, support business development, and address infrastructure deficiencies.

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The CRA enjoyed a variety of redevelopment successes in FY 2019, as well as a significant reorganization of the agency's structure and funding. A summary of CRA structure changes, major project approvals and a highlight of several redevelopment successes in both redevelopment districts is provided below and discussed in more detail in the body of this report.

- Starting in FY 2019 the Leon County's millage contributions to the CRA are based on City's millage rate (tax increment parity). For FY 2019 the millage rate for both the City and County was 4.1 mils.
- The Board continued its long-term focus and commitment to the Frenchtown and Southside neighborhoods.
 - Committed \$6.4 million over three years starting in FY 2019 for implementation of the Greater Bond Neighborhood First Plan, with an initial approval of \$650,000 in grant funds to kick-off the plan implementation.
 - Continued neighborhood planning efforts in Frenchtown, providing \$1.15 million in FY 2019 and 2020 funding to assist with implementing select projects from the Frenchtown Placemaking Plan. Additional funding is planned.
- Construction began on two major redevelopment projects in the DT District that are receiving CRA financial assistance:
 - Cascades Project (Cascades Joint Venture LLC) – The mixed-use development located on the former Firestone and Bloxham Annex properties will consist of residential, retail, restaurant, and office space; a boutique hotel; support space for the Capital City Amphitheater; and a public parking garage. Following demolition activities in FY 2018, Cascades Joint Venture (CJV), the developer of Cascades Project continued with project design and began site preparation, foundation installations and some vertical construction prior to the end of the fiscal year. The estimated completion of improvements on the former Firestone site is late 2020 and mid-2021 for the former Bloxham Annex site. The project is projected to add \$150 million in new taxable value to the DT District when added to the tax rolls in FY 2022.
 - Washington Square (Fairmont Properties, LLC) – The mixed-use development of a former law office site located behind the Leon County Courthouse will include a full-service hotel, office, meeting space, finished outdoor space, a lounge and three restaurants, and a 425-space parking garage. The installation of footings, foundations and construction of the parking structure began in November 2018. Construction is currently on

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hold and no start date has currently been determined. Once construction starts, the project is expected to be completed in 12 to 13 months. The development is projected to add \$60 million in new taxable value to the DT District when added to the tax rolls.

- The CRA continued to work with the Frenchtown Redevelopment Partners in assessing the former Shelter and Frenchtown Renaissance Community Center properties owned by the CRA, as well as adjoining private properties in the 400-block of West Tennessee and West Virginia Streets for a mixed-use residential, retail/commercial and office development. In June the CRA received two proposals from the Tony Brown Consulting Group (TBCG), who was collaborating with the Bethel Missionary Baptist Church and Sylvester Davis as members of the former Frenchtown Redevelopment Partners, on the proposed redevelopment of the CRA and private-owned properties. The Board directed staff to work with TBCG on the terms of a Purchase and Sales Agreement and Development Agreement for the CRA properties for review and at a future CRA meeting in FY 2020.
- The CRA continued its efforts to help promote small business development and reduce blight through the GFS Business Facility Improvement Grant Program (BFIP). The program provides grant funds of up to \$50,000 for commercial façade improvements, with no match required for the first \$10,000 grant. In September 2019 CRA staff, with the help of other City departments, conducted an extensive outreach in the southside portion of the GFS District to re-energize the program, reaching nearly every business along the major commercial corridors. Three BFIP applications were received in FY 2019; however, following the outreach effort staff received numerous calls and request for information and site visits as the fiscal year was ending. A similar outreach effort for the Frenchtown community is planned for FY 2020.
- In FY 2019, the CRA provided \$70,000 in promotional and special event grant funds: \$50,000 for the GFS District and \$20,000 for the DT District. A total of 12 grant applications were approved and funded, 7 in the GFS District and 5 in the DT District.
- Staff continued to work on the update to the Greater Frenchtown/Southside (GFS) Community Redevelopment Plan, hosting two community workshops on June 3 and 4, as well as an online survey that ran from June 3rd to the 30th. From the workshops the community identified 12 community goals, including the 7 principal goals from the current community redevelopment plan. At the end of the fiscal year staff was updating the plan and working with the GFS Citizens'

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Advisory Group on measurable objectives for the redevelopment plan. The revised plan will be completed in mid-2020.

Review of FY 2019 CRA Performance

A primary measure of the CRA's performance is the impact projects and programs have in encouraging redevelopment efforts consistent with the goals of the respective community redevelopment plans 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 2019 is provided starting on page 31 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
4. Quality of life
5. Elimination of blighted conditions

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FY 2019 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 remove blight conditions that exist in both redevelopment districts to help enhance the built environment and strengthen local economic conditions. 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 2019, the CRA received \$5,515,000 in income from tax increment and other revenue sources. This includes \$4,398,000 in tax increment (\$2,275,000 for the GFS District and \$2,123,000 for the DT District); \$1,117,000 in other fund income and adjustments (parking revenues, interest, fair value of investment adjustments, miscellaneous revenue, and proceeds from the sale of capital resources); and \$4,200,000 for the GFS District from the sale of the CRA-owned Firestone and Bloxham Annex properties to Cascades Joint Venture, LLC for a mixed-use residential-retail-commercial development. Details of the FY 2019 income and expenses are described in the financial statements starting on page 53.

The \$4,398,000 in FY 2019 tax increment revenue reflects a decrease of approximately \$298,000, or approximately 6.8 percent, from the tax increment payments received by both redevelopment districts in FY 2018. The decrease is the result of the CRA Board approval of an amendment to the interlocal agreement governing the GFS District that established TIF parity between the City and County for the GFS District starting in FY 2019. This reduced the County's millage rate for tax increment calculations for the GFS District from 8.8144 mils to 4.1 mils, which reduced the amount of tax increment received from the County by nearly \$600,000.

The taxable value for the GFS District increased by approximately \$104.1 million, 26.5 percent, between FY 2018 and FY 2019. The taxable value for the DT District increased by approximately \$14.2 million, 2.9 percent, during the same period. Most of the change in value for the GFS District came from the expansion of the district in FY 2018 to include South City, the lower portion of the Bond neighborhood and areas along the west side of Lake Bradford and Springhill Roads to Orange Avenue. This expansion added 380 acres containing 552 parcels to the GFS District, and increased the 1999 baseline value of the GFS District by \$46.7 million, from \$167.6 million to \$214.4 million. This accounts for nearly 45 percent of the increase in the GFS taxable value between FY 2018 and 2019.

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In FY 2019 the CRA approved, committed and/or spent approximately \$10.1 million in prior, current and future fiscal year funds in support of various programs and projects, including administrative and operating expenses. Included as part of the FY 2019 expenditures was \$1.1 million in prior year GFS Master Project funds and \$866,000 in prior year DT District Master Project funds. A description of the FY 2019 approvals, commitments 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 originally collected and held by Leon County for debt service, construction and operational expenses related to the proposed Tallahassee Performing Arts Center (TPAC). Per the 3rd amendment to the Interlocal Agreement, the collection of the one-cent tourist development tax funds (TDT Arts 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. In July 2018, the CRA Board, City Commission and County Commission approved the award of \$3.0 million of the TDT Arts funds for three projects: TLH Arts, LLC - \$1.8 million, LeMoyne Center for the Visual Arts – \$1.0 million and the John G. Riley Center/Museum, LLC - \$189,000. In FY 2019, the County transferred the \$189,000 in TDT Arts funds for the John G. Riley Center/Museum’s “Soul Voices” Frenchtown Heritage Trail to the GFS District Trust Fund. The “Soul Voices” Frenchtown Heritage Trail project is described in more detail on page 12.

A. General:

FY 2019 CRA Administrative and Operating Expenses: \$729,367. For FY 2019 the CRA Board committed \$848,361 in GFS and DT District funds towards the administrative and operating expenses of the CRA. The actual administrative and operating expenses for the CRA were \$729,367, or approximately 16.6 percent of FY 2019 tax increment revenues. These expenses were shared between the two redevelopment districts with the GFS District accounting for \$442,982, or nearly 61 percent of the expenses, and the DT District accounting for \$286,385, or approximately 39 percent of the expenses. As part of the FY 2019 Budget Closeout, \$28,206 in uncommitted GFS District funds were transferred to the GFS Administrative and Operating to cover additional personnel expenses from the mid-year alignment of CRA personnel. The \$147,200 remaining in the DT District Administrative and Operating budget at the end of the fiscal year was transferred to the FY 2019 DT Master Project.

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

1. Bond Neighborhood First Plan Kick-Off: \$6,400,000. At the December 13, 2018 CRA meeting, the Board approved the commitment of \$6.4 million over three years for the implementation of the Greater Bond Neighborhood First Plan. The Bond Neighborhood First Plan was developed through a multi-step planning process guided by the City's Neighborhood Affairs department designed to assist the neighborhood with developing an action plan to address their community's priorities. The plan was adopted by the Greater Bond Neighborhood Association on September 24, 2018 and addresses four priority areas: Community Beautification, Economic Development and Resident Empowerment, Land Use, and Neighborhood Safety and Crime Prevention. As part of the commitment the Board approved an initial allocation of \$500,000 (later increased to \$650,000) in FY 2019 to help kick-off the plan by funding four projects that include action items from all four priority areas of the plan.
 - Development and Construction of a Linear Park: \$450,000
 - Residential Housing Façade Program: \$160,000
 - Enhancements at Speed-Spencer-Stephens Park: \$30,000
 - Engagement Around Community Infrastructure: \$10,000

A more detailed discussion of the Bond Neighborhood First Plan, including the initial kick-off accomplishments. starts on page 18 under FY 2019 Major Accomplishments.

2. GFS Business Facility Improvement Program (BFIP): \$28,360. Between FY 2007, when the façade assistance programs started, and the end of FY 2019, the CRA has approved 75 exterior improvement grant applications. 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. Grant awards of \$10,000 or less are approved by the CRA Executive Director, while the CRA Board approves grants of more than \$10,000. For FY 2019 the CRA Board approved \$300,000 in grant funds. During the fiscal year, three BFIP applications were approved by the CRA Interim Executive Director, awarding \$28,360 in grant funds for the projects listed below. The total estimated cost (site, exterior and interior improvements) for the three projects was \$68,365. In addition, the CRA incurred expenses of \$3,787 for revised final expenses for site improvements at 439 W. Virginia Street, which was originally approved in FY 2017. In September 2019 CRA staff, with assistance from other city departments, conducted an extensive outreach in the

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southside portion of the GFS District. Following the outreach effort staff received numerous calls and request for information and site visits as the fiscal year was ending.

- a. 624 W. Tennessee Street, Top Dog Fitness, \$9,865
- b. 2529 S. Adams Street, \$8,500
- c. Selassie First, \$9,995

At the end of FY 2019, the BFIP had a total of \$267,830 in uncommitted FY 2019 funds remaining in the program which were returned to the FY 2019 GFS Master Project.

A more detailed discussion of BFIP improvement projects completed in FY 2019 is provided starting on page 27 under FY 2019 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 \$50,000 to this program in FY 2019. This was the sixth year that applications were scored and ranked on a competitive basis. A total of 14 grant applications were received, but only 11 were received by the grant application deadline. Of the 11 reviewed applications, 7 were approved and received a total of \$35,000 in grant funds. The approved applicants are listed below.

- a. Frenchtown Neighborhood Association, Inc., Frenchtown Heritage Fest 2019: \$5,000.
- b. Gaines Street Community Association, Inc., Gaines Street Fest: \$5,000.
- c. John G. Riley Foundation, Inc., Seasons of Emancipation: Walk Through Living History Festival: \$5,000.
- d. Mary's Visions Folk Art Museum, Railroad Square Art and Jazz Festival: \$5,000.
- e. Shops and Studios of Railroad Square, ArtiGras: \$5,000
- f. Tallahassee Film Society, Female in Film Series: \$5,000
- g. Theater with a Mission, Loco for Love Festival: \$5,000.

The \$15,000 in uncommitted grants funds remaining at the end of FY 2019 were returned to the FY 2019 GFS Master Project.

A more detailed discussion of the FY 2019 Promotional/Special Events Grants Program events starts on page 24 under FY 2019 Major Accomplishments.

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4. GFS Property Management: \$7,500. The adopted budget included \$7,500 for potential property management expenses. 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 maintenance, repairs, parking controls, expenses related to marketing the properties for sale or redevelopment, and the initial evaluation (surveys, title searches, etc.) of properties the CRA may be interested in acquiring. Mowing and lot clearing is the most common annual expense.

5. GFS Affordable Housing: \$1,000,000. The FY 2019 budget includes \$1.0 million for affordable housing projects throughout the GFS District. In addition, \$500,000 in affordable housing funds were available from FY 2018, for a total affordable housing budget of \$1.5 million. At the September 26, 2019 CRA Board meeting, the Board approved the commitment of \$1,025,625 in CRA affordable housing funds (\$600,000 in FY 2019 funds and \$425,625 in FY 2018 funds previously approved by the CRA Board) as part of a \$1,300,000 local government match (with the City of Tallahassee providing the balance) for a Low-Income Housing Tax Credit (LIHTC) application by the Tallahassee Housing Authority (THA). THA and Columbia Residential are seeking four percent LIHTC funds for the development of either 110 senior affordable housing units or 130 family affordable housing units as part of the Orange Avenue Apartment revitalization. THA would submit two LIHTC applications in November 2019, one for each project. Since no more than one application would be accepted, THA and Columbia Residential would move forward with the redevelopment awarded the LIHTC since both were consistent with the Orange Avenue Apartment revitalization plan. The Board's approval of the FY 2019 \$600,000 commitment left approximately \$900,000 in available affordable housing funds at the end of FY 2019.

6. Block and Deck Public Garage: \$72,800. 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. The CRA incurred expenses of \$46,700 as of the end of the fiscal year.

7. Block and Deck Development Assistance Grant: \$397,307. 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

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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 2018 certified value for the development was \$51.1 million, generating \$397,307 in tax increment for FY 2019, which was returned to the developer per the development agreement. The FY 2019 payment is the fourth tax increment reimbursement under the agreement. Based on the 2018 certified value and projected value increases, staff estimates the remaining grant balance of \$590,440 will be paid off in FY 2021.

8. Big Bend Cares Grant Payment: \$375,000. In September 2015, the CRA Board approved a \$1.5 million grant to assist Big Bend Cares (BBC) in the construction of their new medical care facility – Care Point Health & Wellness Center. The total cost of construction, not including the value of the land, was \$9.3 million. The agreement with BBC requires the grant funds to be allocated to the construction of office, clinic and related space, and parking of uninsured persons receiving services. The grant funds are paid to BBC over a four-year period once the project receives a Certificate of Occupancy (CO). The CO was received on December 18, 2017 and the first grant payment was made on January 19, 2018. The grant agreement also requires BBC to submit an annual report to the CRA that lists (1) the number of jobs created, type and salary; (2) the number of Greater Frenchtown/Southside residents hired and the positions they fill; (3) the number of patients seen each year and the type of medical services they received; and (4) the number of uninsured patients seen each year and the type of medical services they received. To date, BBC has submitted annual reports for 2018 and 2019. The last report will cover 2021. Because BBC is a not-for-profit organization, the property does not generate tax increment for the CRA. However, BBC has provided the CRA with four parcels adjacent to their property as compensation in the absence of property taxes. Also, the presence of a medical facility on the Southside that provides a full range of medical and dental services, including the treatment of uninsured persons, is seen as major public-private benefit.

9. Frenchtown Neighborhood Gateway Enhancement: \$150,000. The funds were approved to help fund, design and implement some of the recommendations from the Frenchtown Placemaking Plan. The plan was the result of a year-long community engagement effort by the City’s Planning Department, with assistance from other city departments and the CRA, that began in FY 2018. The plan identified many community desired improvements, such as bike lanes and traffic calming on Macomb Street, demolition of derelict and dangerous buildings, a recognition of the community’s historic roots, creating and marketing art

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attractions and intersection improvements. Most of FY 2019 was spent in evaluating and selecting locations for the improvements, with major project expenses anticipated to occur in FY 2020. Towards the end of FY 2019, the planning implementation efforts were expanded to include the preparation of the Frenchtown Neighborhood First Plan, a multistep planning process led by the City's Neighborhood Affairs division designed to assist neighborhoods with developing an action plan to address community priorities. The fund balance was carried over into FY 2020.

A more detailed discussion of the Frenchtown Placemaking and Frenchtown Neighborhood First efforts is on page 20 under FY 2019 Major Accomplishments.

10. Frenchtown Redevelopment Partners Development Assistance Request: \$281,660. In July 2018 the CRA Board approved up to \$281,660 in grant funds to assist the Frenchtown Redevelopment Partners (FRP) in assessing the former Shelter, Frenchtown Renaissance Community Center (FRCC) and adjoining private properties for a mixed-use development in the 400-block of West Tennessee and West Virginia Streets. The evaluation of the properties included funds for surveys, parking studies, legal support, engineering, and design proposals. During the fiscal year, the CRA reimbursed the FRP \$261,480 in evaluation expenses. On June 27, 2019 the CRA received two proposals from the Tony Brown Consulting Group (TBCG), who was collaborating with the Bethel Missionary Baptist Church and another member of the FRP on the proposed redevelopment of the properties. At the direction of the CRA Board in June, the staff began working with TBCG on the terms of a Purchase and Sales Agreement and Development Agreement for review and approval by the CRA Board at a future meeting in FY 2020.

A more detailed discussion of the Frenchtown Redevelopment Partners development proposal starts on page 21 under FY 2019 Major Accomplishments.

11. "Soul Voices" Frenchtown Heritage Trail: \$189,000. In July 2018, the John G. Riley Center/Museum was awarded \$189,000 from CRA managed Tourism Development Tax (TDT) Arts, Culture and Heritage Grant Funds for the "Soul Voices" Frenchtown Heritage Trail project. The proposed Heritage Trail was a series of fifteen permanent historical monument markers using the oral histories of posthumous (aged 75 to 90 at the time of the interviews) former residents and a few longtime residents of Frenchtown. Because the final amount of grant funding was less than requested, the John G. Riley Center/Museum reduced the number of monument markers from fifteen to nine. During FY 2019 the CRA disbursed \$100,000 of TDT funds for the fabrication of the nine monument

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markers. Installation of the monument markers in Frenchtown is planned for early FY 2020.

12. Living Stones International Renovation: \$8,950. At the July 11, 2019 CRA meeting, the Board approved \$8,950 in grant funding for exterior building and site improvements to Living Stones International located at 604 W. Eugenia Street. Living Stones is a faith-based social services organization that focuses on addressing the effects of parental incarceration on children and their families. The anticipated improvements include demolition preparation work, construction of a new front porch, stucco and wood rot repair, installation of a new steel door and new exterior signage. As of the end of the fiscal year the applicant had not begun work on the improvements.
13. Demolition Program: \$44,334. In March 2018, the CRA Board approved the program guidelines and \$200,000 in grant funding for a demolition program in the GFS District. The program funds can be used for City Code Enforcement directed demolitions, demolitions in support of affordable housing projects and for the demolition of residential or commercial units by property owners whose properties are contributing to blight and have been cited by Code Enforcement. In FY 2019, the CRA spent \$44,334 in code enforcement directed demolitions and pre-demolition expenses. At the end of the fiscal year the program had a balance of \$145,116.00.
14. A Life Recovery Center, Georgia Street: \$7,445t. In September 2018 the CRA Board approved replacing the chain link fence along the front and side edges of the A Life Recovery Center at 850 W. Georgia Street with a three-rail aluminum fence, and a similar styled entry gate. The fence installation was completed in August 2019 at a cost of \$7,445.
15. Frenchtown Heritage Hub/KitchenShare Operational Funding: \$100,000. At the September 26, 2019 CRA Board meeting, the Board approved \$100,000 in grant funds to assist the Frenchtown Neighborhood Improvement Association (FNIA) in KitchenShare operations during FY 2020. Starting in FY 2020 the funds will be disbursed on a monthly basis subject to requests demonstrating gaps in funding needed to sustain current operations. No project expenses occurred in FY 2019. The project expenses will be reported in the FY 2020 CRA Annual Report in March 2021.
16. Frenchtown Rising: \$80,000. At the September 26, 2019 CRA meeting, the Board approved an \$80,000 grant agreement with Mt. Olive Housing and Community Development Corporation (Mt. Olive) for four large events to be held in the GFS District on the Friday night before Florida A&M University football games during

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October and November. No project expenses occurred in FY 2019. Mt. Olive will provide the CRA with a post-event report during the second quarter of FY 2020.

At the end of FY 2019, the prior year GFS Master Projects had a combined balance of \$229,927. These funds will be used to cover on-going CRA contractual expenses, new projects and other expenses as outlined in the FY 2020 GFS District budget adopted by the CRA Board on September 26, 2019.

The FY 2019 Balance Sheet and Income Statement for the Frenchtown/Southside Community Redevelopment Area are located on pages 54 and 55 of this report.

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

1. DT Promotional/Special Events Program: \$19,050. This program was established in FY 2010 and provides grants of up to \$5,000 for 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. Applications are reviewed and recommended by an evaluation committee made up of three members of the DT Development Review Committee. The CRA committed \$20,000 to this program in FY 2019. Six applications were received and five were recommended for approval by the CRA Executive Director. A total of \$19,050 in grant funds were awarded.
 - a. Capital City Kiwanis – Firecracker 5K, \$3,050
 - b. Asian Coalition of Tallahassee - Experience Asia: \$5,000.
 - c. Friends of the Museum of Florida History - Emancipation Proclamation, \$3,000.
 - d. Riley Center and Museum – Smokey Hollow Reunion and Festival, \$5,000.
 - e. Hang Tough Foundation – Cascades Goes Gold, \$3,000.

The \$950 in uncommitted grants funds remaining at the end of the fiscal year were returned to the FY 2019 DT Master Project.

A summary description of these events is provided starting on page 25 under FY 2019 Major Accomplishments.

2. Large Event Grant Funding: \$55,000. The adopted budget included \$55,000 in large event grant funds for the DT District. The program was established to (1) provide an alternate set of funds for events whose funding requests exceeded the \$10,000 maximum limit of the DT Promotional and Special Events Program and (2) to set a maximum limit for special event funding in the DT District. Like the

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promotional/special events grant, large event grant applications are reviewed and recommended by an evaluation committee made up of three members of the DT Development Review Committee. However, large event grants are approved by the CRA Board and not the CRA Executive Director. Four large event applications were received and approved for a total of \$55,000 in grant funding.

- a. The LeMoyne Art Foundation, Inc. – 2019 LeMoyne Chain of Parks Art Festival, \$18,000.
- b. The Southern Shakespeare Company, Inc. - 2019 Southern Shakespeare Festival, \$15,000.
- c. The Florida Litfest, Inc. - 2019 Word of South Literature and Music Festival, \$11,000.
- d. Springtime Tallahassee Festival, Inc. - 2018 Springtime Tallahassee Festival, \$11,000

A summary description of these events is provided starting on page 26 under FY 2019 Major Accomplishments.

3. 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 (sf) 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 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 in the development. The CRA assistance included upfront grant assistance of \$700,000, with the remaining funds provided through five annual payments of \$366,409 once the project was added to the tax rolls and generated tax increment. In FY 2019 the development had a taxable value of \$16.5 million, an increase of \$15.3 million over the site's pre-development value in 2011. The FY 2019 payment was the fifth and final grant payment under the development agreement.
4. Gateway Tallahassee: \$55,736. 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 (sf) of retail space and 20,000 sf) of office space located on the northeast corner of Tennessee and Monroe Streets. The grant funds include \$1.0 million in construction assistance and \$328,634 in vacancy grant assistance payments during the first two years of operations (May 2014 – April 2016). Not included in the \$1.4 million in grant funds, but part of the CRA-Gateway Tallahassee development agreement, are interest payments of 4.2 percent on the outstanding balance during the first

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seven years. In FY 2019 the project had a taxable value of \$7.4 million, generating \$43,351 in tax increment. The FY 2019 payment of \$55,736 includes the \$43,351 in tax increment and \$14,385 in interest per the development agreement. Based on the 2019 certified value and future value projections, the final construction grant payment is projected to be made in FY 2029.

5. The Onyx: \$257,207. In February 2014, the CRA approved up to \$1,606,780 in financial assistance for the retail build-out, infrastructure and streetscape/hardscape improvements for the Onyx, a mixed-use student-oriented apartment development on College Avenue. The Onyx development consists of 219 apartments, 583 beds, 11,903 square feet of retail space, and a 309-space parking garage with 38 public/retail parking spaces. Following the completion of the development, the amount of financial assistance was reduced to \$1,368,892 based on final expenses for the CRA supported improvements. Per the development agreement the CRA reimburses the developer 75 percent of the tax increment generated by the increased property value. The adopted FY 2019 DT budget included \$260,000 for the reimbursement of tax increment to the Onyx developer. The 2018 certified taxable value of the development was \$43.0 million, generating \$342,943 in tax increment for FY 2019. The \$257,207 reimbursement to the Onyx developer represents 75 percent of the FY 2019 increment generated by the development. The tax increment reimbursements are projected to be completed in FY 2022.

6. Cascades Project (Firestone/Bloxham Annex Redevelopment): \$23,941. In January 2018, the CRA Board entered into a series of development agreements with Cascades Joint Venture (CJV) to redevelopment the former Firestone and Bloxham Annex properties adjacent to Cascades Park as the Cascade Project. The development will consist of nearly 300 residential units, 21,259 square feet (sf) of retail space, 16,673 sf of restaurant space, 37,630 of office space and a 140-room boutique hotel. The development will also include 250 public parking spaces owned by the CRA and 14,064 sf of public space owned by the City of Tallahassee to support the Capital City Amphitheater with green room space, meeting/event space and space for daily park operations. As part of the Cascades Project development agreements, the CRA will purchase the public parking spaces for \$7.1 million, with a 50 percent payment by the CRA when the public parking garage was 50 percent complete. The initial construction schedule anticipated the garage to be 50 percent in the 4th quarter of FY 2019. However, the schedule was adjusted and now the public parking garage is expected to be 50 percent complete in the 4th quarter of FY 2020. Although the funds were budgeted, the project was not opened. The funds remained available for use at the end of the fiscal year and are now included in the adopted FY 2020 budget. During FY 2019 the CRA spent approximately \$24,000 on the Cascades Project for incidental mowing and related

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maintenance expenses, an archeological survey, engineering services by Kimley-Horn and Associates in support of the public parking garage and legal services by Bryant, Miller and Olive for condominium document review.

The Cascades Project activities, timelines and funding are described in more detail under FY 2019 Major Accomplishments starting on page 22.

7. Amphitheater Support Space: \$79,914. The demolition of the Firestone property improvements in March 2018 included the Meridian Point building, which had been used as support space for major events held at the Capital City Amphitheater at Cascades Park. In September 2018, the CRA Board committed \$125,000 to provide temporary park support to major co-events in Cascades Park during construction of the Cascades Project. During FY 2019 the CRA provided \$79,914 in reimbursement assistance for the following events:
 - a. Word of South Literature Festival, 2018: \$19,601
 - b. Tedeschi Trucks Concert: \$6,755
 - c. Harambee Festival: \$1,070
 - d. Southern Shakespeare Festival: \$20,000
 - e. Word of South Literature Festival, 2019: \$17,483
 - f. Shakey Graves Concert: \$4,553
 - g. JJ Grey and Mofro Concert: \$10,452

8. Ground Floor Retail and Entertainment Façade Grant – 107 W. College Avenue: \$50,000. On July 11, 2019 the CRA Board approved a \$50,000 DT Ground Floor Retail and Entertainment Façade Improvement Grant with MSMM Holdings, Inc. for exterior renovations to the vacant building at 107 W. College Avenue. The eligible façade improvements include the demolition and replacement of the existing front façade (steel, masonry and stucco); foundation repairs; the installation of a new storefront and awnings, including exterior doors and windows; and painting of the façade. The total estimated cost of the façade improvements is \$306,000. As of the end of FY 2019 the applicant had not signed the funding agreement with the CRA.

At the end of the FY 2019, the prior year DT Master Project had a balance of \$2,238,104. These funds will be used to cover on-going CRA contractual expenses, new projects and other expenses as outlined in the FY 2020 DT District budget adopted by the CRA Board on September 26, 2019.

The FY 2019 Balance Sheet and Income Statement for the Downtown District Community Redevelopment Area are located on pages 56 and 57 of this report.

FY 2019 MAJOR ACCOMPLISHMENTS

As noted starting on page 2 of this report, the CRA enjoyed a variety of successes in FY 2019, including the start of construction on two major DT District mixed-use projects that will add an estimated \$210 million in new taxable value in FY 2022, assisting small business owners with façade and site improvements; helping 18 not-for-profit organizations host promotional events; and working with the Frenchtown Redevelopment Partners and the Tony Brown Consulting Group on the proposed redevelopment of the former Shelter, Frenchtown Renaissance Community Center (FRCC) and private property owners for a major redevelopment of the 400 block of Tennessee and Virginian Streets. A summary of the major FY 2019 CRA accomplishments is provided below.

1. Large Projects and Programs

GFS District

a. Implementation of Neighborhood Plans.

Greater Bond Neighborhood First Plan

In FY 2019, the CRA approved \$650,000 for the four kick-off projects identified in the Greater Bond Neighborhood First Plan: (1) a linear park connecting Speed Spencer Stephen Park to the Tallahassee Junction, (2) a residential



Bond Community Action Team

with the Greater Bond Neighborhood Community Action Team (CAT) to implement these projects. Project updates are provided below.

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- Community Engagement Around Infrastructure. Two community engagement meetings were held during FY 2019.
 - The Greater Bond Neighborhood Safety & Crime Prevention Committee Lunch, Listen & Learn Youth Engagement Event. The event was held on July 25 and engaged with Greater Bond and Southside youth on infrastructure projects related to the Neighborhood First Plan and the Southside Farmers Market.
 - Greater Bond Community Leaders Luncheon. On July 29, neighborhood and community leaders were provided with information on the Neighborhood First Plan and the infrastructure projects funded by the CRA. Attendees reviewed and provided input on the conceptual drawings of the proposed linear park and streetscaping. Neighborhood Affairs staff hosted a presentation on the Greater Bond Residential Façade Improvement Grant Program and provided attendees with application packets.
- Greater Bond Residential Façade Improvement Grant Program. In collaboration with the Greater Bond CAT Team, Neighborhood Affairs and the City's Department of Community Housing and Human Services developed and implemented and the Greater Bond Residential Façade Improvement Grant Program in July 2019. The application period for the program opened on August 1 and closed on August 30 and approximately 200 applications received. The residential facade grant funds up to \$10,000 in eligible exterior home repairs for selected applicants in the Greater Bond Neighborhood. Approximately, \$160,000 was allocated for this pilot program. The façade program is implemented by Tallahassee Lenders' Consortium under contract with the City. At the end of September Neighborhood Affairs staff had reviewed the applications, notified selected grantees and forwarded selected applications to the Tallahassee Lenders Consortium for further processing.
- Enhancements at Speed Spencer Stephens Park. At the end of the fiscal year, new benches and picnic tables had been ordered.
- Greater Bond Linear Park. At the end of the fiscal year, the linear park design was going through permitting. Community input had been received on the design, and the estimated start date for construction was early 2020.

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Frenchtown Placemaking Plan

The CRA funds were provided to help fund, design and implement some of the recommendations from the Frenchtown Placemaking Plan. The plan was the result of a year-long community engagement effort by the City's Planning Department, with assistance from other city departments and the CRA, that began in FY 2018. Towards the end of FY 2019, the planning implementation efforts were expanded to include the preparation of the Frenchtown Neighborhood First Plan, a multistep planning process led by the City's Neighborhood Affairs division designed to assist neighborhoods with developing an action plan to address community priorities. The plan currently consists of the projects listed below but will be expanded and will include specific strategies and action items as part of the Neighborhood First Plan, which is expected to be adopted by the end of FY 2020.



Bike Lanes on Macomb Street

Completed/Ongoing Projects

- a. Bike Lanes on Macomb Street
- b. Macomb Street Traffic Claiming (Brevard Street to 4th)
- c. Art Walk (Ongoing)
- d. Housing Demolition with Code Enforcement (Ongoing)
- e. Traffic Counts (completed)
- f. Sign Toppers (completed)

Projects Underway

- a. Frenchtown Historical Piece in the Plaza of the Standard
- b. Installation of Macomb Street Crosswalks

Future projects will be identified as part of the Neighborhood First efforts and will begin at the adoption of the Neighborhood first plan.

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b. Proposed Redevelopment of the Former Shelter, Frenchtown Renaissance Community Center (FRCC) and Adjacent Properties. In July 2018 the Frenchtown Redevelopment Partners (FRP) presented a proposal to the CRA Board for the redevelopment of the former Shelter, FRCC and privately-owned adjacent properties. The draft proposal included:

- 58,400 sq. ft. of retail space
- 200 to 250 condominiums and/or apartments
- 25,000 sq. ft. of office space
- 20 townhomes
- 700-space parking garage.

The CRA Board approved \$281,660 in grant funding for initial planning, concept development and site study by the FRP as they refined their proposal. In May 2019, the CRA issued notice of intent to sell its properties in the 400 block of W. Virginia and W. Tennessee Streets. On June 27, 2019, the CRA received two proposals from the Tony Brown Consulting Group (TBCG), who is collaborating with the Bethel Missionary Baptist Church and at least one other member of the Frenchtown Redevelopment Partners on the proposed redevelopment of the CRA and privately-owned adjacent properties. The first proposal was for the purchase of the property at 431 W. Virginia Street, which would be assembled with a small strip mall on the eastern end of the block owned by the Bethel Foundation. The proposed development includes affordable senior housing with parking and an urgent care center/clinic with parking. The second proposal is to purchase the remaining five CRA parcels that used to comprise the former shelter and FRCC properties. There were



Site of Proposed Grocery Store Option

two proposed options for those parcels: (1) a grocery store, a retail use and parking or (2) retail uses and a parking lot (no grocery store) on the western end of the block. The options are dependent on the participation of one of the property owners. The level of development in both

offers is not as dense as originally proposed in July 2018. At the direction of the CRA Board staff is working with TBCG on the terms of a Purchase and Sales

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Agreement and Development Agreement for review and approval by the CRA Board at a future meeting.

DT District

a. Cascades Project (Cascades Joint Venture LLC), former Firestone/Bloxham Annex Properties. Construction for the mixed-use development began in January 2019 with site preparation, footings, foundations/retaining walls, and related improvements. When completed by the end of 2021 the development will consist of:

- 259 residential rental units,
- 9 owner-occupied condominium townhomes,
- Approximately 21,260 sq. ft. of retail space,
- Approximately 16,700 sq. ft. of restaurant space,
- Approximately 48,000 sq. ft. of office space,
- A 154 room AC Motel by Marriott,
- A 14,000 sq. ft amphitheater support facility owned by the City of Tallahassee, and
- A 178-space parking garage on the former Firestone site and a 592-space parking garage on the Bloxham Annex site, with 252 public parking spaces owned by the CRA.

The pad for the AC Hotel was sold to the Marriott International Hospitality Company (Marriot Hotels) in August 2019. The estimated completion date for the Phase I improvements (the Firestone site) is late 2020. The estimated



Cascades Project Site, September 2019

completion date for the townhome and multi-family apartments on the Bloxham Annex (Phase II) site is April 2021. The refurbished former county health unit built in 1939 on the Bloxham Annex site will be utilized as the North American Properties development and construction office for the duration of the project. It is expected the building will be

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available for lease or purchase upon development completion. The public parking garage is expected to be 50 percent complete by March/April 2020 and complete by August/September 2020. The CRA will make an initial payment of \$3.55 million at 50 percent completion and the remaining balance of \$3.55 million at 100 percent completion. The project is projected to add \$150 million in new taxable value when added to the DT District tax rolls in FY 2022. Under the agreement with the CRA, CJV will receive 90 percent of the tax increment generated by the development until the district sunsets in FY 2034.

- b. Washington Square Project (Fairmont Development, LLC), 227 South Calhoun Street. Site construction began in August 2018 with demolition and construction of retaining walls. The installation of footings, foundations and construction of the parking structure began on November 29, 2018. When completed, the mixed-use hotel and office development consisting of:
- A Loews Hotel with 267 rooms, 18,000 sq. ft. of event/meeting space and 7,000 sq. ft. of finished outdoor space.
 - Approximately 77,200 sq. ft. of office space.
 - Four planned restaurants - lobby lounge, three-meal restaurant, grab-n-go cafe, and rooftop restaurant.
 - A 440-space parking garage, with 200 transient/public parking spaces.

Construction is currently on hold and no start date has currently been determined. Once construction starts, the project is expected to be completed in 12 to 13 months. The project is projected to add \$60 million in new taxable value when added to the DT District tax rolls in FY 2022. Under the agreement with the CRA, Fairmont will receive 100 percent of the tax increment generated by the development until the district sunsets in FY 2034.

2. **Affordable Housing Activities (GFS District).** The Tallahassee Housing Authority (THA) has partnered with the Columbia Residential Corporation (Columbia Residential) on a multi-phased redevelopment of the Orange Avenue apartments, a 200-unit affordable housing residential complex on Orange Avenue in the South City neighborhood. When completed, the new, mixed-use residential neighborhood will consist of approximately 390 residential units, with 293 of the units marketed as affordable housing. For the first phase of apartment redevelopment, THA and Columbia Residential approached the CRA and City seeking a local government financial commitment of \$1.3 million in support of a Low-Income Housing Tax Credits (LIHTC) through the Florida Housing Finance Corporation (Florida Housing) for the development of either 110 senior affordable

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senior housing units, or 130 family affordable housing units. The total estimated development cost of the senior housing project is \$22.5 million and \$24.0 million for the family housing project. At the September 26, 2019 CRA Board meeting, the Board approved the commitment of \$1,025,625 in CRA affordable housing funds (\$600,000 in FY 2019 funds and \$425,625 in FY 2018 funds previously approved by the CRA Board) in support of the \$1.3 million local government match. The City of Tallahassee will provide the balance of \$274,375. THA will submit two LIHTC applications in November 2019, one for each project. Since no more than one application would be accepted, THA and Columbia Residential will move forward with the application approved by the Florida Housing, if either is approved.

3. **Promotional and Special Events.** During the fiscal year, the CRA helped sponsor 12 promotional and special events, 7 in the GFS District and 5 in the DT District. A summary of each event is provided below.

GFS District

- a. 1st Annual Railroad Square Art & Smooth Jazz Festival. Mary's Vision Folk Art Museum and Gallery, Inc. was awarded \$5,000 to host the Railroad Square Art & Smooth Jazz Festival which took place on October 6 and October 7, 2019. The two-day multigenerational event offered a celebration of amazing music, stories, crafts, retail merchandise, and food that make folk art and jazz unique to the Tallahassee area while bridging gaps between the young, the old, and various ethnicities. An estimated 500 persons attended the event.
- b. Frenchtown Heritage Festival. The Frenchtown Neighborhood Improvement Association, Inc. was awarded \$5,000 to host the annual Frenchtown Heritage Festival which took place on October 13, 2018. The event provided free health screenings, live music, food, and many entertainment activities. An estimated 100 persons attended the event.
- c. Gaines Street Festival. Unity Song, Inc. was awarded \$5,000 to host the Gaines Street Festival, a community festival focused on local music, businesses, and food. The event was held December 1, 2018 with approximately 2,500 to 3,000 attendees.
- d. Females in Film - Film Series". The Tallahassee Film Society was awarded \$5,000 to show twelve films which feature women. The film viewings were held from January 2019 thru September 2019. An estimated 350 people attended the movie series.

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- e. ArtiGras. Shops & Studios of Railroad Square Art Park, Inc. was awarded a \$5,000 grant to host ArtiGras, a cultural family festival in Railroad Square which took place February 16, 2019. ArtiGras is a Tallahassee-style Mardi Gras event. The event was held April 16, 2019 with an estimated 6,000 to 8,000 attendees.
- f. Seasons of Emancipation Walk Through Living History, Parade and Day in the Park. 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 20, 2019 at the Speed Spencer Stevens Park with over 400 attendees.
- g. Loco for Love Festival. The Theater with a Mission was awarded a \$5,000 grant to host the Loco for Love Festival which is an educational and participatory event with historical performances providing audiences with a see, taste and feel experience into the way people lived 400 years ago. The event was held from September 13 - 15, 2019 with an estimated 1,325 attendees over the course of the three-day event.

DT District

- a. 14th Annual Experience Asia 2018. The Asian Coalition of Tallahassee was awarded a \$5,000 grant to host the Experience Asia Festival. The festival was held on October 6, 2018 in the Bloxham and Lewis Parks in Downtown Tallahassee. The festival featured two stages filled with performances from around the world including the famous Maturiza Japanese drummers. There were an estimated 18,500 attendees to experience the food, arts and crafts, demonstrations, music, and dance.
- b. The Emancipation Day Celebration. The Friends of the Museums of Florida History Inc. was awarded a \$3,000 grant for the Emancipation Day celebration in Lewis Park, one of the Downtown Chain of Parks on May 20, 2019. The event included free food, traditional entertainment with the reenactment of the reading of the Proclamation and historic exhibits with an estimated 280 attendees.
- c. Firecracker 5K and 1-mile Sparkler Fun Run. The Capital City Kiwanis Club/Foundation was awarded a \$3,050 grant to host the Firecracker 5K and 1-mile Sparkler Fun Run. The event took place July 4, 2019. The runs were intended to help promote healthy living and wellness within families and the

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community-at-large. An estimated 664 runners signed up for the races and there was an estimated 1,100 spectators.

- d. Cascade Goes Gold. The Hang Tough Foundation, Inc. was awarded a \$3,000 grant for the Cascade Goes Gold event. Cascades Goes Gold featured an array of activities including local vendors, a photo booth, bounce houses, costumed characters, arts and crafts, FSU Marching Chiefs, the Golden Girls and a short program to bring awareness to pediatric cancer. The event was held on September 5, 2019 at Cascades Park with an estimated 300 attendees.
- e. Smokey Hollow Reunion & Festival “Crash History”. The John G. Riley Museum/Center was awarded a \$5,000 grant to host the Smokey Hollow Reunion & Festival “Crash History”. The event was held September 24, 2019. An estimated 500 persons attended the event.

4. Large Event Grants – DT District. During the fiscal year, the CRA awarded \$55,000 in DT Large Event grants in support of four large downtown events. A summary of each event is provided below.

- a. Springtime Tallahassee Festival. Springtime Tallahassee was awarded \$11,000 for the 2020 Springtime Tallahassee Festival on March 29 and March 30, 2019. The festival celebration included the Grand Parade, a Children’s Park and a Friday night concert. There were a variety items offered by the arts, crafts, and food vendors. An estimated 85,000 persons attended the two-day event.
- b. Annual Word of South Festival of Literature and Music. Florida Litfest, Inc. was awarded a \$11,000 grant for the Word of South Festival of Literature and Music which took place on April 12 to 14, 2019, at Cascades Park. The festival is a combination of all thing’s literature and music related. The event included over 50 performers covering a wide range of music and literature genres. The festival also featured robust children’s programming. The goal of the festival is to promote quality entertainment and to showcase Tallahassee as the arts center of the South. An estimated 14,500 persons attended the event.
- c. Chain of Parks Art Festival. The LeMoyne Center for the Visual Arts was awarded \$18,000 for the annual Chain of Parks Arts Festival on April 27 and 28, 2019. The event is an outdoor festival of original artwork and entertainment held on the Chain of Parks along Park Avenue. An estimated 42,000 persons attended the event.
- d. Southern Shakespeare Fest. The Southern Shakespeare Company was awarded a \$15,000 grant for the festival which was held on May 9 thru May

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12, 2019 at Cascades Park. The festival featured William Shakespeare's *Macbeth*, performed in true Renaissance/Medieval style as a mainstage performance with special guest artist Mark Singer. Visitors experienced the magic and mystery of jugglers, illusionists, stilt walkers, and fortune tellers; the spectacle of armored combat; the taste of medieval food; and even learn a new skill, be it blacksmithing, weaving, or belly dancing. An estimated 8,000 persons attended the event.

5. Business Facility Improvement Program (GFS District). In FY 2019, six BFIP renovations were completed. One of the renovations was approved and completed in FY 2019, the remaining five renovations were approved in FY 2018 or FY 2017. A seventh renovation was approved in FY 2018, but the applicant decided to reconsider his renovation plans in FY 2019 and did not move forward with the approved renovations.

a. Top Dog Fitness, 624 W. Tennessee Street. In May 2019 the CRA Interim



Executive Director approved \$9,865 in grant funding for BFIP assistance with exterior renovations to the vacant building at 624 W. Tennessee Street. The improvements included pressure washing and painting the front and side of the building, new front signage and labor and materials.

The total project cost is \$9,865. The renovations were completed in July 2019.

b. Kostas and Retail Space, 1314 and 1316 South Adams Street. The owner/applicant requested CRA assistance with exterior and site improvements to the retail spaces at both addresses. In May 2017, the CRA



Board approved \$13,593 in grant funding under the BFIP for 1314 South Adams Street, which has a total project cost of \$17,185. The board also approved \$28,672 in BFIP grant funds for the five retail units at 1316 South Adams Street. The total project cost for the

renovation of these units is estimated at \$47,342. The renovations of both properties were completed in April 2019.

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- c. Catalina Cafe, 1210 South Adams Street. In July 2018 the CRA approved \$41,756 in grant funding under the BFIP to assist with the exterior renovations to transform the former Graphateria building into the Catalina Café. The



exterior renovations including masonry, asphalt, siding and other improvements for reuse as the Catalina Cafe. The applicant conducted significant internal renovations to the building. The total

project cost is estimated at \$1.2 million. The renovations were completed in February 2019.

- d. Walk-Up Restaurant, 1622 South Monroe Street. In January 2018 the CRA



approved \$21,250 in grant funding under the BFIP for canopy and site improvements for a new walk-up restaurant, E&J 5 Buck BBQ, on a previously vacant parcel. The total project cost is estimated at \$81,500. The improvements were completed in January 2019.

- e. Exterior Retail and Parking Area Improvements, 458 West Tennessee Street; 439 and 460 West Virginia Street; and the vacant parcel behind 460 West Virginia Street. In April 2017 the CRA approved \$34,463 as part of four (4) BFIP

grants for the above four properties/parcels. The grant funds were used for exterior and site improvements for 458 West Tennessee Street and 439 West Virginia Street, and site/parking improvements for 460 West Virginia Street; and the vacant parcel behind 460 West Virginia Street. The improvements were completed in December 2018.



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- f. G&M Enterprise, 1405 and 1415 South Adams Street. In September 2018 the CRA Board approved \$5,300 in BFIP grant funding for site improvements at 1405 South Adams Street, and \$4,375 in BFIP grant funding for site improvements at 1415 South Adams Street. Collectively, the total project cost was \$9,675. The improvements were completed in November 2018.



- g. Railroad Square Apartment, 618 McDonnell Drive. The applicant proposed improvements include extensive renovations to retrofit the building as artist live/work units. In January 2018 the CRA approved \$50,000 in grant funding under the BFIP to assist with the exterior renovations. The total project cost is estimated at \$500,000. On September 6, 2019 the applicant advised CRA staff he was considering different renovation plans and would not use BFIP funding at this time. The project was closed, and the funds returned to the FY 2018 GFS Master Project to support other CRA approved projects or programs.

6. Demolition Program (GFS District). In March 2018, the CRA Board approved the program guidelines and \$200,000 in grant funding for a demolition program in the GFS District. The program funds can be used for City Code Enforcement directed demolitions, demolitions in support of affordable housing projects and for the demolition of residential or commercial units by property owners whose properties are contributing to blight and have been cited by Code Enforcement. In FY 2019, the CRA spent \$44,334 in code enforcement directed demolitions and pre-demolition expenses for seven properties in the GFS District.

- 1922 Saxon Street - \$10,500
- 609 Rollins Street - \$7,750
- 2319 Clara Street - \$2,900
- 730 W 7th Avenue - \$6,238
- 2114 Holton Street - \$7,971
- 911 Dewey Street - \$8,675
- 300 Tucker Street - \$300 (title search)

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7. **Taylor House Museum Renovations.** In November 2017 the CRA Board approved up to \$69,283 in grant funds for exterior renovations to the Taylor House Museum at 442 W. Georgia Street. The exterior renovations included a new roof, siding repairs and painting, and new windows. The renovations began in FY 2018 but were not completed by the end of the FY 2019.



8. **Transfer of Big Bend Cares Wallis Street Properties to the CRA.** The CRA development agreement with Big Bend Cares (BBC) for the development of Care Point required the transfer of four BBC-owned parcels on Wallis Street to the CRA. The transfer was delayed while the CRA Board considered an offer from BBC to retain ownership of the Properties in exchange for \$510,000. At the September 12, 2018, CRA meeting, the Board rejected the BBC offer and requested CRA and BBC staff move forward with the transfer of the Properties. The CRA and BBC closed on the property transfers on January 30, 2019; the properties are now owned by the CRA.



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PERFORMANCE DATA REVIEW

Chapter 163.371(2), FS, Performance Evaluation Criteria

Starting in 2020 Chapter 613.371(2), F.S., requires the annual redevelopment agency annual report to provide the information described below. This information is different than the evaluation of the performance measures approved by the City of Tallahassee CRA Board in April 2015. The evaluation of the performance measures approved by the City of Tallahassee CRA Board start on page 38.

1. Total Number of Projects Started and Completed in FY 2019 and Estimated Cost for Each Project

Projects Started and Completed in FY 2019

Provided in Table 1 (GFS District) and 2 (DT District) is listing of all projects were started or had expenses in FY 2019, the programmed or actual expense and whether the project or program was completed in FY 2019 or is ongoing. The list of prior-year (FY 2018 or earlier) funded projects or programs that were completed in FY 2019, a description and their expenses are listed in Tables 3 (GFS District). There were no prior-year funded projects or programs completed in the DT District in FY 2019.

Table 1 - GFS District Projects Started or with Expenses in FY 2019

Name	Description	Expense	Completed or Ongoing
Greater Bond Neighborhood 1st Plan Kick-Off	Start implementing linear park, residential façade, Spencer-Speed-Stephens Park and community outreach efforts.	\$650,000	Ongoing; CRA will commit \$6.4 million over three years.
BFIP Grant – 624 W. Tennessee Street	Exterior painting and signage improvements.	\$9,865	Completed.
BFIP Grant – 2529 S. Adams Street	Exterior painting and signage improvements.	\$8,500	Ongoing.
BFIP Grant – 624 W. Brevard Street	Exterior painting, site and signage improvements.	\$9,995	Ongoing.

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Table 1 - GFS District Projects Started or with Expenses in FY 2019 (continued)

Name	Description	Expense	Completed or Ongoing
Promotional/Special Events	Grants of up to \$5,000 for not-for-profit organizations hosting events in the GFS District. <ul style="list-style-type: none"> • Frenchtown Heritage Fest: \$5,000 • Gaines St Fest: \$5,000 • Walk Through Living History Fest: \$5,000 • Railroad Square Art & Jazz Fest: \$5,000 • ArtiGras: \$5,000 • Female in Film Series: \$5,000 • Loco for Love Fest: \$5,000 	\$35,000	Completed.
Property Mgmt	For maintenance of CRA owned properties in the GFS District	\$7,500	Ongoing.
Affordable Housing	Funding for affordable housing projects within the GFS District	\$1,000,000	Ongoing.
Block & Deck Public Parking Garage	For parking management agreement, electric utilities and parking meter kiosks.	\$72,800	Ongoing.
Block & Deck Grant Payment	The return of tax increment generated by the development per CRA agreement # 2824.	\$397,307	Ongoing; final payment anticipated in FY 2021.
Big Bend Cares Grant Payment	The 2 nd for four \$375,000 grant payments to assist with the construction of the Care Point Health & Wellness Center, who services include uninsured patients.	\$375,000	Ongoing; final payment will be made in FY 2021.

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Table 1 - GFS District Projects Started or with Expenses in FY 2019 (continued)

Name	Description	Expense	Completed or Ongoing
Frenchtown Neighborhood Gateway Enhancement	Grant funds to assist in the design and implementation of some of the Frenchtown Placement Plan recommendations.	\$150,000	Ongoing; is part of the FY 2020 Frenchtown Nghbd 1st planning effort.
Frenchtown Redevelopment Partners	Funding to assist in assessing the redevelopment potential of the former Shelter, Frenchtown Renaissance Community Center and adjacent private properties.	\$281,660	Ongoing; payments of \$222,037 were made in FY 2019.
Delta Kappa Omega and Providence Community Center	Geotechnical analysis of community center settling and foundation at 1908 Highland St.	\$7,452	Completed.
“Soul Voices” Frenchtown Heritage Trail	Grant funds for the fabrication and installation nine monument markers in Frenchtown.	\$189,000	Ongoing; a payment of \$100,000 was made in FY 2019.
Living Stones Intl Renovation	Grant funds for exterior and site improvements for Living Stones Intl building at 604 W. Eugenia.	\$8,950	Ongoing; work not started by the end of the fiscal year.
Demolition Program	Expenses for 6 code-enforcement-directed demolitions and 1 pre-demolition expense for residential structures in the GFS District.	\$44,334	Ongoing.
A Life Recovery Center	Installation of three-rail aluminum fence along front and side edges of A Life Recovery Center.	\$7,445	Completed.
KitchenShare Funding	FY 2020 operational funds for the Frenchtown KitchenShare program.	\$100,000	Ongoing; funds available in FY 2020.

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Table 1 - GFS District Projects Started or with Expenses in FY 2019 (continued)

Name	Description	Expense	Completed or Ongoing
Frenchtown Rising	FY 2020 large event grant funds for four GFS events on Friday nights prior to FAMU home games.	\$80,000	Ongoing; funds available in FY 2020.
TOTAL		\$3,434,808	

Table 2 - DT District Projects Started or with Expenses in FY 2019

Name	Description	Amount	Completed or Ongoing
Promotional/Special Events	Grants of up to \$5,000 for not-for-profit organizations hosting events in the DT District. <ul style="list-style-type: none"> • Firecracker 5K: \$3,050 • Experience Asia Fest: \$5,000 • Emancipation Proclamation: \$3,000 • Smokey Hollow Reunion and Festival: \$5,000 • Cascade’s Goes Gold: \$3,000 	\$19,050	Completed.
Large Event Grants	Grants of \$10,000 to \$25,000 for not-for-profit organizations hosting large events in the DT District that attract a regional audience. <ul style="list-style-type: none"> • LeMoyne Chain of Parks Art Festival: \$18,000 • Southern Shakespeare Festival: \$15,000 • Word of South Literature and Music Festival: \$11,000 • Springtime Tallahassee Festival: \$11,000 	\$55,000	Completed.

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Table 2 - DT District Projects Started or with Expenses in FY 2019 (continued)

Name	Description	Amount	Completed or Ongoing
College Town Phase 1 Grant Payment	Grant payment for the College Town Phase 1 per CRA agreement # 2672. FY 2019 was the final grant payment.	\$366,409	Completed.
Gateway Tallahassee	Grant payment for the Gateway Tallahassee project per CRA agreement # 2825 and 2825A.	\$55,736	Ongoing; final payment anticipated in FY 2029.
The Onyx	Grant payment for the Onyx development per CRA agreement # 3247.	\$257,207	Ongoing; final payment anticipated in FY 2022.
Cascades Project	FY 2019 expenses were for incidental and related maintenance expenses. Future CRA payments the purchase 250 public parking spaces and reimbursement of 90 percent of the tax increment generated once the development is completed and added to the tax rolls.	\$23,941	Ongoing; final payment anticipated in FY 2034.
Amphitheater Support Space	Temporary grant funding for event expenses incurred by major co-event sponsors while Capital Cascade amphitheater support space is under construction.	\$79,914	Ongoing; support space facility expected to be available end of 2020.
GRAF Grant – 107 College Avenue	Property owners have been approved for a \$50,000 grant for exterior improvements to the building. As of the end of FY 2019 they have not signed the agreement with the CRA.	\$50,000	Ongoing.
TOTAL		\$907,257	

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Table 3 - GFS District Prior-Year Projects or Programs Completed in FY 2019

Name	Description	Amount	Date Completed
1314 & 1316 S. Adams Street	2 BFIP Grants (May 2017) – exterior façade and site improvements.	\$42,265	April 2019.
1210 S. Adams Street	BFIP Grant (July 2017) – exterior façade and site improvements.	\$41,756	February 2019.
1622 S. Monroe Street	BFIP Grant (Jan 2018) – walk-up restaurant canopy and site improvements.	\$21,250	January 2019.
458 W. Tennessee Street, 439 and 460 W. Virginia Street and adjacent vacant lot.	4 BFIP Grants (April 2017) - Exterior retail and site improvements at 458 W. Tennessee Street and 439 W. Virginia Street, and site/parking improvements for 460 W. Virginia St and adjacent vacant lot	\$34,463	December 2018
1405 and 1415 S. Adams Street	2 BFIP Grants (Sept 2018) – site improvements	\$9,675	November 2018
442 W. Georgia Street	Taylor House Museum (Nov 2017) – exterior renovations.	\$69,283	September 2019
TOTAL		\$218,692	

2. Total FY 2019 Expenditures from the GFS and DT District Trust Funds

GFS District	Operating:	\$442,982
	Projects:	<u>\$2,963,713</u>
	Total	\$3,406,695

DT District	Operating:	\$286,385
	Projects:	<u>\$941,396</u>
	Total	\$1,227,781

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3. Original Assessed Real Property Values of Property in the GFS and DT District on the Day the Agency was Created.

GFS District (created on August 19, 1998, 98-O-00460; Trust Fund adopted on June 28, 2000, 00-O-51)

- Date established: June 28, 2000
- \$167,640,940 (1999 Certified Taxable Value)

DT District (created on September 11, 2002; Trust Fund adopted on June 23, 2004)

- Date established: June 23, 2004
- \$238,244,226 (2003 Certified Taxable Value)

4. Total Assessed Real Property Values of Property in the GFS and DT District as of January 1, 2020.

GFS District \$559,501,602

DT District \$544,453,787

5. Total Amount Expended for Affordable Housing for Low- and Moderate-Income Residents of the GFS and DT Districts.

No CRA funds were expended on affordable housing for low- and moderate-income residents of the GFS and DT Districts during FY 2019. However, during FY 2019 the CRA committed \$765,000 for affordable housing projects in the GFS District.

- In September, CRA Board meeting, the committed \$1,025,625 in CRA affordable housing funds (\$600,000 in FY 2019 funds and \$425,625 in FY 2018 funds) in support of a \$1.3 million as the local government match for a Florida Housing Finance Corporation Low Income Housing Tax Credit application. Applications were due in November 2019. If approved, the CRA matching funds would be used to support the development of either 110 senior affordable senior housing units or 130 family affordable housing units as part of the Tallahassee Housing Authority's redevelopment of their Orange Avenue Apartments. The total estimated development cost of the senior housing project is \$22.5 million and \$24.0 million for the family housing project.
- Under the Greater Bond Neighborhood First Program the CRA provided \$165,000 in grant funds for the Greater Bond Residential Façade Improvement

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Grant Program. The application period opened on August 1 and closed on August 30, with approximately 200 applications received. At the end of September, City of Tallahassee Neighborhood Affairs staff had completed the application reviews, notified selected grantees and forwarded selected applications to the Tallahassee Lenders Consortium (who is providing technical assistance for this program) for further processing.

City of Tallahassee CRA Performance Measures

The CRA performance measures 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) 2019 period, which extends from October 1, 2018 through September 30, 2019. The CRA anticipates recommending new performance measures and program adjustments to the CRA Board as we progress through FY 2020.

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

In FY 2019 the CRA committed \$1,025,000 in matching grant funds (\$425,000 in FY 2018 funds and \$600,000 in FY 2019 funds) for a \$1,300,000 Low-Income Housing Tax Credit (LIHTC) application in support of affordable housing for the planned renovation of the Orange Avenue Apartments in the GFS District.

- 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: N/A

LIHTC application was submitted in November 2019, outside the reporting date. If approved the LIHTC application would be part of the financing package for the development of affordable senior or family housing as part of the Orange Avenue Apartments renovations. The estimated development cost for the senior housing is \$22,530,967 and \$23,995,601 for the family housing, which would meet the 10 percent measurement goal. However, the LIHTC application was not submitted during the FY 2019 reporting period. As a result, the level of CRA assistance for FY 2019 is not applicable to this measure for FY 2019.

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

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Performance Evaluation: N/A

A post-development taxable value has not been determined for the Orange Avenue Apartments Revitalization project; the development is establishing its finances to determine feasibility.

- 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.

The two CRA-funded redevelopment projects listed below have met this performance measure during the fiscal year. These projects are highlighted below and discussed in greater detail in the body of the Annual Report.

- The match provided by the CRA for the LIHTC as part of the Orange Avenue Apartments Revitalization project was **approved** for \$600,000. The tax credits, if approved, will go towards the construction of affordable senior or family housing.
- The Cascades Joint Ventures project **started** construction in January 2019 on the Cascades project which includes an AC Hotel by Marriott, amphitheater support/event space, office space, restaurants and a public parking garage. The project's estimated development cost is \$150.0 million.
- The CRA **completed** the sale of the Firestone/Bloxham property to Cascades Joint Venture LLC for \$4.2 million in October 2018.

2. Success of CRA small business grants programs:

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

The GFS Business Facility Improvement Grant Program (BFIP) assists commercial property owners and tenants in renovating the façade of their buildings and properties, improving the area's physical characteristics and reducing blight influences. The BFIP grant funds are awarded on a first-come, first-serve basis and are available throughout the fiscal year until the funds are committed. The maximum grant is \$50,000 with the first \$10,000 not requiring a match by the applicant. For FY2019, the CRA budgeted \$300,000 for the BFIP; however, only three applications totaling \$28,360 were received and approved. In September 2019 CRA staff, with assistance from other city departments, conducted an extensive outreach in the southside portion of the GFS District. Following the outreach effort staff received

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numerous calls and request for information and site visits as the fiscal year was ending. Staff is also evaluating possible enhancements to the program to make it program more attractive.

The Downtown Ground Floor Retail and Enhancement Façade (DT GREF) assists commercial property owners and tenants with improvements to commercial structures with ground floor retail. The program provided a dollar-for-dollar match for up to \$50,000 in eligible exterior and site improvements. No funds were originally allocated to the program for FY 2019; however, one application was approved for \$50,000 through the DT FY 2019 Master Project.

Performance Evaluation: This measure has not been met in the Greater Frenchtown Southside District. It has been met for the Downtown District.

- FY 2019 GFS Business Facility Improvement Program. \$28,360 of the \$300,000 in the appropriated grant funds, or 9.45 percent, was committed against three projects.
 - FY 2019 DT Ground Floor Retail and Enhancement Facade. Although no GREF grant funds were budgeted for FY 2019, the CRA Board did approve one application for the maximum grant amount of \$50,000.
- 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 not an accurate standard for evaluation of the new Business Facility Improvement Program in FY 2019 because the total project cost equated to the grant amount for all the grant awards given the BFIP allows for the first \$10,000 of a grant to be non-matching reducing the private investment. MSHMM Holdings, Inc. was the one application approved for the DT GREF in the amount of \$50,000. The measure was met for the DT GREF application with \$26 of private investment for every \$1 the CRA invested. The results are outlined in Table 1 below.

Performance Evaluation: This measure has not been met in the Greater Frenchtown Southside District. It has been met for the Downtown District.

- FY 2019 Business Facility Improvement Program: The BFIP allows for a grant on the first \$10,000 of eligible expenses without a match and a dollar-for-dollar match on eligible expense up to \$40,000. Three applications were received and approved in FY 2019 and none exceeded the \$1.50 private investment match for each CRA dollar invested based on the basic grant match alone. There is no average private investment for the three projects given there was no private investment.

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- FY 2019 DT Ground Floor Retail and Enhancement Program: The DT Ground Floor Retail and Enhancement Program receive one application for a grant in the amount of \$50,000. For every \$1 invested by the CRA, the applicant invested \$26.

Table 1

Grant Recipient	Total Project Cost and Grant Eligible Expenses	CRA Grant	Ratio of CRA Investment to Private Investment
Top Dog Fitness	\$9,865	\$9,865	N/A
Selassie First, Inc.	\$9,995	\$9,995	N/A
Bessie Johnson & Shukellear Williams	\$8,500	\$8,500	N/A
MSHMM Holdings, Inc	\$1,300,000	\$50,000	\$1 to \$26.00

- c. At least 70 percent of the owners/tenants who completed their BFIP or GREF funded improvements in FY 2019 increased the number of full-time and/or part-time employees at that location.

Performance Evaluation: This measure has been met.

Six BFIP grant funded renovations were completed in FY 2019. Staff has received responses from five of the six applicants, with all five respondents (83 percent) stating the improvements provided with the grant funds resulted in their hiring of new full-time and/or part-time employees (Table 2).

- d. The grant helped at least 70 percent of the businesses who completed their BFIP or GREF funded improvements in FY 2019 attract and retain customers.

Performance Evaluation: This measure has been met

Staff has received responses from five of the six BFIP funded applications whose renovations were completed in FY 2019. The five respondents (83 percent) stated the improvements funded in part with the grant funds helped their businesses attract and retain customers (Table 2).

- e. The grant aided in better promotion of at least 70 percent of the businesses who completed their BFIP or GREF funded improvements in FY 2019.

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Performance Evaluation: This measure has been met

Six BFIP grant funded renovations were completed in FY 2019. Staff has received responses from five of the six applicants, all four respondents (83 percent) stated the improvements funded in part with the grant funds helped their businesses attract and retain customers (Table 2).

Table 2

	Project Name	Increase in the # of FT/PT Employees	Attract and Retain Customers	Aided in Better Business Promotion
1	624 W. Tennessee St/Top Dog Fitness	Yes	Yes	Yes
2	1314 and 1316 S. Adams St/Kostas and Retail Space	Yes	Yes	Yes
3	1210 S. Adams St/Catalina Café	Yes	Yes	Yes
4	1622 S. Monroe St/Walk-Up Restaurant	Yes	Yes	Yes
5	458 W. Tennessee St, 436 and 460 W. Virginia St and W. Virginia St/West Tennessee Street Partners	No Response	No Response	No Response
6	1405 and 1415 S. Adams St/G&M Enterprise	Yes	Yes	Yes

- f. 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.

- Three Years After Completion – 100%. Eleven grant recipients completed their projects in 2017 and all are still in business at the end of fiscal year 2019, with five being leased and two with units that are both owner-occupied and leased.

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- Five Years after Completion – 100%. Five grant recipients completed their projects in 2015. All five are still in business at the end of fiscal year 2019 and being leased or actively seeking tenants.

Table 3

	Project Name	Street Address	Grant Amount	Total Project Cost	Date Approved	Project Completed	District	In Business	Comments
3 Years	204 South Monroe Street, LLC	204 South Monroe Street	\$42,499.30	\$84,998.60	10/29/2015	12/19/2017	DT	Yes	Leased
	Davenport Family Property, LLC	645 West Gaines Street	\$47,302.00	\$97,634.50	4/28/2016	12/22/2017	GFS	Yes	Leased
	Adams Shopping Plaza	1102 South Adams Street	\$21,511.00	\$26,511.00	7/14/2016	8/4/2017	GFS	Yes	Leased
	Malinda Griffith-Hines	2010 South Adams Street	\$12,002.50	\$14,005.00	7/14/2016	12/19/2017	GFS	Yes	Leased & Owner Occupied
	Tava Group, LLC	2531 S. Adams Street	\$4,860.00	\$4,860.00	9/26/2016	7/28/2017	GFS	Yes	Leased & Owner Occupied
	Glass Land and Property Company, LLC	1425 South Adams Street	\$3,785.00	\$3,785.00	10/27/2016	6/16/2017	GFS	Yes	Leased
	Milton V. and Kathy G. Glass	1415 South Adams Street	\$827.75	\$827.75	10/27/2016	2/24/2017	GFS	Yes	Owner Occupied
	Milton V. and Kathy G. Glass	Common Area	\$10,000.00	\$10,000.00	10/27/2016	3/22/2017	GFS	Yes	Owner Occupied
	Milton V. and Kathy G. Glass	1405 South Adams Street	\$827.75	\$827.75	12/1/2016	2/24/2017	GFS	Yes	Owner Occupied
	Simply Soul Food dba Earley's Kitchen	1458 South Adams	\$18,440.00	\$26,880.00	11/21/2016	3/8/2017	GFS	Yes	Owner Occupied
	Stephen K. Beasley	630 West Brevard St	\$8,110.00	\$9,975.00	3/9/2017	11/14/2017	GFS	Yes	Leased
5 Years	505 N Macomb	505 N. Macomb	\$50,000.00	\$400,000.00	2/27/2014	1/26/2015	GFS	Yes	Leased
	Jamaica Palms	302 E. Georgia St.	\$50,000.00	\$280,000.00	5/29/2014	8/27/2015	DT	Yes	Leased
	Garages on Gaines	603 W Gaines St.	\$50,000.00	\$1,200,000.00	9/29/2014	7/2/2015	GFS	Yes	Leased
	College Station	222/224 East College Ave.	\$50,000.00	\$750,000.00	2/26/2015	12/4/2015	DT	Yes	Leased
	Mahan Investments, Inc.	1818 South Adams Street	\$50,000.00	\$119,694.00	3/24/2015	12/11/2015	GFS	Yes	Leased

3. Infrastructure

- 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: N/A

For FY 2019, the CRA approved \$450,000 for the Bond Linear Park improvements as part of the Greater Bond Neighborhood First Plan. As

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mentioned earlier in the report, the Bond Linear Park is scheduled to be completed by FY 2020, with the CRA contributing 100 percent of its cost. There were no other CRA funded infrastructure projects in FY 2019.

4. Quality of Life

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

Performance Evaluation: This measure has been met.

The CRA provided \$125,000 in support of small and large events; \$70,000 for small events and \$55,000 for large events. The CRA Promotional and Special Event Grant funds supported 12 small events; 7 events in the GFS District, and 5 events in the DT District. There were four large events supported, all were held in the DT District.

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

Performance Evaluation: This measure has not been met.

In fiscal year 2019, \$125,000 was budgeted for promotional and special event and large event grant programs. Of the \$125,000 budgeted, \$109,050 (87%) 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 partially met. Twelve of the 16 approved applicants had more than two years of previously applications. Of the twelve applicants, five (Table 4) increased their contribution from previous years by at least 25%. Data from three of the applicants could not be obtained to determine whether their contribution increased.

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Table 4

	Organization	Event	Years	Applicant's Contribution Increased
1	Asian Coalition of Tallahassee, Inc	Experience Asia	2017, 2018 & 2019	No 2019 Data
2	Capital City Kiwanis Foundation	Firecracker 5K and 1-Mile Sparkler run	2015, 2017 & 2019	No 2019 Data
3	Florida Litfest	Word of South Festival & Music	2017, 2018 & 2019	Yes
4	Frenchtown Neighborhood Improvement Assoc	Frenchtown Heritage Festival	2016, 2017 & 2019	Yes
5	Friends of the Museums of Florida History	Emancipation Day Celebration	2017, 2018 & 2019	No
6	John G Riley Center/Museum	Season of Emancipation Walk thru Living History	2016, 2017 & 2019	No
7	LeMoyné center for the Visual Arts	Chain of Parks Art Festival	2017, 2018 & 2019	Yes
8	Shops and Studios of Railroad Square	ArtiGras & Caribe Festival	2016, 2018 & 2019	No
9	Southern Shakespeare Company	Southern Shakespeare Festival	2017, 2018 & 2019	Yes
10	Springtime Tallahassee	Springtime Tallahassee	2017, 2018 & 2019	Yes
11	The Tallahassee Film Society	Females in Film Series	2016, 2017 & 2019	No
12	Unity Song, Inc	Gaines Street Festival	2016, 2017 & 2019	No 2019 Data

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

Performance Evaluation: This measure has been partially met. Nine of the 16 approved applicants had three or more years of previously approved applications. Of the nine applicants, three (Table 5) showed a decrease in funding needs after three years of CRA support. Funding requests from five applicants either remained the same or increased. Data from one applicant could not be obtained to determine whether their contribution increased.

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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Table 5

	Organization	Event	Years	Applicant's Funding Needs Decreased
1	Florida Litfest	Word of South Festival & Music	2016, 2017, 2018 & 2019	Yes
2	Friends of the Museums of Florida History	Emancipation Day Celebration	2016, 2017, 2018 & 2019	No
3	John G Riley Center/Museum	Season of Emancipation Walk thru Living History	2015, 2016, 2017 & 2019	Yes
4	LeMoyne center for the Visual Arts	Chain of Parks Art Festival	2016, 2017, 2018 & 2019	No
5	Shops and Studios of Railroad Square	ArtiGras & Caribe Festival	2014, 2016, 2018 & 2019	No
6	Southern Shakespeare Company	Southern Shakespeare Festival	2016, 2017, 2018 & 2019	No
7	Springtime Tallahassee	Springtime Tallahassee	2016, 2017, 2018 & 2019	Yes
8	The Tallahassee Film Society	Females in Film Series	2015, 2016, 2017 & 2019	No
9	Unity Song, Inc	Gaines Street Festival	2015, 2016, 2017 & 2019	No 2019 Data

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.

Performance Evaluation: This measure has not been met in the Greater Frenchtown Southside District. It has been met for the Downtown District.

This measure was not met for the GFS BFIP with 9.45% of the funds committed during the fiscal year. The measure is was met for the DT GREF because the CRA Board did not adopt funds for the program as part of the FY 2019 budget bit did approve stand-alone funding application for \$50,000.

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

Performance Evaluation: This measure was not met for FY 2019.

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The CRA budgeted \$1,000,000 for affordable housing project in FY 2019. The CRA Board did commit \$600,000, 60 percent of the budgeted funds, a LIHTC application match affordable senior or family housing as part of the Orange Avenue Apartments renovation.

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

Performance Evaluation: This measure was partially met (see Table 6).

Six small business projects were completed in FY 2019. Three projects had multiple parcels with each parcel having an agreement. The six projects had a total of eleven agreements. Two of the eleven agreements were not completed within one year of the agreement approval.

Table 6

Address/Applicant	Date Agreement Signed	Date Project Completed	Completed within one year of signed agreement?
624 W. Tennessee St/Top Dog Fitness	7/2019	7/2019	YES
1314 S. Adams St/Kostas and Retail Space	3/2019	4/2019	YES
1316 S. Adams St/ Kostas and Retail Space	3/2019	4/2019	YES
1210 S. Adams St/Catalina Café	12/2018	2/2019	YES
1622 S. Monroe St/Walk-Up Restaurant	2/2019	2/2019	YES
458 W. Tennessee St/West Tennessee Street Partners	5/2017	2/2019	NO
439 W. Virginia St/West Tennessee Street Partners	2/2019	2/2019	YES
460 W. Virginia St/West Tennessee Street Partners	5/2017	2/2019	NO
W. Virginia St/West Tennessee Street Partners	2/2019	2/2019	YES
1405 S. Adams St/G&M Enterprise	11/2018	11/2018	YES
1415 S. Adams St/G&M Enterprise	11/2018	11/2018	YES

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

Performance Evaluation: This measure is not applicable.

The affordable housing funds approved by the CRA Board in FY 2019 was in the form of a match for the LIHTC application in support of the Orange Avenue Apartments Revitalization project. The project is in its financial planning stage; therefore, an agreement has not been executed.

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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CRA-OWNED REAL PROPERTY

At the end of FY 2019, the CRA owned the fourteen (14) properties listed in the table below and on the following page. Three properties are used for parking: the Floridan Parcel C - 102 leased parking spaces for the Aloft hotel, the Block Parking Unit 1 - 35 public parking spaces in the Block Condominium and the Deck Parking Unit 1 - 137 public parking spaces in the Deck Condominium. The property at 524 N. Martin Luther King, Jr. Blvd. is leased to the Frenchtown Neighborhood Improvement Association as a farmer's market and Kitchen Hub for commercial food preparation. The Frenchtown Redevelopment Partners were evaluating the properties at 466 and 470 W. Tennessee Street, and 431, 447, 457 and 465 W. Virginia Street for redevelopment as a mixed-use residential/retail development. The remaining properties at 518 W. Georgia Street and 604 N. Macomb Street are unimproved and are being marketed for redevelopment.

On October 23, 2018 the CRA sold 309 and 401 W. Gaines Street to Cascades Joint Venture for \$4.2 million. During FY 2019 CJV began development of the properties as a mixed-use residential/retail/office project referred to as the Cascades Project.

Table 1 CRA-Owned Properties - GFS District

Address	Parcel ID #	Use	Purchase Price and 2019 Assessed Value
The Block Condo Parking Unit 1, W. Gaines St.	2135230000010	University Transition (35 parking spaces)	\$516,750/ \$337,556
The Deck Condo Parking Unit 1, W. Gaines St.	2136230000010	University Transition (137 parking spaces)	\$2,157,800/ \$2,071,279
518 W. Georgia St.	2136500516165	Central Urban (Unimproved)	\$260,000/ \$27,000
604 N. Macomb St.	2136500516175	Central Urban (Unimproved)	\$25,000/ \$6,469
466 W. Tennessee St.	2136500225505	Central Core (Unimproved)	See 470 W. Tennessee \$88,643
470 W. Tennessee St. (also 468 and 480)	2136500225510	Central Core (Unimproved)	\$1,000,000/ \$205,924
431 W. Virginia St.	2136500205430	Central Core (Unimproved)	See 470 W. Tennessee \$34,304
447 W. Virginia St.	2136500215485	Central Core (Unimproved)	See 457 W. Virginia \$6,860

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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Table 1 CRA-Owned Properties - GFS District (Continued)

Address	Parcel ID #	Use	Purchase Price and 2019 Assessed Value
457 W. Virginia St.	2136500215490	Central Core (Unimproved)	\$940,000/ \$25,484
465 W. Virginia St.	2136500215440	Central Core (Unimproved)	See 457 W Virginia/ \$10,782
524 N. Martin Luther King, Jr Blvd	2136500075140	Central Urban (Leased - Farmers Market)	\$243,732/ \$216,799
2232 S. Monroe St.	411250 D0020	Central Core (Unimproved)	\$0/ \$45,738
Wallis St (no address)	411250 D0031	Central Core (Unimproved)	\$0/ \$10,780
Wallis St (no address)	411250 D0040	Central Core (Unimproved)	\$0/ \$25,157
Wallis St (no address)	411250 D0050	Central Core (Unimproved)	\$0/ \$46,717
GFS District Value			\$5,143,282/ \$3,159,492

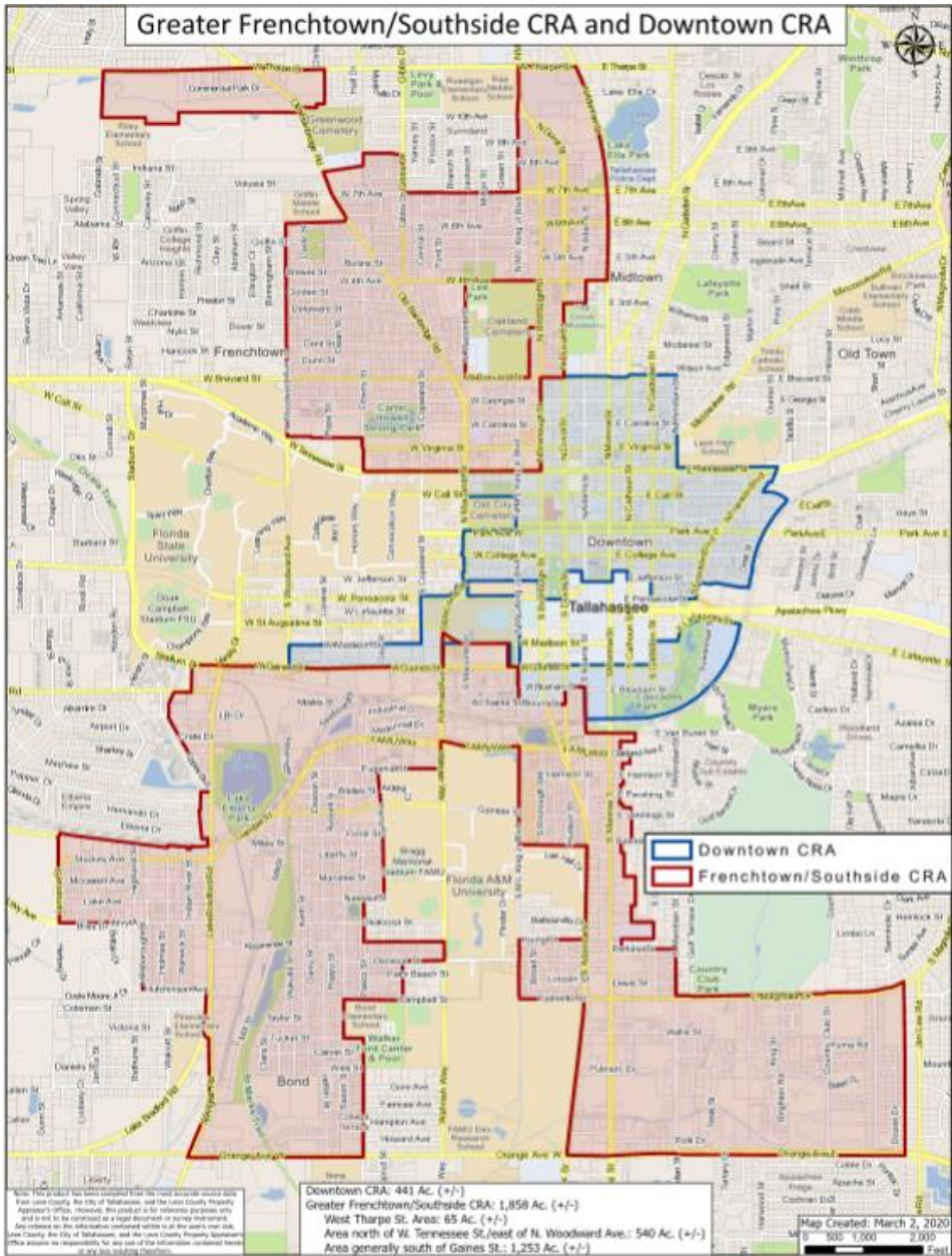
Table 2 CRA-Owned Properties - DT District

Address	Parcel ID #	Use	Purchase Price and 2019 Assessed Value
Floridan Parcel C (former StarMetro Site)	2136401370000	Central Core (Leased - parking lot)	\$2,100,000/ \$1,109,914
DT District Value			\$2,100,000/ \$1,109,914

Table 3 Total Value of All CRA Properties

Purchase Price	\$7,243,282
2019 Assessed Value	\$4,269,406

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**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY TRUST FUNDS

FINANCIAL STATEMENTS

FROM OCTOBER 1, 2018 TO SEPTEMBER 30, 2019

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**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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FINANCIAL STATEMENT

The annual report provides the City of Tallahassee Community Redevelopment Agency's (CRA) financial statements for the period from October 1, 2018 to September 30, 2019. 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 2018. The City's financial statements were audited by the certified public accounting firm of Moore, Stephens, Lovelace, CPAs and Advisors, and are expected to receive an unmodified opinion.

FINANCIAL STATUS:

As of September 30, 2019, the CRA had total assets of \$15,300,000: \$14,938,000 in the form of cash and cash equivalents/investments and \$362,000 in securities lending collateral and receivables. The CRA had \$182,000 in liabilities, and no long-term debt. At the end of the fiscal year, the total fund balance was \$15,118,000.

The FY 2019 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 2019.

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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**COMMUNITY REDEVELOPMENT AGENCY
GREATER FRENCHTOWN SOUTHSIDE COMMUNITY REDEVELOPMENT TRUST FUND
STATEMENT OF NET ASSETS
September 30, 2019
(in thousands)**

ASSETS

Restricted Assets:	
Cash and Cash Equivalents/Investments.....	11,204
Securities Lending Collateral.....	46
Receivables:	
Accrued Interest.....	45
Customers.....	4
Notes.....	237
Total Restricted Assets.....	<u>11,536</u>
Total Assets.....	<u>\$ 11,536</u>

LIABILITIES AND FUND BALANCES

Payable from Restricted Assets:	
Obligations Under Securities Lending.....	46
Accounts Payable.....	100
Total Payable from Restricted Assets.....	<u>146</u>
Total Liabilities.....	<u>146</u>
Fund Balances:	
Restricted for:	
Economic Environment.....	11,391
Total Fund Balances.....	<u>11,391</u>
Total Liabilities and Fund Balances.....	<u>\$ 11,536</u>

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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**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, 2019
(in thousands)**

Revenues:	
Ad Valorem Taxes.....	1,103
Intergovernmental.....	1,360
Charges for Services.....	27
Net Investment Earnings.....	288
Net Increase (Decrease) In The Fair Value of Investments.....	168
Miscellaneous Revenues.....	164
Total Revenues.....	<u>3,110</u>
 Expenditures:	
Current:	
Economic Environment.....	2,132
Total Expenditures.....	<u>2,132</u>
 Excess of Revenues Over (Under) Expenditures.....	 <u>978</u>
 Other Financing Sources (Uses):	
Transfers Out.....	--
Proceeds from Sale of Capital Assets.....	4,200
Total Other Financing Sources (Uses).....	<u>4,200</u>
 Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses.....	 5,178
 Fund Balances - October 1.....	 6,211
 Fund Balances - September 30.....	 <u>\$ 11,389</u>

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**COMMUNITY REDEVELOPMENT AGENCY
DOWNTOWN DISTRICT COMMUNITY REDEVELOPMENT TRUST FUND
STATEMENT OF NET ASSETS
September 30, 2019
(in thousands)**

ASSETS

Restricted Assets:

Cash and Cash Equivalents/Investments.....	3,734	
Securities Lending Collateral.....	15	
Receivables:		
Accrued Interest.....	15	
Customers.....	--	
Notes.....	--	
Total Restricted Assets.....	3,764	
Total Assets.....	\$ 3,764	

LIABILITIES AND FUND BALANCES

Payable from Restricted Assets:

Obligations Under Securities Lending.....	15	
Accounts Payable.....	21	
Total Payable from Restricted Assets.....	36	
Total Liabilities.....	36	

Fund Balances:

Restricted:		
Economic Environment.....	3,278	
Total Fund Balances.....	3,728	
Total Liabilities and Fund Balances.....	\$ 3,764	

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**COMMUNITY REDEVELOPMENT AGENCY
DOWNTOWN COMMUNITY REDEVELOPMENT TRUST FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
For the Fiscal Year Ended September 30, 2019
(in thousands)**

Revenues:	
Ad Valorem Taxes.....	1,008
Intergovernmental.....	1,116
Charges for Services.....	106
Net Investment Earnings.....	84
Net Increase (Decrease) In The Fair Value of Investments.....	91
Miscellaneous Revenues.....	--
Total Revenues.....	2,405
 Expenditures:	
Current:	
Economic Environment.....	1,142
Total Expenditures.....	1,142
 Excess of Revenues Over (Under) Expenditures.....	 1,263
 Other Financing Sources (Uses):	
Transfers Out.....	--
Proceeds from Sale of Capital Assets	--
Total Other Financing Sources (Uses).....	--
 Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses.....	 1,263
 Fund Balances - October 1.....	 2,466
 Fund Balances - September 30.....	 \$ 3,729