



**CITY OF TALLAHASSEE COMMUNITY
REDEVELOPMENT AGENCY**

FY 2020 ANNUAL REPORT

(October 1, 2019 to September 30, 2020)

Prepared by the
City of Tallahassee Community Redevelopment Agency
March 24, 2021

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CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY

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Mayor Pro Tem, City of Tallahassee
Agency Vice Chair

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Mayor, City of Tallahassee

Curtis Richardson
Commissioner, City of Tallahassee

Jacqueline "Jack" Porter
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Interim Director

Rick McCraw, AICP
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Principal Redevelopment Planner

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Administrative Specialist II

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PREFACE AND APPROVALS

The City of Tallahassee Community Redevelopment Agency FY 2020 Annual Report covers the period from October 1, 2019 through September 30, 2020. The report contains a description of the Agency, a review of the FY 2020 adopted budget, a listing of major FY 2020 accomplishments, a map of the redevelopment area, and the FY 2020 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 (CRA) were prepared by the City of Tallahassee's Financial Reporting Division and the independent audit is being conducted by MSL CPAs and Advisors. The statements were prepared in conformance with generally accepted accounting principles and are expected to receive an unmodified opinion.

The City of Tallahassee Community Redevelopment Agency FY 2020 Annual Report has been approved this 24th day of March 2021.

CITY OF TALLAHASSEE

Rita Stevens

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

CITY OF TALLAHASSEE COMMUNITY
REDEVELOPMENT AGENCY

Wayne Tedder

Wayne Tedder, AICP
Interim Executive Director

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**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
OVERVIEW AND FY 2020 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 2020, 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

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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 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 2020 is located on page 56 of this report.

Summary of FY 2020 Major CRA Activities and Challenges

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. An update to the GFS District Community Redevelopment Plan, the development of the GFS Strategic Investment Plan, new performance measures for the GFS District and revised community benefit requirements were well underway and expected to be adopted by the City of Tallahassee City Commission or the CRA Board in early FY 2021.

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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.

The CRA enjoyed a variety of redevelopment successes in FY 2020, 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 2020 the millage rate for both the City and County was 4.1 mils.
- The Board continued its focus and commitment to neighborhoods, and working with the City's Department of Parks, Recreation and Neighborhood Affairs.
 - Greater Bond Neighborhood First Plan - As part of the CRA's four-year \$6.4 million commitment to the Greater Bond Neighborhood First Plan the agency budgeted \$2.0 million for project implementation in FY 2020, this was in addition to the \$650,000 provided in FY 2019. The neighborhood directed projects during the fiscal year included residential façade improvements, the start of construction of a linear park connecting Speed Spencer Stephen Park to the Tallahassee Junction and enhancements to the Speed Spencer Stephens Park.
 - Frenchtown Neighborhood First Plan - Provided \$1.0 million towards the first year of the Frenchtown Neighborhood First planning and implementation effort, this was in addition to the \$150,000 provided in FY 2019. Like the Greater Bond plan, the goal is to provide a total of \$6.4 million in support of the Frenchtown plan over the next three to four years. Due to COVID-19 restrictions starting in March, most of plan discussion and development efforts were done remotely. The plan is expected to be adopted in FY 2021, with implementation of plan elements starting soon after.
- Downtown mixed-use residential development continued for the Cascades Project (Cascades Joint Venture LLC) but ended for the Washington Square (Fairmont Development, LLC) Project.

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- Cascades Project - Phase 1 (Firestone site) and Phase 2 (Bloxham Annex site) of the development were fully under construction. Phase I improvements, which includes the AC by Marriott Hotel, the 48,000 sq. ft. office building, service dock and private parking garage, are expected to be completed in late 2020. The Phase II estimated completion date for the multi-family apartments, retail spaces and the CRA-owned public parking garage is April 2021. In early June the CRA made a 50 percent completion payment of \$3.25 million towards the purchase of the garage.
- Washington Square - The installation of footings, foundations and construction of the parking structure began on November 29, 2018. However, due to financial issues, construction ended in mid-2019. In March 2020 Yates Construction ended their construction agreement with Fairmont Developers and removed their construction equipment. During the summer, the Washington Square owner released a package to potential developers indicating terms of sale for the property.
- The CRA Board approved a revised redevelopment proposal from the Tony Brown Consulting Group (TBCG), for the planned redevelopment of the properties owned by the CRA and adjoining private properties in the 400-block of West Tennessee and West Virginia Streets. The new development includes three phases: (1) a 13,500 sq. ft. urgent care and community clinic facility, (2) a 120-unit apartment (24 units designated as affordable) with a ground floor food hall, and (3) an 87-unit apartment (17 units designated as affordable).
- Continued efforts to help promote small business development and reduce blight through the GFS Business Facility Improvement Program (BFIP). In May, the CRA Board authorized several programs improvements designed to attract more commercial applicants. This included increasing the no match grant from \$10,000 to \$20,000 and allowing the use of grant funds for roof repairs and limited interior improvements needed for the structural integrity of the building. The improvements generated renewed interest in the program, and in FY 2020 the CRA received and approved eight BFIP grant applications, up from three in FY 2019, despite working within COVID-19 restrictions.
- In FY 2020, the CRA provided \$72,380 in promotional and special event grant funds: \$35,380 for the GFS District and \$35,000 for the DT District. A total of 16 grant applications were approved and funded, 9 in the GFS District and 7 in the DT District. Four of the events, 2 in each district were not held due to COVID-19 social distancing and group restrictions. The Board also approved \$200,000 in large event grant funds; \$100,000 in each district. A total of 5 applications were approved. All five events were cancelled due to COVID-19 social distancing and group restriction.

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- The DT District received \$1,797,000 from the Seminole Boosters for lost tax increment income from the Boosters removal of the residential component in the College town Phase I development from the tax rolls. This was permitted under their development agreement with the CRA.

- During FY 2020 the CRA staff moved forward on several operational enhancements that will help improve the efficiency of the agency.
 - During the fiscal year staff continued to work on the update to the GFS Community Redevelopment Plan, aligning the 12 community identified goals with the City's Five-Year Strategic Investment Plan. The GFS Redevelopment Plan is scheduled for adoption in March 2021.
 - In FY 2020 staff worked with the GFS Citizens Advisory Committee to develop the GFS Strategic Investment Plan. The Investment Plan is a five-year plan for achieving the goals of the community. It is tied directly to the Redevelopment Plan, containing the objectives, initiatives, and measures for each goal. Both the Redevelopment Plan and the Investment Plan will work together to guide the redevelopment efforts in the District. The Investment Plan is scheduled for adoption in early 2021.
 - CRA staff implemented formal guidelines and application criteria for medium and large redevelopment project. The guidelines will streamline the application process making it the application and review process much more transparent.
 - In collaboration with the City's Communication's Department, staff updated the CRA webpage making it more user friendly. The webpage is designed to allow the user to easily locate the information they need.

Review of FY 2020 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. The CRA's performance for FY 2020 will be captured in three different ways. First, the statutory reporting requirements of Chapter 163.371 (2), requiring all CRAs to report certain information in their annual reports is outlined on starting on page 34 for both the GFS and DT District. Second, the recently approved GFS Strategic Investment Plan contains specific measurements for CRA programs and projects within the GFS District. These measures were used to evaluate the FY 2020 CRA programs and projects for the GFS District, and set a baseline for the FY 2021 performance evaluations. Finally, the CRA performance measures adopted in 2015 were used to evaluate the DT District programs and projects.

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FY 2020 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 and 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 are 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 2020, the CRA received \$7,797,000 in income from tax increment and other revenue sources. This includes \$5,259,000 in tax increment (\$2,759,000 for the GFS District and \$2,500,000 for the DT District); \$741,000 in other fund income and adjustments (parking revenues, interest, and fair value of investment adjustments); and \$1,797,000 in miscellaneous revenue from the Seminole Boosters for the removal of the residential component in the College town Phase I development from the tax rolls. Details of the FY 2020 income and expenses are described in the financial statements starting on page 58.

The \$5,259,000 in FY 2020 tax increment revenue reflects an increase of approximately \$883,000, or approximately 20 percent, from the tax increment payments received by both redevelopment districts in FY 2019. The increase in tax increment for both districts is primarily attributable to two student housing complexes being added to the tax roll: Stadium Enclave in the GFS District and The Edge at Stadium Centre in the DT District.

The taxable value for the GFS District increased by approximately \$62 million, 12 percent, between FY 2019 and FY 2020. The taxable value for the DT District increased by approximately \$47 million, 9.5 percent, during the same period. More than 80 percent of the increase in taxable value for each district can be credited to the student housing developments named above along with increased taxable values for the Hampton Inn & Suites, Gaines Street Publix, Ballard Partners Building and Florida Power & Light Building.

In FY 2020 the CRA approved, committed and/or spent approximately \$10.7 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 2020 expenditures was \$229,000 in prior year GFS Master Project funds and \$2.2 million in prior year DT District Master Project funds. A description of the FY 2020 approvals, commitments and expenditures within each redevelopment district is provided below.

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A. General:

FY 2020 CRA Administrative and Operating Expenses: \$694,744. For FY 2020 the CRA Board committed \$956,629 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 \$694,744, or approximately 13.2 percent of FY 2020 tax increment revenues. These expenses were shared between the two redevelopment districts with the GFS District accounting for \$431,784, or nearly 62 percent of the expenses, and the DT District accounting for \$262,960, or approximately 38 percent of the expenses. The \$245,000 remaining in the GFS and DT District Administrative and Operating budget at the end of the fiscal year was transferred to the respective FY 2020 Master Projects.

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

1. Block and Deck Development Assistance Grant: \$391,752. In December 2012, the CRA Board agreed to provide District Joint Venture, LLC (DJV) with \$2,659,000 in grant assistance in support of nearly 27,000 square feet of retail space, public space and design features for the Block and Deck, a mixed-used student residential development on Gaines Street. The grant funds are provided through the return of tax increment generated by the development once it is completed and added to the tax rolls. The developments were added to the Leon County tax rolls in 2015 with a certified taxable value of \$47.4 million, an increase of \$45.9 million in new taxable value over the pre-development values. The 2019 certified value for the development was \$48.8 million, generating \$379,070 in tax increment for FY 2020 and \$12,682 in interest, which was returned to the developer per the development agreement. The FY 2020 payment is the fifth tax increment reimbursement under the agreement. Of the \$391,752 payment, \$110,615 was from FY 2020 funds. With the FY 2020 payment, the remaining balance of grant funds owed to DJV is \$211,370, which will be made in FY 2021.
2. 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 (DJV) entered into a parking management agreement that allows DJV to manage the 172 public parking spaces. The CRA's Block and Deck garage expenses line item pays 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 \$20,000 as of the end of the fiscal year.

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3. 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 required 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 grant payments have been made by the CRA in January 2018, 2019 and 2020. 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. 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.

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 Promotional/Special Events Grant Program: \$117,830. This program was established in FY 2010 and provides grants of up to \$5,000 to not-for-profit organizations that sponsor promotional or special events in the GFS District that promote the goals and objectives of the GFS Community Redevelopment Plan. During the budget adoption, the CRA Board also directed staff to add \$80,000 to the promotional event line item for the Frenchtown Rising event. The total approved for promotional/special events in FY 2020 was \$117,830: \$37,830 for promotional event funding and \$80,000 for funding of Frenchtown Rising, a special one-time funding for pre-FAMU football game celebrations in Frenchtown. This was the seventh year applications were scored and ranked on a competitive basis. A total of 13 grant applications were received, and 8 received an evaluation

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score of 50 or higher, the minimum score required for grant funding. Except for the Riley Foundation's Seasons of Emancipation event, all other events were held prior to the COVID-19 pandemic. The Riley Foundation and Theater with a Mission cancelled their events due to COVID-19 restrictions and worked with CRA staff to identify \$1,048 in non-refundable expenses incurred before the events were cancelled. The approved applicants are listed below.

- a. The Tallahassee Film Society, "Award Winning Action & Adventure" Film Series, \$5,000
- b. STEMS4Girls, Inc., S4G Lights on Afterschool Program Science Expo, \$2,830
- c. Mickee Faust, Truth Be Told: Promoting Resilience and Understanding through Art and Community, \$5,000
- d. Gaines Street Community Association, Inc., Gaines Street Festival, \$5,000
- e. Shops & Studios of Railroad Square Art Park, Inc., Caribe Fest 2019, \$5,000
- f. Mary's Vision Folk Museum and Art Gallery, 2nd Annual Railroad Square Art & Jazz Festival, \$5,000
- g. John Gilmore Riley Foundation, Inc., Seasons of Emancipation: Walk Thru Living History, \$5,000
- h. Theater with a Mission, Inc., "Loco for Love", \$5,000
- i. Frenchtown Rising: \$80,000

The \$16,422 in uncommitted grants funds remaining at the end of FY 2020 were returned to the FY 2020 GFS Master Project.

A more detailed discussion of the FY 2020 Promotional/Special Events Grants Program events starts on page 28 under FY 2020 Major Accomplishments.

6. GFS Business Facility Improvement Program (BFIP): \$135,763. On May 28, 2020, the CRA Board authorized staff to move forward with several improvements to the BFIP, including increasing the no match grant from \$10,000 to \$20,000 and expanding the types of improvements where up to 75 percent of the BFIP funds may be spent on façade improvements that include landscaping, site improvements and roofing. Additional program improvements include developing a list of licensed small business contractors who are familiar with the BFIP and available to assist applicants in preparing quotes, developing partnerships and support from the chambers of commerce and not-for-profit organizations focused on connecting applicants and qualified contractors, and partnering with local financial institutions to leverage the BFIP grant funds to qualify for additional lender financing.

Between FY 2007, when the façade assistance programs started, and the end of FY 2020, the CRA has approved 83 exterior improvement grant applications. The

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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 \$20,000 in grant funds does not require a match, and grants from \$20,001 to a maximum of \$30,000 require a dollar-for-dollar match. Grant awards of \$25,000 or less are approved by the CRA Executive Director, while the CRA Board approves grants of more than \$25,000. For FY 2020 the CRA Board approved \$300,000 in grant funds. During the fiscal year, eight BFIP applications were approved, awarding \$135,763 in grant funds for the projects listed below.

- a. Whooze Next Barber & Beauty Salon, \$7,868
- b. Patton's Alignment & Brake Service, \$10,000
- c. Frankie & Johnnie Men and Women's Clothing, \$10,000
- d. E & J Five Buck BBQ-Morrell, \$12,250
- e. Strong & Jones Funeral Home, \$5,244
- f. Project Annie, \$19,938
- g. Blue Dog Investment, \$50,000
- h. Selassie First, \$20,463

At the end of FY 2020, the BFIP had \$164,237 in uncommitted FY 2020 funds remaining in the program which were returned to the FY 2020 GFS Master Project.

A more detailed discussion of BFIP improvement projects completed in FY 2020 is provided starting on page 31 under FY 2020 Major Accomplishments.

7. GFS Affordable Housing: \$500,000. The FY 2020 budget includes \$500,000 for affordable housing projects throughout the GFS District. In addition, the CRA had \$900,000 in uncommitted affordable housing funds from the FY 2019 budget providing a balance of \$1.4 million in affordable housing funds available during FY 2020. The CRA approved two affordable housing projects during the fiscal year.
 - At the August 27, 2020 CRA meeting the Board approved the use of \$900,000 in FY 2019 and 2020 Affordable Housing funds for the design and construction of infill housing on six City-owned lots in the GFS District. The CRA, with assistance from Housing and Community Resilience (HCR) staff, will provide funds to four design firms to prepare a complete and permit ready set of drawings for the homes. The four design firms were selected by the GFS Citizens' Advisory Committee. On September 24, 2020, the CRA Board approved Florida Developers and the Tallahassee Lenders' Consortium as contractors to build the affordable homes on the six City-owned lots. The drawings from the final design firms will be made available to pre-qualified home buyers who will work with Florida Developers or the

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Tallahassee Lenders' Consortium to construct the homes on the City-owned lots.

- On August 27, 2020 the Board approved contributing \$250,000 in FY 2020 affordable housing funds toward the City's Short-Term Affordable Housing Loan Program. The City Commission approved \$750,000 for the program which is designed to developers to construct new or rehabilitate existing affordable homes. The CRA contribution expanded the funding to \$1,000,000. The CRA funds are limited to properties that are only in the GFS District. The City funds can be used throughout the city, including the GFS District.

At the end of the fiscal year CRA and HCR staff were working on programming details for the two housing affordable housing programs.

8. Bond Neighborhood First Plan: \$2,000,000. As part of the \$6.4 million commitment to the Bond neighborhood, the CRA Board approved \$2.0 million in FY 2020 for the implementation of the Greater Bond Neighborhood First Plan. The Board approved an initial allocation of \$650,000 in FY 2019 to help kick-off the Plan. The remaining \$3.75 million will be allocated over the next two years. 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.

A more detailed discussion of the Bond Neighborhood First Plan, including the initial kick-off accomplishments, starts on page 20 under FY 2020 Major Accomplishments.

9. Frenchtown Neighborhood First Plan: \$1,000,000. For the past two years, the Frenchtown community has been working with the Planning Department on the Frenchtown Placemaking Plan. The Placemaking Plan identifies the area's assets and creates good public spaces in Frenchtown. In FY 2019 the CRA provided \$150,000 for implementation of the plan. Since January 2020 community stakeholders have been building on the findings from the Placemaking Plan and working with City of Tallahassee Neighborhood Affairs Division, Planning, CRA staff and others to identify additional community priorities as part of the Greater Frenchtown Neighborhood First Plan. In anticipation of the plan adoption, the CRA Board allocated \$1.0 million in FY 2020 for the implementation of the Greater

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Frenchtown Neighborhood First Plan. As part of the planning process, community residents and stakeholders have identified six priority areas: Housing, Economic Development & Community Investment, Land Use & Transportation, Placemaking & Neighborhood Image, Neighborhood & Crime Prevention, and Health & Resident Empowerment. The draft Frenchtown Neighborhood First Plan is expected to be adopted by June 2021.

A more detailed discussion of the Frenchtown Neighborhood First & Placemaking Plan starts on page 22 under FY 2020 Major Accomplishments.

10. 2021 Holton Street Purchase: \$300,000. On November 14, 2019 the CRA Board approved the purchase of the Titi Convenience Store (formerly Robinson's Convenience Store) at 2021 Holton Street for \$222,500. The CRA closed on the purchase of the property on December 2, 2019 (closing cost - \$226,503). The store, which is at the intersection of Holton and Osceola Streets, is located within one of the hot spots for criminal activity in the Bond community. The property was purchased by the CRA to provide the community with an opportunity to determine uses that benefit the community.

A more detailed discussion of the Holton Street Purchase starts on page 24 under FY 2020 Major Accomplishments.

11. Small Project Capital Expenses: \$23,272: As part of the FY20 budget the CRA Board approved \$100,000 for small capital improvements throughout the GFS District. These improvements are typically approved under the expense authority of the CRA Executive Director, which is less than \$25,000. During FY 2020 two projects were approved and completed by working with City Underground Utilities/Public Infrastructure (UUPI) and Electric to (1) replace and upgrade existing streetlights with LED lights on sections of Dunn Street at a cost of \$4,522, and (2) a request from the Stearns Street Condo Association to underground overhead electric lines in front of their development at a cost of \$18,750. The request was in response to match a newer adjacent student housing development where all overhead electric lines had been placed underground. City Electric estimated the cost to underground the electric lines at \$25,000, with the City covering 25 percent of the cost (\$6,250) per City policy and the CRA covering 75 percent (\$18,750).

12. GFS Large Event Program: \$0: On September 26, 2019 the CRA Board approved \$100,000 in FY 2020 grant funds for the GFS District Large Event grant program, the first year the large event funds were offered as part of a standing grant program. A single grant application for \$25,000 was received from Mt. Olive Housing and Community Development Corporation for two Frenchtown Rising Events to be held no later than September 30, 2020. However, due to COVID-19

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social distancing and public gathering requirements that extended into FY 2021 the event was not held. The FY 2020 GFS Large Event grant funds were returned to the FY 2020 Master Project where they are available for use by the CRA Board.

13. Frenchtown Rising: \$8,801. In September 2019, the CRA board approved \$80,000 for the pre-game events held in the GFS District on the Friday night before Florida A&M University football games during October and December 2019. A post-event report was received in January 2020 and presented to the CRA Board at the May 28, 2020 meeting. A final accounting of city-related expenses by Parks, Recreation and Neighborhood Affairs in March/April 2020 determined Mt. Olive Housing and Community Development Corporation (Mt. Olive), the Frenchtown Rising sponsor, owed the City an additional \$8,801 for city services provided in support of the FY 2020 events. Most of these expenses were related to police support for street closures and crowd control. At the September 24, 2020 CRA meeting the Board approved the additional \$8,801 in expenses incurred by Mt. Olive.
14. Frenchtown Heritage Hub/KitchenShare Operational Funding: \$97,100. The Frenchtown Neighborhood Improvement Association (FNIA) identified a shortfall of approximately \$200,000 in FY 2020 operating funds, which would impact their delivery of services and programs through their KitchenShare program. At the September 26, 2019 CRA meeting the Board approved up to \$100,000 to assist FNIA in their KitchenShare operations during FY 2020. Grant fund payments in the amount of \$100,000 were made for October, November and December 2019 and March, April and August 2020 based on requests from FNIA demonstrating funding gaps needed to sustain current operations. Of the \$100,000 grant, \$97,100 was from FY20 funds. The operating expenses for the months of May, June and July 2020 were covered by a Payroll Protection Program grant received by the FNIA.
15. "Soul Voices" Frenchtown Heritage Trail: \$64,000. In July 2018 the John G. Riley Center/Museum of African American History and Culture, Inc (John G. Riley Museum) was approved for a grant of \$189,000 in CRA controlled Tourist Development Tax (TDT) Arts funds to install nine historic monument markers in the GFS District as the "Soul Voices" Heritage Trail project. Following the successful unveiling of the "Soul Voices" Heritage Trail on November 8, 2019, the CRA Board requested staff determine if CRA funds were available to purchase four additional historic monument markers. On January 30, 2020 the CRA Board approved \$64,000 in grant funds for the purchase of the four additional historic markers. The markers were completed by the end of the fiscal year and will be installed in early FY 2021.

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16. The Charles and Chuck's Place, 2011 S. Adams Street: \$224,450. On November 14, 2019 the CRA Board approved a \$222,450 grant to C & B Enterprises LLC (Connie Evans as applicant) for the redevelopment of the vacant building at 2011 S. Adams Street (the site of the original Silver Slipper Restaurant) as a restaurant and event-space venue. The proposed renovations consist of three phases, with the CRA grant funds used to cover approximately 25.5 percent of the Chuck's Place (Phase I) renovations with a projected cost of \$872,215, which includes the cost to purchase the property. Renovations began in FY 2020 and are expected to be completed in FY 2021.

A more detailed discussion of the Charles and Chuck's Place renovations is on page 25 under FY 2020 Major Accomplishments.

17. Redevelopment of the Former Shelter, Frenchtown Renaissance Community Center (FRCC) and Adjacent Properties: \$775,000. On May 28, 2020 the CRA Board approved \$775,000 for T. Brown Consulting Group (TBCG) in support of a revised proposal from the former Frenchtown Redevelopment Partners for the redevelopment of the CRA properties and select adjacent private properties in the 400 Block of Tennessee and Virginia Streets. Now referred to as the Frenchtown Quarters and Marketplace, the revised redevelopment concept consists of three phases: (1) A 13,500 square-foot urgent care center and community clinic; (2) A 120-unit apartment building with a ground-floor food hall concept; and (3) replacement of a proposed grocery store with an 87-unit apartment building. The board's approval consisted of a loan for \$625,000 for the urgent care clinic, the sale of the CRA property at 431 W. Virginia Street to TBCG for \$10.00, and up to \$150,000 in CRA grant funds for additional site assessment of the entire block, focusing on infrastructure needs and capacity.

A more detailed discussion of the TBCG development proposal starts on page 23 under FY 2020 Major Accomplishments.

18. CRA Disaster Grant Assistance: \$180,000: On June 29, 2020 the CRA Board approved \$250,000 in grant funds to assist small businesses located in the Greater Frenchtown/Southside Community Redevelopment Area (GFS District) affected by COVID-19. Grant awards of \$2,000 are awarded on a first-come, first-served basis until the \$250,000 has been expended. By the end of September 2020, a total of 90 applications had been awarded funds totaling \$180,000.

19. Mount Olive Housing and Community Development Corporation - Peacock Center: \$55,000. On August 27, 2020 the CRA Board approved funding for Mt. Olive Housing & Community Development Corporation (Mt. Olive) in the amount of \$55,000 in grant funding to help establish the Peacock Enterprise Centre in

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Frenchtown. The center will focus on preparing small businesses in the Frenchtown community for operating in an ongoing and post-COIV-19 environment through a series of training programs, including training in business operations software (general accounting and payroll), retraining of unemployed and under-employed residents, entrepreneurship training, assistance with unemployment compensation applications and follow-up for recertification and appeals. At the end of the fiscal year the CRA was working with Mt. Olive on the terms of a funding agreement.

At the end of FY 2020, all prior year GFS Master Projects funds had been expended. The FY 2020 funds had a remaining balance of \$304,110 which was used to cover ongoing CRA contractual expenses, new projects and other expenses as outlined in the FY 2021 GFS District budget adopted by the CRA Board on September 24, 2020.

The FY 2020 Balance Sheet and Income Statement for the Frenchtown/Southside Community Redevelopment Area are located on pages 59 and 60 of this report.

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

1. Gateway Tallahassee: \$52,371. 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 seven years. In FY 2020 the project had a taxable value of \$7.2 million, generating \$52,371 in tax increment. The FY 2020 payment of \$52,371 includes the \$41,738 in tax increment and \$10,633 in interest per the development agreement. The FY 2020 budget was adopted committing \$54,000 to this project; however, the payment of \$52,371 was made using prior year funds from FY 2018 and FY 2019. There were no FY 2020 funds used to make this payment. Based on the 2020 certified value and future value projections, the final construction grant payment is projected to be made in FY 2029.
2. The Onyx: \$251,609. In February 2014, the CRA approved up to \$1,606,780 in 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

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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 2020 DT budget included \$254,000 for the reimbursement of tax increment to the Onyx developer. The 2020 certified taxable value of the development was \$42.0 million, generating \$335,479 in tax increment for FY 2020. The \$251,609 reimbursement to the Onyx developer represents 75 percent of the FY 2020 increment generated by the development. There were no FY 2020 funds used to make this payment. The tax increment reimbursements are projected to be completed in FY 2022.

3. Cascades Project (Firestone/Bloxham Annex Redevelopment): \$3,250,000. In January 2018, the CRA Board entered into a series of development agreements with Cascades Joint Venture (CJV) to redevelop the former Firestone and Bloxham Annex properties adjacent to Cascades Park as the Cascade Project. The development will consist of nearly 268 residential units, 21,260 square feet (sf) of retail space, 16,700 sf of restaurant space, 48,000 of office space and a 154-room AC Hotel by Marriott. The development will also include 252 public parking spaces owned by the CRA and approximately 14,000 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. Construction for the development began in January 2019 with Phase 1 (the Firestone site) and Phase 2 (the Bloxham Annex site) fully under construction in FY 2020. The 154 room AC by Marriott Hotel shell is complete and interior improvements are being finished by Marriott. Construction of the office building, service dock and Firestone garage are more than 50 percent complete. As part of the Cascades Project development agreements, the CRA will purchase the public parking spaces for \$7.1 million. The CRA made a 50 percent completion payment of \$3.25 million towards the purchase of the garage in June 2020, and the remaining balance will be made at closing in FY 2021.

The Cascades Project activities, timelines and funding are described in more detail under FY 2020 Major Accomplishments starting on page 26.

4. DT Promotional/Special Events Program: \$26,116. This program was established in FY 2010 and provides grants of up to \$5,000 to not-for-profit organizations that sponsor promotional or special events in the DT District that promote the goals and objectives of the DT Community Redevelopment Plan. Applications are reviewed and recommended by an evaluation committee made up of three members of the DT Development Review Committee. The CRA committed

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\$35,000 to this program in FY 2020. Seven applications were received for DT District funding and were reviewed by two members of the DT District Downtown Redevelopment Commission and one CRA staff member. All seven of the DT District applicants received a score of 50 or higher and were approved by the CRA Interim Executive Director. A total of \$32,050 was awarded to the seven grant recipients. Grant funds were provided to each recipient except for the Capital City Kiwanis Club who did not executed their Firecracker 5k and 1-Mile Sparkler Fun Run event agreement. A summary of the approved grant funds is provided below.

- a. Asian Coalition of Tallahassee, Experience Asia, \$5,000.
- b. Tallahassee Symphony Orchestra, Inc., 5th Annual Halloween Spooktacular Concert and Trick-or-Treating, \$5,000.
- c. The Minority Alliance for Advocating for Community Awareness and Action, Inc. (MAACA), 10th Annual Capital City World AIDS Day Memorial Celebration, \$5,000.
- d. Entrepreneurship Tallahassee, Tallahassee Start Up Week, \$5,000.
- e. John Gilmore Riley Center/Museum, Annual Holiday Rock-A-Thon, \$3,500.
- f. Friends of the Museum of Florida History, Emancipation Day Celebration, \$5,000.
- g. Capital City Kiwanis Club/Foundation, Firecracker 5k and 1-Mile Sparkler Fun Run, \$3,550.

Five of the seven events took place prior to the social distancing and public gathering restrictions put in place in response to COVID-19 safety concerns. The Emancipation Day Celebration and Firecracker 5K and 1-Mile Sparkler Fun Run events were cancelled because of the COVID-19 restrictions. There was \$8,884 in grant funds remaining at the end of the fiscal year. These funds were returned to the FY 2020 DT Master Project fund where they can be used to support other DT District programs and projects.

A summary description of the five events held in FY 2020 is provided starting on page 30 under FY 2020 Major Accomplishments.

5. Large Event Grant Funding: \$76,855. The FY 2020 CRA budget included \$100,000 in Large Event Grant funding for the DT District. During the fiscal year, the CRA awarded \$100,000 in DT Large Event grants in support of the four events listed below. Unfortunately, all four events were scheduled to take place after the social distancing and public gathering restrictions were put in place in response to COVID-19. As a result of the restrictions, all four events were cancelled. The Word of South and the LeMoyne Art Foundation both received \$25,000 in CRA grant funds for non-reimbursable expenses related to their events, Southern Shakespeare received \$16,000 for non-reimbursable expenses and Springtime

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Tallahassee has received \$10,855. The remaining \$23,145 in grant funds were returned to the FY 2020 DT Master Project fund to support other DT District programs and projects.

- a. Springtime Tallahassee - Springtime Tallahassee Festival- \$25,000.
 - b. Word of South - Word of South Festival - \$25,000.
 - c. LeMoyne Art Foundation - Chain of Parks Art Festival - \$25,000.
 - d. Southern Shakespeare Company - Southern Shakespeare Festival - \$25,000.
6. Small Project Capital Expenditure \$0: As part of the FY20 budget the CRA Board approved \$100,000 for small capital improvements throughout the DT District. These improvements are typically approved under the expense authority of the CRA Executive Director, which is \$25,000. During FY 2020 no funds were expended from this project. The funds were returned to the FY 2020 Master project.
7. Amphitheater Support Space: \$38,600. 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 for major co-events in Cascades Park during construction of the Cascades Project. On April 8, 2020 the CRA Board approved \$140,000 in additional grant funds cover the anticipated reimbursement of the nine eligible co-sponsored events planned between March 2020 and the end of the year when the Amphitheater Support Space was expected to be finished and available for use. Because of the public gather and event restrictions in place due to COVID-19, no major co-sponsored events have occurred in Cascades Park since before March 2020. As a result, nearly \$139,000 of the approved grant funds remain uncommitted. Any of these funds remaining after the Amphitheater Support Space opens will be returned to the FY 2020/2021 DT Master Project fund where they can be used to support other DT District programs and projects.

During FY 2020 the CRA provided \$38,600 in reimbursement assistance for the following events:

- a. Third Blind Eye Concert: \$11,137
- b. Tallahassee Nights Live: \$9,055
- c. Dennis DeYoung Concert: \$1,657
- d. Scotts Carswell Presents: \$14,251
- e. Southern Shakespeare: \$2,500

At the end of the FY 2020, the prior year DT Master Project had a balance of \$639,269. These funds will be used to cover on-going CRA contractual expenses, new projects

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and other expenses as outlined in the FY 2021 DT District budget adopted by the CRA Board on September 24, 2020.

The FY 2020 Balance Sheet and Income Statement for the Downtown District Community Redevelopment Area are located on pages 61 and 62 of this report.

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FY 2020 MAJOR ACCOMPLISHMENTS

As noted starting on page 2 of this report, the CRA enjoyed a variety of successes and challenges in FY 2020. At the start of the fiscal year, two major DT District mixed-use projects were under construction and were expected to add an estimated \$210 million in new taxable value in FY 2022. Unfortunately, the Washington Square Project, with an estimated taxable value of \$60 million, encountered financial issues starting in mid-2019 that ended with the project being shut down in March 2020. CRA funding for not-for-profit hosted promotional and special events was severely constrained due to COVID-19 social distancing and public gathering restrictions. However, the CRA was able to continue to assist small business owners with façade and site improvements; work with the Tony Brown Consulting Group on the proposed redevelopment of the CRA-owned and private properties for a major redevelopment of the 400 block of Tennessee and Virginia Streets, and provide \$3.0 million as the primary funding source for the implementation of the Greater Bond and Frenchtown Neighborhood First plans. A summary of the major FY 2020 CRA accomplishments is provided below.

1. Major Projects and Programs

GFS District

a. Implementation of Neighborhood Plans.

Greater Bond Neighborhood First Plan

In FY 2020 the CRA approved \$2,000,000, for a total of \$2,650,000 in funding over two years, for the implementation of Greater Bond Neighborhood First Plan. Community efforts remained generally focused on the four projects approved by the community in FY 2019: (1) community engagement around infrastructure projects to be built in the community, (2) a residential façade improvement grant program, (3) enhancements to the Speed Spencer Stephens Park, and (4) a linear park connecting Speed Spencer Stephen Park to the Tallahassee Junction. The City of Tallahassee Parks, Recreation and Neighborhood Affairs Department (PRNA), Underground Utilities and Public Infrastructure Department, Community Housing and Human Services Department, Tallahassee-Leon County Planning Department and the CRA worked with the Greater Bond Neighborhood Community Action Team (CAT) to implement these projects. Project updates are provided below.

- Community Engagement Around Infrastructure. On February 20, 2020 residents of Greater Bond, City staff, community partners and the

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developer gathered for the Greater Bond Linear Park Groundbreaking ceremony, announcing construction would soon begin on the new Bond Community Linear Park. This project was brought forth as one of the flagship efforts in the Neighborhood First planning process. Connecting Speed-Spencer-Stephens Park to the St. Marks Trail, this new mid-block, multi-use trail and park will add greenspace and expand access to recreational opportunities, while also enhancing the stormwater system.

- Greater Bond Residential Façade Improvement Grant Program. The Neighborhood Affair (NA) Division received more than 200 applications for the first phase of the Greater Bond Residential Façade Improvement Grant Program. Thirteen façade applications were selected to receive up to \$17,000 in eligible exterior home repairs, and six renovations were underway by the September 30, 2020. At the end of FY 2020 members of the Greater Bond Community Action Team and NA staff were examining ways to increase the number of residential properties that would be renovated starting in FY 2021.



1940 Holton Street

- Enhancements at Speed Spencer Stephens Park. At the end of the fiscal year, the design of improvements, including improved community access, for the Speed-Spencer-Stephens Park were underway as part of the Greater Bond Linear Park design and construction. New benches and picnic tables had been ordered and improvements are expected to be completed concurrent with the Greater Bond Linear Park completion.
- Greater Bond Linear Park. At the end of the fiscal year the initial planning and design for the Saxon Street improvements (sidewalks, streetlights, crosswalks, landscaping, etc.) was underway and expected to be completed by the end of 2020, with construction starting in early 2021. The sidewalk and landscape improvements are expected to be completed in June 2021. Streetlights will be installed prior to sidewalk and landscape construction, with street resurfacing and crosswalks following sidewalk and possible utility upgrades.

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Greater Bond Linear Park Entrance

Frenchtown Neighborhood First Plan

In the fall of 2019, NA launched the Frenchtown Neighborhood First planning process which was designed to coalesce and further the work of other recent planning efforts in the community, as well as advance new ideas to address neighborhood priorities. Working with NA staff, the neighborhood residents and stakeholders established the Frenchtown Community Action Team (CAT) to lead the planning process. The CAT formed three Priority Area Teams (PAT) to continue the detailed planning work addressing the neighborhood's priorities. Each PAT was assigned two priority areas each. In partnership with the City and other stakeholders, the Frenchtown neighborhood kicked off its Neighborhood First planning process in January 2020 with a Community Open House meeting at the Lincoln Neighborhood Center. The meeting, attended by over 80 people, gave residents an opportunity to provide input and ideas on the neighborhood's priorities. The six neighborhood priorities are listed below.

- Neighborhood Safety & Crime Prevention
- Health & Resident Empowerment
- Economic Development & Community Investment
- Housing
- Land Use & Transportation
- Placemaking & Neighborhood Image

With the assistance of a facilitator, NA staff guided the CAT and PAT members through a process to establish goals, identify neighborhood concerns and

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desired outcomes, and implement action items for each of the six priority areas. Multiple CAT and PAT team meetings were held from January to March 2020. Due to the global COVID 19 pandemic the City and its facilitator shifted to virtual meetings with the lead members the CAT and PAT teams to prepare a first draft of the plan, which was still under development at the end of FY 2020. The Frenchtown Neighborhood First Plan is expected to be adopted by mid-2021.

- 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 CRA Board approved \$281,660 in grant funding for initial planning, concept development and site study by the FRP as they refined their proposal. The proposed development included 58,400 sq. ft. of retail space, 200 to 250 condominiums and/or apartments, 20 townhomes, 25,000 sq. ft. of office space, and a 700-space parking garage.

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 was collaborating with the Bethel Missionary Baptist Church and at least one other member of the FRP on the redevelopment of the CRA and privately-owned properties. Based on the results of the site study by FRP, the level of development in both offers was not as dense as proposed in July 2018.

At the May 28, 2020 CRA Board meeting TBCG presented a revised proposal for the redevelopment of the CRA and adjacent private properties, now referred to as the Frenchtown Quarters and Marketplace. The revised redevelopment concept consists of three phases:

- Phase I – A 13,500 square-foot urgent care center and community clinic on the Bethel Plaza site on the southeast corner of Tennessee and Macomb Streets. The urgent care facility would be operated by Tallahassee Memorial Healthcare (TMH) and the Neighborhood Medical Center would relocate from the Lincoln Center.
- Phase II - A 120-unit apartment with 94 1-bedroom, 23 2-bedroom and 3 3-bedroom units. Twenty-four of the apartments would be designated as affordable. The ground-floor of the apartment development will include a food hall concept. The development of this property requires the sale of the CRA property at 431 W. Virginia Street to TBCG.

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- Phase III - The grocery store originally planned for the CRA properties at 466 and 468 W. Tennessee Street will be replaced with an 87-unit apartment with 63 1-bedroom, 21 2-bedroom and 3 3-bedroom units. Seventeen of the apartments would be designated at affordable. A variety of fresh food options are being considered for the ground-floor.



466/468 W. Tennessee St - Proposed Location of 87-Unit Apartment

The Board approved a loan of \$625,000 for the construction of the urgent care clinic subject to approval by the Board at a future meeting, authorized staff to negotiate general terms for the sale of 431 W. Virginia Street to TBCG for \$10 subject to approval of the final terms by the Board and a grant of \$150,000 for additional site assessment of the entire block, focusing on infrastructure needs and capacity.

At the end of FY 2020, CRA and City Attorney's Office staff were working with TBCG on the terms of the agreements authorized by the CRA Board.

- c. 2021 Holton Street Purchase. On November 14, 2019 the CRA Board approved the purchase of the Titi Convenience Store (former Robinson's Convenience Store) at 2021 Holton Street for \$222,500. The CRA closed on the purchase of

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the property on December 2, 2019. Following the purchase of the property, the CRA contracted with Environmental and Geotechnical Specialists, Inc. (EGS) to assess the building (roofing, supporting beams, construction of block walls, etc.) and soil/foundation conditions. The EGS report determined the structural

elements that provide support and stability for the roof have failed, are insufficient to support the load and need to be replaced. The report also noted the exterior block walls were



hollow (no concrete filling) with no steel reinforcement and would need to be reinforced support a new roof. Neighborhood Affairs (NA) staff, with participation by CRA and Community Housing and Human Services staff, conducted a digital Bond Community Action Team (CAT) meeting on April 21, 2020. Following an extensive conversation on the community's desired use of the property (neighborhood commercial or a community-based use) and the extensive cost to renovate the building vs. constructing a new building, the CAT voted to demolish the building and to have NA work with the community to identify a future use of the site. At the end of the fiscal year CRA and NA staff were still evaluating future uses of the building and/or property, and working with the community to recognize the contributions of the Robinson's Convenience Store.

- d. The Charles and Chuck's Place, 2011 S. Adams Street. At the November 14, 2019 CRA Board meeting, the members approved a \$224,450 grant to C & B Enterprises LLC for the redevelopment of the vacant building at 2011 S. Adams Street (the site of the original Silver Slipper Restaurant) as a restaurant and event-space venue. The proposed renovations consist of three phases, with the CRA grant funds used for the Phase I renovations. Phase I involves interior and exterior renovations to the area of the building where Chuck's Place (the restaurant) will be located. The CRA grant funds will be used to cover approximately 25.5 percent of the Phase I cost of \$872,215, which includes the

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cost to purchase the property. Phase I renovations completed at the end of FY 2020 included interior demolition, repair of external stucco and removal of trees that were uprooting areas around the building. In addition, the trusses for the new roof had been ordered and quotes for interior renovations and the new parking lot had been received. The Phase II renovations include improvements to the main hall, and area that will become the event space. The Phase II renovations will start soon after the completion of the Phase I renovations and be complete in approximately three months. Phase I and II renovations are expected to be completed in FY 2021. Phase III renovations are expected to start in early 2022.

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 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.

At the end of FY 2020 Phase 1 (the Firestone site) and Phase 2 (the Bloxham Annex site) of the development were fully under construction. The 154 room AC by Marriott Hotel shell was complete and interior improvements were being completed by Marriott. Construction of the office building, service dock and Firestone garage were more than 50 percent complete. The estimated completion date for the Phase I improvements is late 2020. The estimated completion date for the multi-family apartments, retail spaces and the CRA-owned public parking garage on the Bloxham Annex site is April 2021. The CRA made a 50 percent completion payment of \$3.25 million towards the purchase of the garage in early June 2020, and the remaining balance will be made at closing. The refurbished former county health unit built in 1939 on the Bloxham Annex site is being used as the construction office for the duration of

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the project. It is expected the building will be available for lease or purchase when the development is complete. The entire project is projected to add \$150 million in new taxable value when added to the DT District tax rolls in 2021 and/or 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.



Cascades Project Site, September 2020

- c. Washington Square Project (Fairmont Development, LLC), 227 South Calhoun Street. The development agreement with Fairmont Developers, the developer of Washington Square, was approved in March 2018. Site construction with demolition and construction of retaining walls began on August 6, 2018. The installation of footings, foundations and construction of the parking structure began on November 29, 2018. Construction ended in mid-2019 with the last approved building inspection on May 31, 2019. In March 2020 Yates Construction ended their construction agreement with Fairmont Developers; removing their construction equipment by the end of April. During the summer, the owners of Washington Square released a package to potential developers indicating terms for sale of their property. CRA funds for the project were limited to the refund of the tax increment generated once the project was completed and added to the tax rolls. No upfront funds were provided by the CRA.
2. Affordable Housing Activities (GFS District). In FY 2018 and 2019, the CRA committed a total of \$1,025,625 to the Tallahassee Housing Authority (THA) for the redevelopment of the Orange Avenue Apartments. The funds were used as part of City of Tallahassee's local government affordable housing match of

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\$1,300,000 in support of THA's 9 percent Low-Income Housing Tax Credit (LIHTC) application to the Florida Housing Finance Corporation (FHFC). On March 6, 2020 the FHFC approved the tax credits for the construction of a 125 affordable family residential development. In addition to the City/CRA government matching grant, other funding sources include SAIL - \$6,211,577; FHFC Housing Credit Equity - \$8,813,940; Leon County Housing Finance Authority - \$7,000,000; Deferred Developer Fee - \$2,500,000; and THA - \$350,000. Demolition of all 200 existing Orange Avenue Apartments is expected to begin in 2021 followed by construction of 125-unit affordable family apartments, which should be completed in 2022.

- 3. Promotional and Special Events.** During the fiscal year, the CRA helped sponsor 16 promotional and special events, 9 in the GFS District and 7 in the DT District. However, 4 of the events, 2 in each district were not held due to COVID-19 restrictions. A summary of each event is provided below.

GFS District

- a. Caribe' Festival. Shops & Studios of Railroad Square Art Park, Inc., dba Cross Cultural, was awarded a \$5,000 grant to host the Caribe' Festival, a cultural family festival in Railroad Square which took place November 9 – 10, 2019. There was an estimated 6,000 to 8,000 attendees.
- b. Gaines Street Festival. The Gaines Street Community Festival, 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 November 9, 2019 with an estimated 3,000 to 4,000 attendees.
- c. Truth Be Told: Promoting Resilience and Understanding Through Art and Community. Mickee Faust Alternative Performance Club, Inc. was awarded \$5,000 to host the Truth Be Told: Promoting Resilience and Understanding Through Art and Community event. The event was for varying dates on November 14 – 16 and 21 – 23, 2019. The event focused on two alternative community events which focused on examining trauma and healing. There was a total of 45 attendees for the events.
- d. Award Winning Action & Adventure Film Series. The Tallahassee Film Society, Inc. was awarded \$5,000 to host the Award-Winning Action & Adventure Film Series, \$5,000. The film series was held at various times from October 2019 thru September 2020 with nine shows and 213 attendees.

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- e. STEMS4Girls Lights on Afterschool Program Science Expo. STEMS4Girls, Inc. was awarded \$2,830 to host the STEMS4Girls Light on Afterschool Program Science Expo. The Science Expo included hands on project-based activities, discussions and exhibits. The event was held October 24, 2019 with an estimated 200 attendees.

- g. Loco for Love. Theater with a Mission, Inc. was awarded \$5,000 to host the Loco for Love Event anticipated to be held September 18 -20, 2020. The intended event was for the community to experience three days of theatrical time travel via performances that let you see, taste, touch, and feel the way our ancestors thought, fought, and loved. Due to COVID-19 restrictions the event was cancelled. The applicant incurred \$300 costs for event insurance which was covered by the CRA.

- h. 2nd Annual Railroad Square Art & Jazz Festival. Mary's Vision Folk Museum and Art Gallery was awarded \$5,000 to host the 2nd Annual Railroad Square Art & Jazz Festival. The two-day multi-generational event was held March 6 - 7, 2020 and offered a celebration of music, crafts, retail merchandise, and food that make folk art and jazz unique to Tallahassee while bridging gaps between the young, old, and various ethnicities. There were an estimated 150 total attendees.

- i. Seasons of Emancipation: Walk Thru Living History. John Gilmore Riley Foundation, Inc. was awarded \$5,000 to host the Seasons of Emancipation: Walk Thru Living History event. The anticipated event was scheduled for May 9, 2020, and was a historical reenactment of the reading of the Emancipation Proclamation and the celebrations that took place as the news of the proclamation spread throughout the state of Florida with a unique focus on the military and civilian contributions. Due to the COVID-19 pandemic, the applicant cancelled the event. The applicant incurred \$748 of non-refundable cost which was covered by the CRA.

- h. Frenchtown Rising. Mount Olive Housing and Community Development Corporation (Mt. Olive) was awarded \$80,000 to host five Frenchtown Rising event during the months of October through December 2019. The grant covered both direct expenses and in-kind city services paid through Parks, Recreation and Neighborhood Affairs, such as police, electric and solid waste. The events were outdoor block parties held on the Friday evening before a FAMU home football game. The December event was held to celebrate the football team's winning season. Each event featured a concert, live deejays, a local celebrity host and a variety of vendors. The events were held on Macomb Street between Carolina and Georgia

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Streets. Based on Mt Olive numbers, there were over 22,000 people in attendance for all five events.

DT District

- a. Experience Asia Festival. The Asian Coalition of Tallahassee was awarded \$5,000 to host their event. The festival was held on October 5, 2019 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 22,500 attendees to experience the food, arts and crafts, demonstrations, music, and dance.
- b. 5th Annual Halloween Spooktacular. The Tallahassee Symphony Orchestra, Inc. was awarded \$5,000 to host their event. The 5th Annual Halloween Spooktacular event was held October 25, 2019 included the orchestra dressed in costumes and playing Halloween-inspired music while engaging the live audience. There were an estimated 4,000 attendees.
- c. 10th Annual Capital City World AIDS Day Memorial Celebration. The Minority Alliance for Advocating for Community Awareness and Action, Inc. (MAACA) was awarded \$5,000 to host the 10th Annual Capital City World AIDS Day Memorial Celebration. The event was held November 18, 2019 with an estimated 300 attendees.
- d. Tallahassee Start Up Week. Entrepreneurship Tallahassee was awarded \$5,000 to host Tallahassee Start up Week which is a celebration of entrepreneurship that connects entrepreneurs with resources, education, and opportunity. The multi-day event was held November 18 – 26, 2019 with an estimated 500 attendees.
- e. Annual Holiday Rock-A-Thon. John Gilmore Riley Center Museum was awarded \$3,500 to host the Annual Holiday Rock-A-Thon which is an event to engage the local community and visitors. The festival welcomes former Smokey Hollow residents as special guests, to attend a 'home for the holiday' cultural event. Also, local civic, religious, educational, Greek Lead Organizations, and service group sponsors were encouraged to participate. Attendees spend time rocking to music throughout the event. The event was held December 7, 2020 with an estimated 500 attendees.
- f. Firecracker 5k and 1-Mile Sparkler Fun Run. Capital City Kiwanis Club/Foundation was awarded \$3,550 to host the Firecracker 5k and 1-Mile Sparkler Fun Run. The event was scheduled to be held July 4, 2020. Due to

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the COVID-19 pandemic the applicants decided to cancel the event. No CRA funding was provided in advance for this event.

- g. Emancipation Day Celebration. Friends of the Museum was awarded \$3,500 to host Emancipation Day Celebration on May 20, 2020. The anticipated event was to inform visitors about the site's role in the freeing of the slaves and to provide a venue for commemorating this important event in Florida history. Due to COVID-19, the applicant cancelled the event. The applicant incurred \$1,116 of non-refundable cost and returned \$2,384 back to the CRA.

4. Large Event Grants.

Due to COVID-19 social distancing and public gathering restrictions that extended into FY 2021, there were no CRA sponsored large events held in either the GFS or DT Districts during FY 2020.

- 5. **Business Facility Improvement Program (GFS District)**. On May 28, 2020, the CRA Board authorized staff to move forward with a number of improvements to the BFIP, including increasing the no match grant from \$10,000 to \$20,000 and expanding the types of improvements where up to 75 percent of the BFIP funds may be spent on façade improvements to include landscaping, site improvements and roofing. Additional program improvements include, developing a list of licensed small business contractors who are familiar with the BFIP and available to assist applicants in preparing quotes, developing partnerships and support from the chambers of commerce and not-for-profit organizations focused on connecting applicants and qualified contractors, and partnering with local financial institutions to leverage the BFIP grant funds to qualify for additional lender financing. In FY 2020 four BFIP renovations were completed Two of the renovations were approved and completed in FY 2020, the two remaining renovations were approved in FY 2017 and 2018.

- a. James and Anita Morrell, 1622 S. Monroe Street. In November 2019 the CRA



Board approved \$12,250 in grant funding for BFIP assistance with site improvements to the property located at 1622 S. Monroe Street, which operates as E&J 5 Buck BBQ. The improvements included expanding the parking lot

area, adding a new concrete dumpster pad, tree trimming and other site work.

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The total project cost was \$24,250. The improvements were finished in August 2020.

- b. Patton's Alignment and Brake Services, Inc, 2405 S. Adams Street. The owner/applicant requested CRA assistance for new on-site signage facing and electrical signage upgrades. In January 2020, the CRA Executive Director approved \$10,000 in grant funding under the BFIP for 2405 S. Adams Street, which had a total project cost of \$10,000. The upgrades were completed July 2020.



- c. The Yards at Railroad Square, 678 McDonnell Drive. In September 2017 the CRA approved \$45,000 in BFIP grant funding to assist with exterior renovations to a warehouse as an indoor artisanal food market. The total project cost was estimated at \$112,000. The improvements were completed in June 2020.



- d. Margo's, 451 West Gaines Street. In September 2018 the CRA approved \$45,113 in grant funding under the BFIP to assist with the exterior renovations at 451 W. Gaines Street. The renovations included extensive exterior and interior improvements to the building to help enhance its commercial viability. The total project cost was estimated at \$157,747. The improvements were completed in May 2020.



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

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demolition of residential or commercial units by property owners whose properties are contributing to blight and have been cited by Code Enforcement. Partially due to the City's Code Amnesty program no CRA-funded demolitions occurred in FY 2020.

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PERFORMANCE DATA REVIEW

The CRA’s performance for FY 2020 will be captured in three different ways. First, the statutory performance reporting requirements of Chapter 163.371(2) will include the required information for both redevelopment districts. Second, the recently approved GFS Strategic Investment Plan contains specific measurements for CRA programs and projects within the GFS District. These measures are being used set a baseline for the FY 2021 GFS performance evaluations. Finally, the CRA performance measures adopted in 2015 were used to evaluate the DT District programs and projects

Chapter 163.371(2), FS, Performance Evaluation Criteria

Starting in 2020 Chapter 163.371(2), F.S., requires the annual redevelopment agency annual report to provide the information described below.

1. Total Number of Projects Started and Completed in FY 2020 and Estimated Cost for Each Project

Projects Started and Completed in FY 2020

Provided in Table 1 (GFS District) and 2 (DT District) is listing of all projects were started or had expenses in FY 2020, the programmed or actual expense and whether the project or program was completed during the fiscal year or if it was ongoing. The list of prior-year (FY 2019 or earlier) funded projects or programs that were completed in FY 2020, 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 2020.

Table 1 - GFS District Projects Started, Expanded or with Initial Expenses in FY 2020

Name	Description	FY 2020 CRA Expense	Completed or Ongoing
Block & Deck Grant Payment	The return of tax increment generated by the development per CRA Agreement # 2824.	\$391,752	Ongoing; 5 th TIF reimbursement, final payment will be made in FY 2021.
Block & Deck Public Parking Garage	For parking management agreement, electric utilities and parking meter kiosks.	\$72,800	Ongoing; parking mgmt. contract ends 12/31/24.

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Table 1 - GFS District Projects Started, Expanded or with Initial Expenses in FY 2020

Name	Description	FY 2020 CRA Expense	Completed or Ongoing
Big Bend Cares Grant Payment	The 3 rd of four \$375,000 grant payments to assist with the construction of the Care Point Health & Wellness Center, whose services include uninsured patients.	\$375,000	Ongoing; final payment will be made in FY 2021.
Property Mgmt	For annual maintenance of CRA owned properties in the GFS District	\$7,500	Ongoing.
GFS Promotional/ Special Events	Grants of up to \$5,000 for not-for-profit organizations hosting events in the GFS District. Nine events were approved: seven took place prior to the COVID-19 social distancing & public gathering restrictions, one events was cancelled.	\$117,830	Completed.
Business Facility Improvement Program	Provided matching and non-matching grant funds of up to \$50,000 for façade and site improvements to commercial properties. Eight applications were approved in FY 2020, up from three in FY 2019.	\$135,763	Two projects were completed in FY 2020. Repairs for the remaining six projects continued into FY 2021.
Affordable Housing	FY 2020 and FY 2019 affordable housing funds of were used to fund two GFS District affordable housing programs – (1) a \$250,000 new construction infill housing program and (2) a low interest contractor loan program.	\$500,000	Ongoing; programs will be implemented in FY 2021.

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Table 1 - GFS District Projects Started, Expanded or with Initial Expenses in FY 2020

Name	Description	FY 2020 CRA Expense	Completed or Ongoing
Greater Bond Neighborhood 1st Plan	Second year of grant funding, with \$650,000 provided in FY 2019. Neighborhood led efforts continued with construction of a linear park, residential façade improvements, enhancements to Spencer-Speed-Stephens Park and community outreach efforts.	\$2,000,000	Ongoing; CRA will commit a total of \$6.4 million in support of the plan through FY 2022.
Frenchtown Neighborhood First Plan	Builds on the Planning Dept led effort outlined in the Frenchtown Placemaking Plan in 2019. The Neighborhood First Plan is a collaborative planning effort led by community members. The CRA funds were provided to help kick-off the plan implementation.	\$1,000,000	Ongoing; a draft plan was started in FY 2020 and will be adopted in mid-FY 2021. Total grant funding is expected to be \$6.4 million.
2021 Holton St Purchase	The CRA purchased the property in November 2019 for \$226,503 (incl closing costs). The CRA is working with PRNA and community members on potential uses for the property.	\$300,000	Ongoing.
Small Project Capital Expenses	Small capital projects of less than \$25,000 approved by the CRA ED. FY 2020 grant funds were used to streetlights on Dunn St and to underground OH electric lines in front of the Stearns St condominiums.	\$23,272	Completed; funded annually.

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Table 1 - GFS District Projects Started, Expanded or with Initial Expenses in FY 2020

Name	Description	FY 2020 CRA Expense	Completed or Ongoing
Frenchtown Rising End of Event Funding	Funding to Mt. Olive, the Frenchtown Rising sponsor, for \$8,801 in city services provided for the event.	\$8,801	Completed.
Frenchtown Heritage Hub – Operating Funds	FY 2020 operational funds for the Frenchtown KitchenShare program.	\$97,100	Completed.
Soul Voices – Additional Monument Markers	CRA grant funds for the fabrication and installation four additional markers in Frenchtown. The nine original markers were purchased and installed w/TDT funds.	\$64,000	Fabrication finished, will be installed in FY 2021.
The Charles & Chuck’s Place	Phase I renovations to the property at 2011 S. Adams St as a restaurant.	\$222,450	Ongoing; Phase I renovations will finish in FY 2021.
Redevelopment of Former Shelter, FRCC and Adjacent Properties	Revised redevelopment concept for the 400 block of Tennessee and Virginia St. Includes \$625,000 loan, \$150,000 grant and option to purchase 431 W. Virginia St.	\$775,000	Ongoing; working with applicant of terms of funding agreement at the end of FY 2020.
CRA Disaster Grant	Committed \$250,000 in disaster grants (\$2,000) for businesses in the GFS District impacted by COVID-19. In FY 2020 the CRA approved 90 applications, providing \$180,000 in grant payments.	\$180,000	Ongoing; remaining grant funds were rolled into FY 2021.
Mt Olive’s Peacock Center	Grant funding for Mt. Olive’s Peacock Enterprise Centre in Frenchtown to help prepare small businesses for operating in an ongoing and post-COIV-19 environment.	\$55,000	Ongoing; working with applicant on funding agreement.
TOTAL		\$6,326,268	

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Table 2 - DT District Projects Started, Expanded or with Initial Expenses in FY 2020

Name	Description	FY 2020 CRA Expense	Completed or Ongoing
Gateway Tallahassee	Grant payment for the Gateway TLH development per CRA Agreements # 2825 and 2825A.	\$52,371	Ongoing; last payment anticipated in FY 2029.
The Onyx	Grant payment for the Onyx development per CRA agreement # 3247.	\$251,609	Ongoing; final payment anticipated in FY 2022.
Cascades Project	FY 2020 payment to Cascades Joint Venture (CJV) at 50% completion of CRA's 252 space public parking garage. FY 2021 payments will include final payment for parking garage and CRA contribution towards amphitheater support space. CRA will reimbursement CJV 90% of the tax increment when the development is added to the tax rolls.	\$3,250,000	Ongoing; payments expected in FY 2021, with tax increment reimbursements starting in FY 2023 & ending in FY 2034.
DT Promotional/ Special Events	Grants of up to \$5,000 for not-for-profit organizations hosting events in the DT District. Seven events were approved: five took place prior to the COVID-19 social distancing/public gathering restrictions, the two events remaining events were cancelled.	\$26,116	Completed.

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Table 2 - DT District Projects Started, Expanded or with Initial Expenses in FY 2020

Name	Description	FY 2020 CRA Expense	Completed or Ongoing
DT Large Event Grants	Grants of \$10,000 to \$25,000 for not-for-profit applicants hosting large events in the DT District that attract a regional audience. The four approved events were cancelled due to COVID-19 social distancing/public gathering restrictions. The CRA provided the applicants with \$76,855 for non-reimbursable expenses.	\$76,855	Completed.
Amphitheater Support Space	Temporary grant funding for event expenses incurred by major co-event sponsors while Capital Cascade amphitheater support space is under construction. Five events were provided grant assistance in FY 2020.	\$38,600	Ongoing; the support space facility will be completed in FY 2021.
TOTAL		\$3,695,551	

Table 3 - GFS District Prior-Year Projects or Programs Completed in FY 2020

Name	Description	Amount	Completed or Ongoing
BFIP Grant – 678 McDonnell Dr.; Yards at Railroad Square	Exterior renovations to a warehouse as an indoor as an indoor artisanal food market. Total est. project cost: \$112,000.	\$45,000	Approved in FY 2017, completed in June 2020.
BFIP Grant – 451 W. Gaines St.; Margo’s	Extensive exterior renovations funded by CRA and interior renovations funded by applicant. Total est. project cost: \$157,747.	\$45,113	Approved in FY 2018, completed in May 2020.

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Table 3 - GFS District Prior-Year Projects or Programs Completed in FY 2020

Name	Description	Amount	Completed or Ongoing
Living Stones – 604 W. Eugenia St.	The FY 2019 budget included \$8,950 for exterior building and site improvements to the property at 604 W. Eugenia St.	\$8,950	Applicant withdrew the grant request in January 2020.
TOTAL		\$99,063	

2. Total FY 2020 Expenditures/Commitments from the GFS and DT District Trust Funds

<u>GFS District</u>	Operating:	\$431,784
	Projects:	<u>\$6,326,268</u>
	Total	\$6,758,052

<u>DT District</u>	Operating:	\$262,960
	Projects:	<u>\$3,695,551</u>
	Total	\$3,958,511

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, 2021.

GFS District \$706,938,850

DT District \$556,217,174

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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 Grant Program. The application period opened on August 1, 2020 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 13 selected applications to the Tallahassee Lenders' Consortium (who is providing technical assistance for this program) for further processing and evaluation. Six renovations were underway by the September 30, 2020.

GFS Strategic Investment Plan Performance Measures

On January 28, 2021, the CRA Board approved the GFS Strategic Investment Plan containing specific measurements for CRA programs and projects within the GFS District over the next five years starting in FY 2021. These recently approved measures will be used to evaluate the FY 2020 CRA programs and projects for the GFS District. Most measures cannot be determined at this time since this is the first year of evaluating the five-year targets and an average cannot be determined. Once at least two years of data has been captured under the new measures, an evaluation can be made based on an average. Unless otherwise noted, the evaluation period covers the FY 2020 period, which extends from October 1, 2019 through September 30, 2020.

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Greater Frenchtown/Southside District

1. Priority Area 1: Economic Development

Goal 1: To create a thriving economic environment in the GFS District.

Objective 1a. Attract new and retain existing businesses

1. Invest in small, local businesses through the Business Facility Improvement Grant Program. Target: \$1,300,000.

Performance Evaluation: This measure cannot be determined at this time.

There were eight (8) BFIP applications with a CRA investment of \$135,763 approved for FY 2020. The target for this measure is to invest, on average, \$1.3 million over the next five years. Given this is year 1, an average cannot be determined.

2. Invest in medium and large-scale redevelopment projects (excluding community services). Target: 5

Performance Evaluation: This measure has been met.

There were three (3) medium and large-scale redevelopment projects approved by the CRA Board during FY 2020, Charles & Chuck Place, Frenchtown Redevelopment Partners, and SoMo Walls. The target is to invest in five (5) projects over the next five years or one project per year.

3. Only invest in projects that meet or exceed MWSBE participation goals. Target: 100%

Performance Evaluation: This measure cannot be determined at this time.

Of the three medium and large-scale projects approved during FY 2020, only one has executed a development agreement agreeing to the MWSBE participation goals. Staff is currently working on the terms and conditions of the development agreement for the other projects.

2. Priority Area 2: Impact on Poverty

Goal 2: To assist GFS residents with access to resources which lead to opportunities for wealth accumulation.

Objective 2a. Increase the availability of affordable, mixed-income housing.

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1. Invest in projects creating new affordable housing units. Target: 30 new housing units created.

Performance Evaluation: This measure has not been met.

In FY 2020 the CRA invested \$1.15 million in affordable housing programs, The CRA Board approved \$250,000 for the Affordable Housing Construction Loan Program and \$900,000 for the City Infill Lot Program. Both programs have begun accepting applications, but no new units have been constructed or created.

2. Invest in housing rehabilitation and repair programs. Target: 150 housing units will be rehabilitated and/or repaired.

Performance Evaluation: This measure has not been met.

In FY 2020 the CRA committed \$1.15 million for the construction of new affordable housing units; however, none of those units would be rehabilitated and/or repaired. At least 30 rehabilitated or repaired units would need to be invested or completed in FY 2020 for this measure to be met.

3. Acquire properties, without competing with private citizens, for the construction of new affordable units and/or donate to qualified affordable housing developers for the construction of new affordable units. Target: 5 lots purchased and/or donated.

Performance Evaluation: This measure has not been met.

The CRA has not acquired or donated any properties for the construction of new affordable units.

4. Invest in projects that create new affordable rental units. Target: 200 units

Performance Evaluation: This measure has not been met.

In FY 2020 the CRA did not commit funds to affordable rental units. Although in FY 2021, \$1.5 million was committed for the Orange Avenue Apartments redevelopment project, which should create 130 new affordable rental units.

Objective 2b. Encourage a quality education

1. Number of GFS residents employed with a “fair or living wage” through CRA assisted businesses, or other employment agencies. Target: 25

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Performance Evaluation: This measure cannot be determined at this time.

The CRA has assisted eight businesses with BFIP grants and three businesses with medium and large project funding. Of the three businesses, all are under construction and/or in development phase. For FY 2020, the CRA did not capture the information from the eight BFIP recipients needed to determine whether GFS residents have been employed with a living wage. This information will be captured for FY 2021.

Objective 2c. Increase social services supported by GFS residents

1. Number of façade improvements provided to social service facilities. Target: 10 (2 per year on average).

Performance Evaluation: This measure cannot be determined at this time.

In FY 2020, the CRA assisted one social service facility with façade improvements, Project Annie. The target is to provide façade improvements, on average, to two social service facilities. Provided this is year 1, an average cannot be determined.

3. Priority Area 3: Public Safety

Goal 3: To create a place where residents and visitors feel safe and secure.

Objective 3a. Increase Neighborhood Safety

1. Fund public safety improvements projects such as upgraded lighting, crosswalks, traffic calming. Target: 25

Performance Evaluation: This measure has been met.

In FY 2020, the CRA funded through its small capital improvement project, one safety improvement project. The project replaced and upgraded existing streetlights on sections of Dunn Street with LED lights. Other public safety improvements projects include Saxon Street improvements which were funded in FY 2020 through the Bond Neighborhood First Plan. The initial planning and design for the Saxon Street improvements began in FY 2020 and is expected to be completed by December 2020. The improvements include sidewalks, streetlights, crosswalks, landscaping, etc.

4. Priority Area 4: Quality of Life

Goal 4: To promote a healthy, vibrant and culturally rich community

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Objective 4a. Enhance the beauty and vitality of GFS neighborhoods

1. Fund adopted Neighborhood First Plans. Target: \$12 million

Performance Evaluation: This measure has been met.

In FY 2020, the CRA funded the Bond Neighborhood First Plan with \$2.0 million, the second installment of a \$6.4 million commitment. The CRA also funded the Greater Frenchtown Southside Neighborhood First Plan at \$1.0 million for FY 2020.

Objective 4b. Promote arts, cultural, entertainment and historic character of the District to attract visitors

1. Fund arts, cultural, entertainment and heritage opportunities. Target: \$790,000

Performance Evaluation: This measure cannot be determined at this time.

The target over a five-year period is to fund \$790,000 in arts, cultural, entertainment and heritage opportunities, at an average of \$158,000 per year. For FY 2020, the CRA funded \$217,830 in arts, cultural and entertainment opportunities mostly through the Promotional/Special and Large Event programs. After FY 2021 enough data will be available to determine an average funding amount.

Objective 4c. Enhance public spaces and parks in the GFS District

Performance Evaluation: There are no targets for this objective to meet.

Through the investment in the Bond Neighborhood First Plan, the CRA in FY2020 has funded the construction of the Linear Park and the improvements of the Speed, Spencer, Stephens Park, which addresses the initiative for this objective.

5. Priority Area 5: Public Infrastructure

Goal 5: To provide GFS residents with various means of safe mobility and improved infrastructure.

Objective 5a. Enhance new and improve existing infrastructure

1. Fund small infrastructure and landscape projects. Target: \$500,000

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Performance Evaluation: This measure cannot be determined at this time.

In FY 2020, the CRA funded the undergrounding of the electric lines at an adjacent student housing development at a cost of \$18,750, at the request of the Stearns Street Condo Association. The electric lines ran adjacent to the condominium property. The target of \$500,000 is over the five-year Plan period, with an average of \$100,000 per year. After FY 2021, the data will be available to determine if the measure is being met.

Objective 5b. Enhance connectivity of roads, sidewalks, bike lanes and public transit accessibility

Performance Evaluation: There are no targets for this objective to meet.

The Saxon Street improvements along with the creation of the Linear Park, through the Bond Neighborhood First Plan, will provide sidewalks, crosswalks, and trails which addresses the initiative for this objective.

6. Priority Area 6: Public Trust and Organizational Effectiveness

Goals 6: To create an environment where residents are encouraged to participate in the civic process, ensuring redevelopment efforts align with community goals.

Objective 6a. Facilitate citizen and community participation in the civic process

1. Conduct community engagement workshops to review current priorities and initiatives and seek input on needed initiatives. Target: 10 workshops (2 per year with a virtual option)

Performance Evaluation: This measure has not been met.

There were no workshops held in FY 2020 mainly due to the COVID-19 pandemic which restricted large gathering for public safety purposes. Once restrictions are no longer in place, public workshops will be scheduled seeking input from the GFS community.

2. Publish CRA Newsletter in multiple media outlets. Target: 20 publications plus special editions when needed (at least 4 per year)

Performance Evaluation: This measure has been met.

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There were four CRA newsletters published in the Capital Outlook and on Talgov.com during FY 2020. The newsletters are provided to showcase CRA projects and programs, while educating the public on CRA activities.

Downtown District from 2015 Adopted CRA Performance Measures

The performance measures adopted by the CRA in 2015 will be used to evaluate the DT District for FY 2020 while a Strategic Investment Plan for the DT District is being prepared. There has been little activity in the DT District since the approval of the Cascades Joint Venture and Charles Street Partners projects, with most activity focusing on the construction of Cascades Project. In addition to the DT Strategic Investment Plan, the CRA is working with downtown advocates and other city departments to identify small to medium scale infrastructure projects in the DT District that can be implemented starting in FY 2020.

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

In FY 2020 the CRA did not leverage any new funds over \$500,000 with private investment in support of major redevelopment projects in the DT District. The Cascades Joint Venture and the Charles Street Investment projects, which will receive more than \$500,000 in CRA assistance, were evaluated in FY 2018 when the agreements were executed.

- 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: NA for FY 2020.

There was no CRA assistance provided to large redevelopment projects during FY 2020.

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

Performance Evaluation: NA for FY 2020.

No developments receiving CRA assistance were added to the tax rolls in FY 2020. However, developments in the DT District that received CRA assistance (601 South Copeland, The Catalyst, College Town (Phase 1), Gateway Tallahassee and The Onyx) and were added to the tax rolls between 2014 and

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2016 had post-development taxable values that increased from between 241% to more than 4,000%.

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

Performance Evaluation: NA for FY 2020.

There were no major redevelopment projects approved, started and/or completed in the DT District during FY 2020.

2. Success of CRA small business grants programs:

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

The Downtown Ground Floor Retail and Entertainment 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 allocated to the program for FY 2020.

Performance Evaluation: NA for FY 2020.

There were no DT GREF applications approved during FY 2020.

- 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.

Performance Evaluation: NA for FY 2020.

There were no DT GREF applications or small business grants approved during FY 2020 to achieve an average private investment.

- c. At least 70 percent of the owners/tenants who completed their GREF funded improvements in FY 2020 increased the number of full-time and/or part-time employees at that location.

Performance Evaluation: NA for FY 2020.

There were no approved DT GREF projects to increase the number of employees.

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- d. The grant helped at least 70 percent of the businesses who completed their GREF funded improvements in FY 2020 attract and retain customers.

Performance Evaluation: NA for FY 2020.

There were no approved DT GREF projects to attract or retain customers.

- e. The grant aided in better promotion of at least 70 percent of the businesses who completed their GREF funded improvements in FY 2020.

Performance Evaluation: NA for FY 2020.

There were no approved DT GREF projects for FY 2020.

- 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 1 notes the properties that are leased or are actively seeking tenants.

- Three Years After Completion – 100%. One owner-occupied grant recipient completed their project in 2018 and is still in business at the end of fiscal year 2020.
- Five Years after Completion – 100%. Three grant recipients completed their projects in 2016. All three are still in business at the end of fiscal year 2020, with two being owner-occupied and one being leased.

Table 1

	Project Name	Street Address	Grant Amount	Total Project Cost	Date Approved	Project Closeout	District	In Business	Comments
3 - Years	Epicurean Partners, LLC	228 South Adams Street	\$50,000.00	\$145,472.00	3/23/2017	5/2/2018	DT	Yes	Owner Occupied
5 - Years	Doubletree Hotel	101 South Adams St.	\$50,000.00	\$258,000.00	9/29/2014	8/21/2016	DT	Yes	Owner Occupied
	TP Thirteen, LLC	227 North Bronough Street	\$50,000.00	\$735,100.00	4/21/2015	12/19/2016	DT	Yes	Leased
	402 West College Avenue	402 West College Avenue	\$25,000.00	\$425,000.00	10/29/2015	5/4/2016	DT	Yes	Owner Occupied

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3. Infrastructure

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

Performance Evaluation: NA for FY 2020.

There were no CRA funded infrastructure projects in FY 2020 that were not part of an approved development, such as the Cascades Project.

4. Quality of Life

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

Performance Evaluation: This measure has been met.

The CRA provided \$135,000 in support of small and large events; \$35,000 for small events and \$100,000 for large events. The grant funds supported 7 small events and 4 large events in the DT District. Two of the small events and all 4 large events were cancelled due to COVID-19 restrictions.

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

Performance Evaluation: This measure has been met.

In fiscal year 2020, \$135,000 was budgeted for promotional and special event and large event grant programs. All the \$135,000 was committed for the 11 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 cannot be determined.

Eight of the 11 approved applicants had more than two years of previously approved applications. See Table 2 below. Due to the pandemic and events being cancelled, there was not enough information obtained to determine the applicant's financial contribution.

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Table 2

	Organization	Event	Years	Applicant's Contribution Increased
1	Asian Coalition of Tallahassee, Inc	Experience Asia	2018, 2019 & 2020	No 2020 Data
2	Capital City Kiwanis Foundation	Firecracker 5K and 1-Mile Sparkler run	2017, 2019 & 2020	No 2020 Data, event cancelled
3	Friends of the Museum of Florida History	Emancipation Day Celebration	2018, 2019 & 2020	No 2020 Data, event cancelled
4	John G Riley Center/Museum	Annual Holiday Rock-A-Thon	2017, 2018 & 2020	No 2020 Data
5	LeMoyne Visual Arts Center	Chain of Parks Arts Festival	2018, 2019 & 2020	No 2020 Data, event cancelled
6	Florida Litfest	Word of South Festival & Music	2018, 2019 & 2020	No 2020 Data, event cancelled
7	Southern Shakespeare Company	Southern Shakespeare Festival	2018, 2019 & 2020	No 2020 Data, event cancelled
8	Springtime Tallahassee	Springtime Tallahassee	2018, 2019 & 2020	No 2020 Data, event cancelled

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

Performance Evaluation: This measure cannot be determined.

Eight of the 11 approved applicants had three or more years of previously approved applications. Due to cancelled events and unobtained data, it could not be determined if the applicants funding needs decreased. See Table 3 below.

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Table 3

	Organization	Event	Years	Applicant's Funding Needs Decreased
1	Florida Litfest	Word of South Festival & Music	2017, 2018, 2019 & 2020	No 2020 Data, event cancelled
2	Friends of the Museums of Florida History	Emancipation Day Celebration	2017, 2018, 2019 & 2020	No 2020 Data, event cancelled
4	LeMoyne center for the Visual Arts	Chain of Parks Art Festival	2017, 2018, 2019 & 2020	No 2020 Data, event cancelled
5	Southern Shakespeare Company	Southern Shakespeare Festival	2017, 2018, 2019 & 2020	No 2020 Data, event cancelled
6	John G Riley Center/Museum	Annual Holiday Rock-A-Thon	2015, 2017, 2018 & 2020	No 2020 Data
7	Capital City Kiwanis Foundation	Firecracker 5K and 1-Mile Sparkler run	2017, 2018, 2019 & 2020	No 2020 Data, event cancelled
8	Springtime Tallahassee	Springtime Tallahassee	2017, 2018, 2019 & 2020	No 2020 Data, event cancelled

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: NA for FY 2020.

The FY 2020 DT District budget did not include any small business grant funds.

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

Performance Evaluation: NA for FY 2020.

The CRA did not budget or commit any funds for affordable housing in the DT District for FY 2020.

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

Performance Evaluation: NA for FY 2020.

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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There were no DT GREF approved applications or development agreements executed in FY 2020.

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

Performance Evaluation: NA for FY 2020.

There were no DT District affordable housing projects approved or development agreements executed in FY 2020.

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

At the end of FY 2020, the CRA owned the seventeen (17) properties listed in the tables 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 Tony Brown Consulting Group is 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 property at 2021 Holton Street, the former Robinsons Convenience Store, is being evaluated by community residents and city staff for reuse or demolition. The remaining properties at 518 W. Georgia Street, 604 N. Macomb Street, 2232 S. Monroe Street, and the four Wallis Street parcels are unimproved and are being marketed for redevelopment.

In 2021, the CRA is expected to close on a 252-space public parking unit in the Cascades West Commercial Condominium and a 13,000 +/- square foot of finished space in the Cascades East Commercial Condominium to support events at Cascades Park and the Capital City Amphitheater.

Table 1 CRA-Owned Properties - GFS District

Address	Parcel ID #	Use	Purchase Price and 2020 Assessed Value
The Block Condo Parking Unit 1, 799 W. Gaines St.	2135230000010	University Transition (35 parking spaces)	\$516,800/ \$371,321
The Deck Condo Parking Unit 1, 699 W. Gaines St.	2136230000010	University Transition (137 parking spaces)	\$2,157,800/ \$2,278,407
518 W. Georgia St.	2136500516165	Central Urban (Unimproved)	\$260,000/ \$27,000
604 N. Macomb St.	2136500516175	Central Urban (Unimproved)	\$25,000/ \$7,116
466 W. Tennessee St.	2136500225505	Central Core (Unimproved)	See 470 W. Tennessee \$97,507
470 W. Tennessee St. (also 468 and 480)	2136500225510	Central Core (Unimproved)	\$1,000,000/ \$226,516

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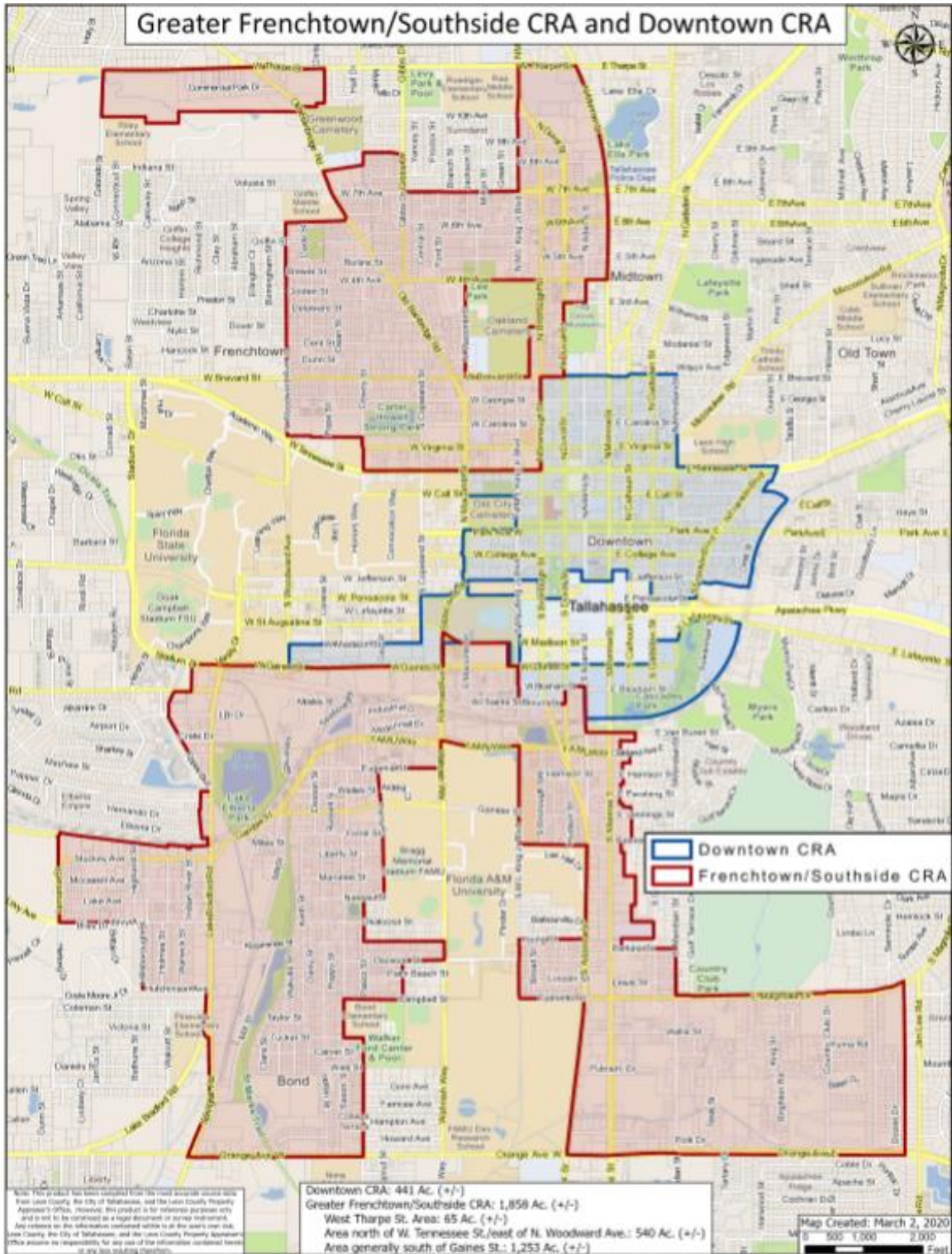
Table 1 CRA-Owned Properties - GFS District (Continued)

Address	Parcel ID #	Use	Purchase Price and 2020 Assessed Value
431 W. Virginia St.	2136500205430	Central Core (Unimproved)	See 470 W. Tennessee \$37,734
447 W. Virginia St.	2136500215485	Central Core (Unimproved)	See 457 W. Virginia \$7,546
457 W. Virginia St.	2136500215490	Central Core (Unimproved)	\$940,000/ \$28,032
465 W. Virginia St.	2136500215440	Central Core (Unimproved)	See 457 W Virginia/ \$11,860
524 N. Martin Luther King, Jr Blvd	2136500075140	Central Urban (Leased - Farmers Market)	\$242,000/ \$220,670
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
2021 Holton St.	410127 K0050	Res. Preservation-2 (Vacant - former convenience store)	\$222,500/ \$91,901
GFS District Value			\$5,364,100/ \$3,534,002

Table 2 CRA-Owned Properties - DT District

Address	Parcel ID #	Use	Purchase Price and 2020 Assessed Value
Floridan Parcel C (former StarMetro Site)	2136401370000	Central Core (Leased - parking lot)	\$2,100,000/ \$1,152,603
DT District Value			\$2,100,000/ \$1,152,603

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TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY TRUST FUNDS

FINANCIAL STATEMENTS

FROM OCTOBER 1, 2019 TO SEPTEMBER 30, 2020

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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, 2019 to September 30, 2020. 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 2020. 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.

FINANCIAL STATUS:

As of September 30, 2020, the CRA had total assets of \$16,493,000: \$15,977,000 in the form of cash and cash equivalents/investments and \$516,000 in securities lending collateral and receivables. The CRA had \$585,000 in liabilities, and no long-term debt. At the end of the fiscal year, the total fund balance was \$15,908,000.

The FY 2020 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 2020.

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**COMMUNITY REDEVELOPMENT AGENCY
GREATER FRENCHTOWN SOUTHSIDE COMMUNITY REDEVELOPMENT TRUST FUND
STATEMENT OF NET ASSETS
September 30, 2020
(in thousands)**

ASSETS

Restricted Assets:	
Cash and Cash Equivalents/Investments.....	\$ 11,579
Securities Lending Collateral.....	163
Receivables:	
Accrued Interest.....	39
Customers.....	4
Notes.....	224
Total Restricted Assets.....	<u>12,009</u>
Total Assets.....	<u>\$ 12,009</u>

LIABILITIES AND FUND BALANCES

Payable from Restricted Assets:	
Obligations Under Securities Lending.....	\$ 163
Accounts Payable.....	317
Advances from Other Funds.....	28
Total Payable from Restricted Assets.....	<u>508</u>
Total Liabilities.....	<u>508</u>
Fund Balances:	
Nonspendable:	
Restricted for:	
Economic Environment.....	11,501
Total Fund Balances.....	<u>11,501</u>
Total Liabilities and Fund Balances.....	<u>\$ 12,009</u>

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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, 2020
(in thousands)**

Revenues:	
Ad Valorem Taxes.....	\$ 1,344
Intergovernmental.....	1,415
Charges for Services.....	32
Net Investment Earnings.....	321
Net Increase (Decrease) In The Fair Value of Investments.....	92
Total Revenues.....	<u>3,204</u>
 Expenditures:	
Current:	
Economic Environment.....	<u>3,014</u>
Total Expenditures.....	<u>3,014</u>
 Excess of Revenues Over (Under) Expenditures.....	 <u>190</u>
 Other Financing Sources (Uses):	
Transfers Out.....	<u>(78)</u>
Total Other Financing Sources (Uses).....	<u>(78)</u>
 Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses.....	 112
 Fund Balances - October 1.....	 <u>11,389</u>
 Fund Balances - September 30.....	 <u><u>\$ 11,501</u></u>

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**COMMUNITY REDEVELOPMENT AGENCY
DOWNTOWN DISTRICT COMMUNITY REDEVELOPMENT TRUST FUND
STATEMENT OF NET ASSETS
September 30, 2020
(in thousands)**

ASSETS

Restricted Assets:	
Cash and Cash Equivalents/Investments.....	\$ 4,398
Securities Lending Collateral.....	62
Receivables:	
Accrued Interest.....	15
Customers.....	9
Total Restricted Assets.....	<u>4,484</u>
 Total Assets.....	 <u><u>\$ 4,484</u></u>

LIABILITIES AND FUND BALANCES

Payable from Restricted Assets:	
Obligations Under Securities Lending.....	\$ 62
Accounts Payable.....	15
Total Payable from Restricted Assets.....	<u>77</u>
 Total Liabilities.....	 <u>77</u>
 Fund Balances:	
Restricted:	
Economic Enviroment.....	4,407
Total Fund Balances.....	<u>4,407</u>
 Total Liabilities and Fund Balances.....	 <u><u>\$ 4,484</u></u>

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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, 2020
(in thousands)**

Revenues:	
Ad Valorem Taxes.....	\$ 1,193
Intergovernmental.....	1,307
Charges for Services.....	104
Net Investment Earnings.....	146
Net Increase (Decrease) In The Fair Value of Investments.....	46
Miscellaneous Revenues.....	1,797
Total Revenues.....	<u>4,593</u>
 Expenditures:	
Current:	
Economic Environment.....	3,915
Total Expenditures.....	<u>3,915</u>
 Excess of Revenues Over (Under) Expenditures.....	 <u>678</u>
 Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses.....	 <u>678</u>
 Fund Balances - October 1.....	 <u>3,729</u>
 Fund Balances - September 30.....	 <u><u>\$ 4,407</u></u>

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