



TALLAHASSEE
Community
Redevelopment
Agency

2021

ANNUAL REPORT

GREATER FRENCHTOWN/SOUTHSIDE & DOWNTOWN DISTRICTS



WORKING TOGETHER TOWARD COMMUNITY GOALS

CRA LEADERSHIP

CRA BOARD MEMBERS – FISCAL YEAR 2021

All CRA Board Members serve until their City Commission election term ends

Jeremy Matlow - Mayor Pro Tem & Commissioner, City of Tallahassee

Dianne Williams-Cox - CRA Chair & Commissioner, City of Tallahassee

John Dailey - CRA Vice Chair & Mayor, City of Tallahassee

Jacqueline “Jack” Porter - Commissioner, City of Tallahassee

Curtis Richardson - Commissioner, City of Tallahassee



CRA & City of Tallahassee Staff

- **Stephen Cox** - Executive Director, CRA
- **Sherri Curtis** - Community Redevelopment Coordinator, CRA
- **Suzanne Ripka** - Administrative Specialist, CRA
- **Sheila Thompson Williams** - Community Redevelopment Coordinator, CRA
- **Louis Norvell** - Senior Assistant City Attorney, City of Tallahassee

Downtown Redevelopment Committee (DRC) Members

- **Erik Davis** (Chair)
- **J. Byron Greene** (Vice Chair)
- **Jeffery Billingsley**
- **Christian Caban**
- **Katie Harwood**
- **Lateefah Muhammad**
- **Kyle Phelps**
- **Camden Whitlock**

Greater Frenchtown/Southside Citizens Advisory Committee (GFS CAC) Members

- **Minjee Kim** - Florida State University Representative (Chair) (Ex Officio)
- **Walter W. McDonald, III** - Southside Neighborhoods Representative (Vice Chair)
- **Andrew Chin** - Florida A&M University Representative
- **Mutaqee Akbar** - Greater Frenchtown Front Porch Representative
- **Cheryl Collier-Brown** - Interested Citizen Representative
- **Talethia Edwards** - Southside Neighborhoods Representative
- **LaRoderick McQueen** - Capital City Chamber of Commerce Representative
- **Miaisha Mitchell** - Greater Frenchtown Front Porch Representative
- **Jay Morrell** – Southside Business Association Representative



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PREFACE AND APPROVALS

The City of Tallahassee Community Redevelopment Agency FY 2021 Annual Report covers the period from October 1, 2020, through September 30, 2021. The report contains a description of the Agency, a review of the FY 2021 adopted budget, a listing of major FY 2021 accomplishments, a map of the redevelopment area, and the FY 2021 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 2021 Annual Report has been approved this 23rd day of March 2022.

CITY OF TALLAHASSEE


Rita Stevens (Mar 22, 2022 09:48 EDT)

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

CITY OF TALLAHASSEE
COMMUNITY REDEVELOPMENT AGENCY


Stephen Cox (Mar 16, 2022 08:59 EDT)

Stephen Cox, CPM, FRA-RA
Executive Director, CRA



**WORKING TOGETHER
TOWARD COMMUNITY GOALS**

AGENCY OVERVIEW

The City of Tallahassee Community Redevelopment Agency (CRA) was created in August 1998. The CRA Board was established in September 1998, and the membership was amended in September 2002, October 2007, and May 2018. The Agency is governed by an interlocal agreement between the City of Tallahassee, Leon County and the CRA that addresses, among other things, Board membership. The CRA Board consists of the City of Tallahassee Mayor and the four City Commissioners. In FY 2021, CRA staff consisted of four full-time employees. 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.

The primary function of the CRA is developing, supporting, and implementing the Greater Frenchtown/Southside Community Redevelopment Plan and the Downtown Community Redevelopment Plan. In doing so, the agency is able to create an environment to address the unique needs of each of the targeted geographic areas.

Greater Frenchtown/Southside (GFS) Community Redevelopment Area

The City Commission adopted the Greater Frenchtown/Southside Community Redevelopment Plan and established the Greater Frenchtown/Southside Community Redevelopment Trust Fund in June 2000. The Greater Frenchtown/Southside Community Redevelopment Area 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.

Downtown (DT) District Community Redevelopment Area

The City Commission adopted the Downtown Community Redevelopment Plan and established the DT District Trust Fund in June 2004. The Downtown District Community Redevelopment Area 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. 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.

A map outlining the boundaries of the two redevelopment areas is located on page 7 of this report.

FINANCIAL STATEMENT

The annual report provides a summary of the City of Tallahassee Community Redevelopment Agency’s (CRA) financial statements for the period from October 1, 2020, to September 30, 2021. 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 2021. 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, 2021, the CRA had total assets of \$17,256,000:

- **\$16,912,000** - cash and cash equivalents/investments
- **\$344,000** - securities lending collateral and receivables
- **\$209,000** – liabilities
- **\$0** - long-term debt

At the end of the fiscal year, the total fund balance was \$17,047,000.

FY 2021 CRA Administrative and Operating Expenses: \$862,036. For FY 2021 the CRA Board committed \$938,815 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 \$862,036, or approximately 13.1 percent of FY 2021 tax increment revenues. These expenses were shared between the two redevelopment districts with the GFS District accounting for \$424,520, or nearly 49 percent of the expenses, and the DT District accounting for \$437,516, or approximately 51 percent of the expenses.

The FY 2021 Balance Sheets and Income Statements for the two active CRA funds, the **Greater Frenchtown/Southside (GFS) District Community Redevelopment Trust Fund** and the **Downtown (DT) District Community Redevelopment Trust Fund**, are included with their respective sections of this report. The CRA Tourist Development Tax Fund had no funds or activity during FY 2021.

BUDGET OVERVIEW

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

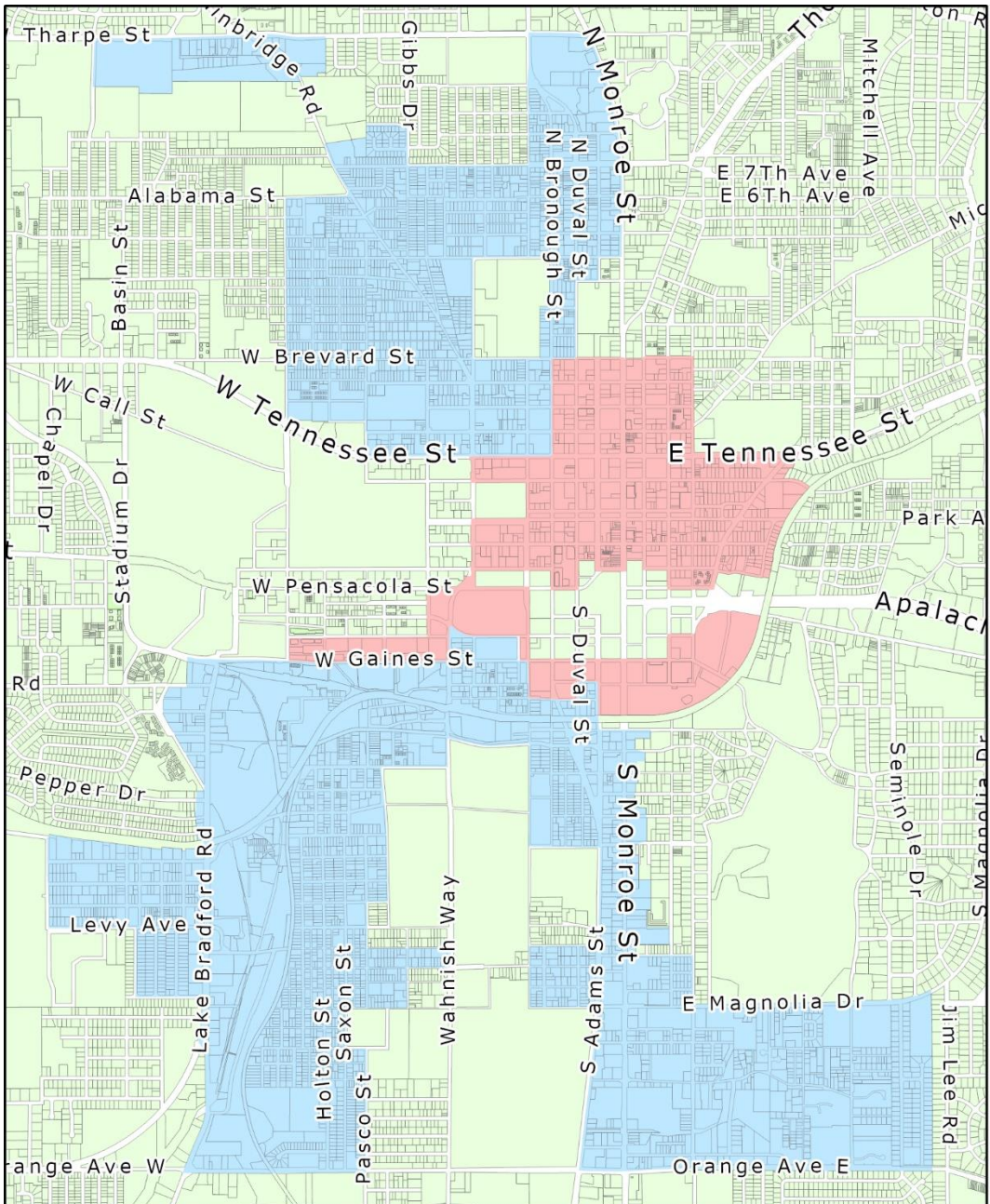
In FY 2021, the CRA received \$9,964,000 in income from tax increment and other revenue sources. This includes \$6,534,000 in tax increment (\$3,938,000 for the GFS District and \$2,596,000 for the DT District); \$3.4 million in other fund income and adjustments (parking and Coal Chute Pond revenue, Tourist Development Tax funds for the purchase of the Amphitheater Support Space and LeMoyne’s Art in Place disbursement).

The \$6,534,000 in FY 2021 tax increment revenue reflects an increase of approximately \$1,275,137, or approximately 24 percent, from the tax increment payments received by both redevelopment districts in FY 2020. The increase in tax increment for both districts is attributable to two student housing complexes being added to the tax roll: The Standard and the Urban Enclave, both in the GFS District.

The taxable value for the GFS District increased by approximately \$147 million, 26 percent, between FY 2020 and FY 2021. The taxable value for the DT District increased by approximately \$11.7 million, 2.1 percent, during the same period.

In FY 2021 the CRA approved, committed and/or spent approximately \$18.4 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 2021 expenditures was \$651,254 in prior year GFS Master Project funds.

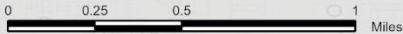




**Greater Frenchtown / Southside Community Redevelopment Area
and Downtown Community Redevelopment Area**



- Greater Frenchtown/Southside Community Redevelopment Area (CRA)
- Downtown Community Redevelopment Area (CRA)



Map Produced: February 3, 2022

FY 2021 IN REVIEW

GREATER FRENCHTOWN/SOUTHSIDE (GFS) DISTRICT



GFS Business Facility Improvement Program (BFIP)

The BFIP provides eligible applicants with up to \$50,000 for façade and general property improvements to commercial structures located within the GFS District. The first \$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 2021 the CRA Board approved \$300,000 in grant funds.

During the fiscal year, nine BFIP applications were approved. The Tallahassee Urban League received \$20,000 of BFIP funds for improvements to their headquarters under a separate application process. For FY 2021, \$169,852 in BFIP grant funds were awarded for the projects listed below.

RECIPIENT	LOCATION	AMOUNT
Top Dog Fitness	624 W. Tennessee Street	\$12,406
Milton Glass	1405 S. Adams Street	\$11,324
Milton Glass	1415 S. Adams Street	\$11,429
Nefetari Dennard	1205 S. Adams Street	\$15,758
Geraldine Roberts	319 N. Macomb Street	\$22,250
Graceful Solutions	310 Polk Drive	\$28,648
Marlon Williams	1423 S. Adams Street	\$19,920
Annie Fisher	2621 S. Adams Street	\$7,362
SweetRiver Properties	2612 S. Monroe Street	\$24,005
Tallahassee Urban League	923 Old Bainbridge Road	\$20,000



Top Dog - Before



Top Dog - After

GFS Promotional/Special Events Grant Program

This program was established in FY 2010 and provides grants of up to \$5,000 to not-for-profit organizations who sponsor promotional or special events in the GFS District that promote the goals and objectives of the GFS Community Redevelopment Plan. The CRA committed \$50,000 for event funding to this program in FY 2021.

A total of \$39,550 in funds was awarded to eight (8) recipients. The approved applicants are below. The \$10,450 in uncommitted grants funds remaining at the end of FY 2021 were returned to the FY 2021 GFS Master Project.

ORGANIZATION	EVENT	AMOUNT
621 Gallery, Inc.	ART & TECH Festival	\$5,000
Capital Tea	Trans Day of Visibility	\$5,000
Carter T. Wiggins Foundation, Inc.	Soul on the Hill	\$5,000
MAACA	Sista Organizing to Survive	\$5,000
John G. Riley Center/Museum	Soul Voices - The Legacy Continues	\$5,000
John G. Riley Foundation, Inc.	Seasons of Emancipation	\$5,000
Tallahassee Community Friends of Old Time Dance	African American Heritage of Old Time Music	\$4,550
Tallahassee Film Society	6th Annual Florida Animation Festival	\$5,000

GFS Large Event Grant Program

In May 2020, the CRA Board approved \$100,000 in grant funds for the Large Event Grant Program for FY 2021. After the application cycle ended in late July, five applicants requesting \$140,000 in grant funds scored above the threshold criteria for funding.

On September 24, 2020, the CRA Board approved \$140,000 in FY 2021 grant funds for the GFS District Large Event Grant program. The minimum award for Large Event Grants is \$10,000 with a maximum award of \$25,000, except for first-year events can receive up to \$40,000. The approved applicants are below.

ORGANIZATION	EVENT	AMOUNT
Frenchtown Neighborhood Improvement Association, Inc.	Frenchtown Heritage Festival	\$25,000
Mt Olive Housing & Community Development Corporation, Inc.	Frenchtown Rising	\$25,000
South City Foundation, Inc.	"Soul of Southside" Arts & Humanities Festival	\$40,000
Tallahassee Caribbean Carnival, Inc	Tallahassee Caribbean Festival	\$25,000
Theater with a Mission, Inc.	Loco for Love Festival 2021	\$25,000

Highlight on The Soul of Southside Arts & Humanities Festival

The Soul of Southside Arts & Humanities Festival is an intergenerational festival that celebrates the rich and diverse neighborhood history that exists in Tallahassee’s Southside. This festival serves to bridge the gap between Tallahassee Southside’s history, culture, and commerce by providing a forum of outreach and education.

The festival was headquartered at Anita Favors Plaza on FAMU Way with key hosted components throughout the CRA GFS District, including Happy Motoring Co. (History Tour Bus Stop), Railroad Square Art District (Youth Entrepreneurship & Pitch Competition), and Hyatt

House Capitol Area (Afternoon of Remembrance/Southside History Narratives).

Honoring the history of the geography, and resident advocacy germane to the community, was the focus. The goal is to be an annual, intergenerational festival celebrating the rich and diverse history in Tallahassee’ Southside, combining education and entertainment. The festival highlights and tells the story of African American civil rights leaders, FAMU leaders, business leaders, medical community leaders, and others who have lived and served in the Southside.

The Soul of Southside Arts & Humanities Festival was intentionally programmed to offer innovative events to engage, educate and inspire the entire community while bringing much needed foot traffic and exposure to the FAMU Way/South Adams St. and South Monroe St. Corridor. It offered many innovative, one-of-a-kind events and an undeniable “spirit of community” that contributed to its overall success.

Estimated attendance based upon digital registration fulfillment and manual sign-in counting was estimated at 3,217 for all events offered. Actual attendance may be higher due to non-registered attendee participation not captured at off-site events (i.e., Youth Entrepreneurship Expo, Neighborhood Tours, etc.)



Highlight on Magnolia Oaks Affordable Housing Development

On July 1, 2021, the CRA Board approved \$500,000 for McDowell Housing Partners, Magnolia Oaks, LLC to build a 110-unit affordable housing development to serve low and moderate-income individuals, families, and seniors at 33 and 60 percent of Area Median Income. The development will be located at 825 East Magnolia Drive near the intersection of Country Club Drive, consisting of a mix of one, two- and three-bedroom garden style apartments.



McDowell Housing Partners (MHP) is the affordable/workforce housing development arm of McDowell Properties, a national multifamily housing investment company headquartered in Addison, Texas. MHP mission is to create and preserve high quality housing communities that provide America's workforce and seniors with a safe and sustainable place to call home, while implementing high-value resident services and programs to ensure tenant satisfaction.

The units will feature wood cabinets; ceramic and/or luxury vinyl tile flooring, and full-size energy star appliances. The complex will feature amenities such as a large-heated pool, fitness center, a multipurpose community room/clubhouse, and a playground. McDowell Housing Partners pledges to certify the Magnolia Oaks development under an Energy Efficient/Green Building program such as LEED, National Green Building Standards, or Florida Green Building Coalition.

The Magnolia Oaks development is consistent with the GFS Redevelopment Plan and the Strategic Investment Plan by addressing the Impact on Poverty priority area, with the goal of “assisting residents with access to resources which lead to opportunities for wealth accumulation”. The affordable housing development will provide flexibility to serve a mixed demographic of seniors and family households while providing qualified community members the opportunity to live in a market rate product at reduced rent, which will enable them to better themselves and the community.

The total development cost for the Magnolia Oaks development is estimated at over \$24 million. Magnolia Oaks will be mostly financed under the Florida Housing Finance Corporation’s Rental Recovery Loan Program, Rental Recovery Loan Program for Extremely Low Income (ELI), Multifamily Mortgage Revenue Bonds, and 4 percent Low Income Housing Tax Credits, where funds have already been approved.

Besides developing affordable housing, MHP has agreed to provide additional community benefits by setting aside transitional housing for the homeless. Six (6) of the eleven (11) 33 percent AMI units will be set aside for families and individuals transitioning from homelessness through a Memorandum of Understanding with Big Bend Continuum of Care. They have also committed to providing three residential programs: an employment assistance program, a family support coordinator, and a financial management program for the development.

The pictures below show the development project currently under construction with a completion date of December 2022.



GFS Major Expenditures and Commitments

- **Bond Neighborhood First Plan: \$2,500,000.** As part of the \$6.4 million commitment to the Bond neighborhood, the CRA Board allocated \$2.5 million in FY21 for the implementation of the Greater Bond Neighborhood First Plan.
- **Frenchtown Neighborhood First Plan: \$1,100,000.** On July 1, 2021, the CRA Board approved the Frenchtown Neighborhood First Plan and \$6.4 million for implementation of the Plan. The \$1.1 million is FY 2021 allocation for implementing the Plan. The plan lists six priority areas identified by community residents and stakeholders: Housing, Economic Development & Community Investment, Land Use & Transportation, Placemaking & Neighborhood Image, Neighborhood & Crime Prevention, and Health & Resident Empowerment.
- **Tallahassee Housing Authority – Orange Avenue Phase II: \$1,500,000.** Approved by the CRA Board as part of the FY 2021 Budget was \$1.5 million for Tallahassee Housing Authority (THA) Phase II of the Orange Avenue Apartments rebuild. The funds will be used as a local government match for Florida Housing Finance Corporation (FHFC) Low-Income Housing Tax Credit (LIHTC) funds. Phase II of the redevelopment will be either the construction of 110 affordable senior housing units or 160 multi-family units.
- **Medium and Large Capital Master Project/Contingency Program: \$240,000.** This program was established in FY 2020 and provides up to twenty-five percent (25%) of the total redevelopment cost for projects requesting \$50,001 to \$250,000 for medium redevelopment projects and more than \$250,001 for large redevelopment projects. The CRA Board approved \$300,000 for this program. In FY 2021, funds were used to support the Providence Heart of the Hills at \$225,000 and South City Business Incubator at \$15,000.

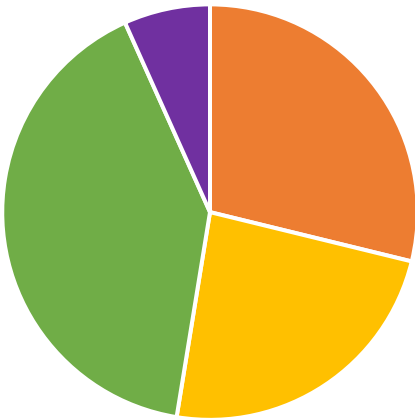
At the end of FY 2021, the Medium and Large Capital Master Project/Contingency Program had a total of \$60,000 in uncommitted FY 2021 funds remaining in the program which were returned to the FY 2021 GFS Master Project.

- **SoMo Walls -South Monroe: \$328,500.** On June 29, 2020, the CRA approved \$560,000 for the SoMo Walls project with an additional \$216,000 for the undergrounding of utilities around the site. Funding in the amount of \$328,500 was allocated in FY21 with the additional \$447,500 being allocated over four years at \$111,875 per year.

The project is located at 1303 and 1323 S. Monroe Street and consist of the redeveloping several parcels into a commercial/retail and arts and entertainment destination.

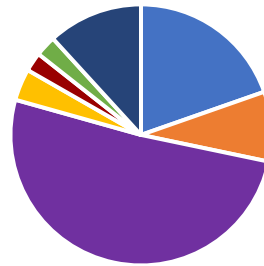
- Frenchtown Quarters & Marketplace: \$6.5 Million.** On July 1, 2021, the Tony Brown Consulting Group (TBCG) was approved for \$6.5 million for the redevelopment of the City of Tallahassee Community Redevelopment Agency (CRA)-owned former Shelter and Frenchtown Renaissance Community Center (Shelter/FRCC) properties and several adjacent privately-owned properties in the 400 block of Tennessee and Virginia Streets. The development concept includes two four-story mixed-use buildings with a total of 130 residential units, approximately 21,000 square feet of ground-floor retail space and up to 292 residential and retail parking spaces.
- Norman J. Clement Leadership, Academic, Community Development Center: \$300,000.** Tallahassee Alumni Holdings, Inc. (Alumni Holdings) was approved for a \$300,000 grant by the CRA Board on July 1, 2021. The grant funds are for renovations and improvements to the property located at 730 Wailes Street, known as the Norman J. Clement Leadership Academic Community Development (LACD) Center. The LACD will provide after-school programs for middle and high school males. The programs consist of academic assistance and educational experiences that are structured to enhance personal awareness by providing a caring and mentoring environment.

Programs



- BFIP Grant Funds
- Large Event Program
- Md & Lg Capital Master Project
- Promotional/Special Events

Projects



- Bond Neighborhood 1st Plan
- Frenchtown Neighborhood 1st Plan
- Frenchtown Quarters & Marketplace
- Magnolia Oaks Affordable Housing
- Norman J. Clement
- SoMo Walls - South Monroe
- THA - Orange Ave - Phase II

GFS Performance Data Review

Starting in 2020 Chapter 163.371(2), F.S., requires the redevelopment agency annual report to provide the total number of projects started and completed in the fiscal year along with estimated cost for each project.

GFS District Projects and/or Programs Started in FY 2021		
Name	Summary	Amount
Norman J. Clements Center	Community meeting space at 730 Wailes Street	\$ 300,000
Magnolia Oaks, LLC	110-unit affordable housing development at 825 East Magnolia Drive	\$ 500,000
Frenchtown Neighborhood First Plan	Outline goals and objectives for the anticipated community programs and projects	\$1,100,000
Heart of the Hill	1400 and 1500 blocks of Lake Avenue	\$275,000
TOTAL		\$2,175,000

GFS District Projects and/or Programs Started and Completed in FY 2021		
Name	Summary	Amount
GFS Promotional/ Special Events	Nine (9) approved <ul style="list-style-type: none"> • One (1) canceled 	\$ 39,550
GFS Large Events	Five (5) approved <ul style="list-style-type: none"> • Two (2) canceled 	\$ 140,000
Business Facility Improvement Program (BFIP)	Ten (10) approved <ul style="list-style-type: none"> • Five (5) carried over to 2022 	\$ 173,102
Soul Voices – Additional Monument Markers	<ul style="list-style-type: none"> • Four (4) new • One (1) repair 	\$ 69,775
South City Incubator	Phase I – Marketing and Feasibility Study 2525 S. Monroe Street, Tallahassee, FL	\$ 15,000
TOTAL		\$437,427

Total FY 2021 Expenditures/Commitments from the GFS Trust Fund

Operating	\$430,373
Projects	\$2,463,484
TOTAL	\$2,893,857

Assessed Real Property Values

The Original Assessed Real Property Values in the GFS District when the district was established on June 28,2000 was \$167,640,940 (1999 Certified Taxable Value). The Total Assessed Real Property Values of Property in the GFS District as of January 1, 2022, is \$728,699,028.

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, 2021
(in thousands)

Revenues:

Ad Valorem Taxes.....	1,919
Intergovernmental.....	2,019
Charges for Services.....	19
Net Investment Earnings.....	156
Net Increase (Decrease) In The Fair Value of Investments.....	(191)
Miscellaneous Revenues.....	43
Total Revenues.....	3,965

Expenditures:

Current:

Economic Environment.....	2,469
Total Expenditures.....	2,469

Excess of Revenues Over (Under) Expenditures.....	1,496
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Other Financing Sources (Uses):

Transfers Out.....	0
Proceeds from Sale of Capital Assets.....	0
Total Other Financing Sources (Uses).....	--

Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses.....

	1,496
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Fund Balances - October 1.....	11,501
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Fund Balances - September 30.....	\$ 12,997
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COMMUNITY REDEVELOPMENT AGENCY
GREATER FRENCHTOWN SOUTHSIDE COMMUNITY REDEVELOPMENT TRUST FUND
STATEMENT OF NET ASSETS

September 30, 2021
(in thousands)

ASSETS

Restricted Assets:

Cash and Cash Equivalents/Investments.....	12,875
Securities Lending Collateral.....	61
Receivables:	
Accrued Interest.....	36
Customers.....	3
Notes.....	205
Total Restricted Assets.....	13,180
 Total Assets.....	 \$ 13,180

LIABILITIES AND FUND BALANCES

Payable from Restricted Assets:

Obligations Under Securities Lending.....	61
Accounts Payable.....	99
Deferred Revenue.....	--
Advances from Other Funds.....	23
Total Payable from Restricted Assets.....	183
 Total Liabilities.....	 183

Fund Balances:

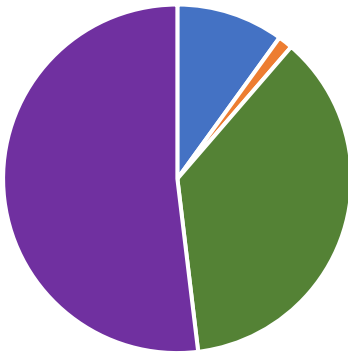
Nonspendable:	
Restricted for:	
Economic Environment.....	12,997
Total Fund Balances.....	12,997
 Total Liabilities and Fund Balances.....	 \$ 13,180

GFS Capital Projects Allocations

- Impact on Poverty (Affordable Housing, Education, Social Services)
- Infrastructure (Sidewalks, Streetscape, etc)
- Economic Development (Redevelopment Projects, BFIPs)
- Quality of Life (Events, Neighborhood Plans)
- Public Safety (Lighting, crosswalks)

GFS	Totals
Impact on Poverty	\$2,015,000
Infrastructure/Public Safety	\$275,000
Economic Development	\$7,428,500
Quality of Life	\$10,490,000

GFS District Capital Projects
FY 2021 Allocations



- Impact on Poverty
- Infrastructure/Public Safety
- Economic Development
- Quality of Life





GFS Strategic Investment Plan Performance Measures Met

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. Unless otherwise noted, the evaluation period covers the FY 2021 period, which extends from October 1, 2020 through September 30, 2021.



Economic Development

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

-  Invest in medium and large-scale redevelopment projects (excluding community services).
Target: 5
 - There were three (3) medium and large-scale redevelopment projects approved by the CRA Board during FY 2021, Frenchtown Quarters & Marketplace, Magnolia Oaks Affordable Housing, and Clement Leadership Academy and Community Center. The target is to invest in five (5) projects over the next five years or one project per year.
-  Only invest in projects that meet or exceed MWBE participation goals. Target: 100%
 - Of the three medium and large-scale projects approved during FY 2021, all have executed agreements with the CRA to meet or exceed the MWBE participation goals.

Impact on Poverty

Goal: Assist GFS residents with access to resources which lead to opportunities for wealth accumulation.

-  Invest in projects that create new affordable rental units. Target: 200 units
 - In FY 2021, \$1.5 million was committed for the Orange Avenue Apartments redevelopment project, which should create 110 new affordable rental units, and \$500,000 was committed for the Magnolia Oaks project which should result in 110 new affordable rental units.
-  Number of GFS residents employed with a “fair or living wage” through CRA assisted businesses, or other employment agencies. Target: 25
 - The CRA has assisted nine (9) businesses with BFIP grants and two (2) businesses with medium and large project funding. The two medium and large grant recipients are under construction and/or in development phase. Of the nine BFIP grant recipients, six (6) have employed at least one GFS resident with a fair or living wage during FY 2021.

Quality of Life

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

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

- In FY 2021, the CRA Board approved \$6.4 million for the Greater Frenchtown Neighborhood First Plan, with an allocation of \$1.1 million for FY2021. The CRA also continued to fund the Greater Bond Neighborhood First Plan at \$2.5 million for FY 2021.

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

- 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 2021, the CRA funded \$189,550 in arts, cultural and entertainment opportunities mainly through the Promotional/Special and Large Event programs, with \$10,000 in neighborhood art funds for the Greater Art for Greater Bond project.

Public infrastructure

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

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

- In FY 2021, the CRA funded \$275,000 for infrastructure improvements in the Providence Neighborhood by way of the Providence Neighborhood Plan Refresh. The project is called the Heart of Hills and will improve road traffic safety by installing traffic circles and special roadway surfaces at identified intersections.

Public Trust and Organizational Effectiveness

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

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

- There were four CRA newsletters published in the Capital Outlook and on Talgov.com during FY 2021. The newsletters are provided to showcase CRA projects and programs, while educating the public on CRA activities.

FY 2021 IN REVIEW

DOWNTOWN (DT) DISTRICT



DT Promotional/Special Events Grant Program

This program was established in FY 2010 and provides grants of up to \$5,000 for not-for-profit organizations that sponsor promotional or special events in the DT District that promote the goals and objectives of the DT Community Redevelopment Plan. Applications are reviewed and recommended by an evaluation committee made up of three members of the DT Development Review Committee. The CRA committed \$35,000 to this program in FY 2021. Three applications received a score of 50 or higher and were approved for funding.

A total of \$8,200 was awarded to the two grant recipients. The third recipient, Tallahassee Friends of the Museum, canceled their event. There were \$26,800 in grant funds remaining at the end of the fiscal year. These funds were returned to the FY 2021 DT Master Project fund where they can be used to support other DT District programs and projects. A list of the approved events is provided below.

ORGANIZATION	EVENT	AMOUNT
Tallahassee Symphony, Inc.	Tallahassee Symphony Downtown Pop-Up Series	\$3,200
Tallahassee Friends of the Museum	Emancipation Day	\$0
Capital City Kiwanis Club, Inc.	Firecracker 5K & 1-Mile Sparkler Run	\$5,000

DT Large Event Grant Program

The FY 2021 CRA budget included \$100,000 in Large Event Grant funding for the DT District. Funds are available for non-profit organizations who host events that are open to the public and are expected to attract a regional or multi-state audience to the DT District. Eligible events may apply for a maximum of \$25,000 per qualified event, with first-time events being eligible for a maximum grant of \$40,000.

A total of \$75,000 was awarded to three grant recipients. The Springtime Tallahassee Festival changed their event location outside of the District, making the event ineligible for funding. There were \$25,000 in grant funds remaining in the project at the end of the fiscal year, those funds were returned to the DT FY21 Master project.

ORGANIZATION	EVENT	AMOUNT
Springtime Tallahassee	Springtime Tallahassee Festival	\$0
Florida Litfest dba Word of South	Word of South Festival of Literature & Music	\$25,000
LeMoyne dba Chain of Parks	Chain of Parks Festival	\$25,000
Southern Shakespeare Company, Inc.	Southern Shakespeare Festival	\$25,000

Highlight on Chain of Parks Art Festival

The 21st Annual Chain of Parks Art Festival was held on Saturday, April 17, 2021, from 9:30am to 5:30pm and Sunday, April 18, 2021 from 9:30am to 4:00pm. The festival took place at the Bloxham, Lewis and Randolph “Chain of Parks,” located in Downtown Tallahassee. It is nationally ranked by *Sunshine Artist Magazine*, as a Top 100 fine art festival held throughout the country.

LeMoyne Arts showcased ninety-two (92) fine artists, three (3) professional chalk artists, live entertainers, local food trucks, hosted the city-wide Zerbe Zelebration. The festival partnered with Florida State University’s Opening Nights program with guest speaker Michal Rosato and put on a printmaking workshop with Jim Sherraden. During the two-day weekend of artists in the parks, people from around the Big Bend area and southeast region of the country came to see juried art exhibitions created by talented artists who competed for more than \$6,000 in awards. Many artists traveled from around the country to display their original work.

Due to COVID-19 restrictions, the event was capped at allowance for 3,000 attendees a day, 6,000 for the whole weekend. Attendees were greeted with a delightful and fun-filled outdoor cultural experience, viewing amazing, original, one-of-a-kind works of fine art under century-old oak trees in Downtown Tallahassee. Sponsorship was strong this year since the community was excited to see the beloved festival return and wanted to have full visiting access for the entire weekend.



DT Major Expenditures and Commitments

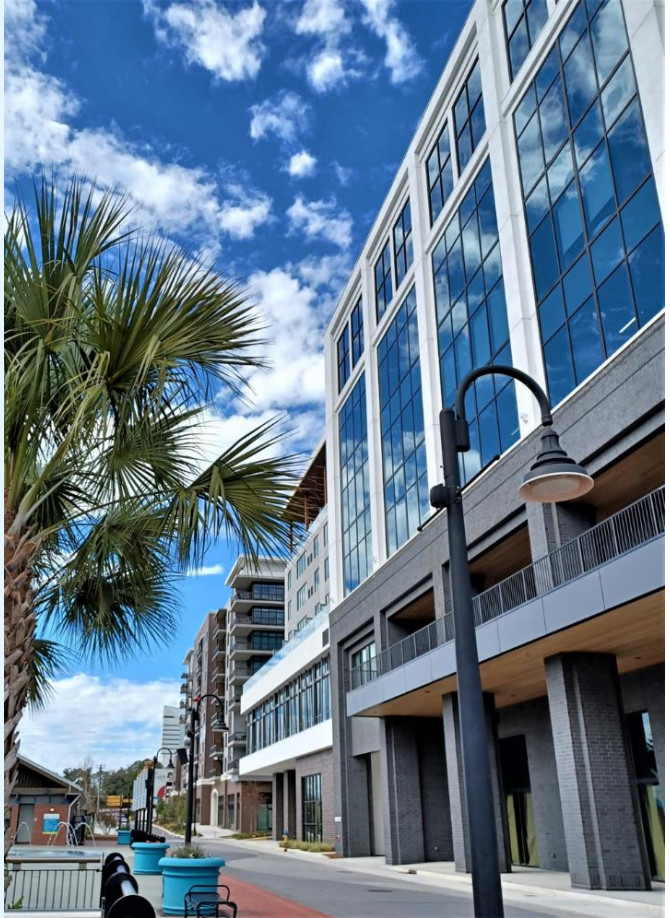
- **Cascades Project (Firestone/Bloxham Annex Redevelopment): \$3,950,000.** In January 2018, the CRA Board entered into a series of development agreements with Cascades Joint Venture (CJV) to redevelop the former Firestone and Bloxham Annex properties adjacent to Cascades Park as the Cascade Project. Construction began in January 2019, with Phase I completed in June 2021.
- **Cascades Park Project Public Infrastructure: \$1,730,692.** The Cascades Park redevelopment project includes several improvements that will be accessible to the public and/or provide a public benefit, including restoration of the former Leon County Public Health Department building, the proposed civil rights memorial, undergrounding of electric lines, infrastructure improvements associated with the Festival Street, public access spaces throughout the project, and other public components of the project. The CRA committed up to \$2.25 million for public infrastructure improvements for the project, only \$1.7 million of CRA funds were needed to complete the infrastructure project.
- **Downtown Infrastructure Projects: \$1,163,109.** On January 28, 2021, the CRA Board approved several downtown infrastructure projects where the Downtown Redevelopment Commission (DRC) noted the need to improve bicycle and pedestrian connectivity in the Downtown District. Additionally, two parking related enhancements were included in the infrastructure projects.

DOWNTOWN INFRASTRUCTURE PROJECT	AMOUNT
MLK Jr. Blvd. Sidewalk Extension	\$125,000
DT Wooden Bench Replacement	\$87,609
Replacement - Light Fixtures Along Chain of Parks	\$260,000
Kleman Plaza Parking Garage Enhancements	\$185,000
650 W. Gaines Street Parking Lot Improvements	\$470,000
Jefferson-Bronough Street Crosswalk	\$10,000
DT District ADA Pedestrian Map	\$10,000
Kleman Plaza Sidewalk Pavers	\$8,000
Landscape Areas on the NE Corner of Monroe St. and College Ave	\$7,500
TOTAL	\$1,163,109

- **Challenger Learning Center – IMAX Theater Renovations: \$615,417.** On May 13, 2021, the CRA Board approved grant funds in the amount of \$615,417 for renovations to the IMAX 3D Theatre. The theater had not been renovated since the Challenger Learning Center was built in 2003. The CRA grant funds will be used to improve seating, safety, other amenities, and update the ADA accommodations of the Challenger’s IMAX Theatre.

Highlight on Cascades Project – Phase I

After beginning construction in January 2019, Phase I of the Cascades Project was completed in June 2021. Phase I consisted of the Cascades East and West Commercial Condominiums. The Cascades East Commercial Condominium included a 154-room AC by Marriott Hotel, approximately 48,000 square feet of office space, approximately 12,000 square feet of retail and restaurant space, the city-owned Parkview at Cascades (amphitheater support space), and a private parking garage. Cascades West Commercial Condominium consists of 161 multi-family apartments (studio and 1-, 2- and 3-bedroom apartments), approximately 17,280 square feet of retail and restaurant space, private parking and the CRA-owned 252-space public garage.



Phase II plans are expected to include construction of nine townhomes, 98 multi-family apartments and approximately 9,000 square feet of retail and restaurant space. Phase II construction is expected to begin in late 2022 or early 2023.

The entire project is projected to add \$150 million in new taxable value when added to the DT District tax rolls. The projected CRA Investment of \$17.9 million, includes the reimbursement of approximately \$15.6 million in tax increment through the end of the DT District in June 2034, once the project is completed and added to the tax rolls in FY 2023, and up to \$2.25 million in infrastructure support when project receives its Certificate of Completion.

DT Performance Data Review

Starting in 2020 Chapter 163.371(2), F.S., requires the redevelopment agency annual report to provide the total number of projects started and completed in the fiscal year along with estimated cost for each project.

DT District Projects and/or Programs Started in FY 2021		
Name	Summary	Amount
DT Kleman Plaza Parking Garage	North Entrance, wall, landscaping, and drainage Improvements	\$ 185,000
650 West Gaines St Parking Lot	Improvements to include sixty (60) parking spaces and significant site enhancements	\$ 470,000
Challenger Learning Center	Improve seating, safety, other amenities, and update the ADA accommodations of the Challenger’s IMAX Theatre	\$625,417
DT American with Disabilities Act (ADA) Pedestrian Map	Creating a map detailing ADA pedestrian access in the DT District to help alleviate some challenges presented by topography of area.	\$10,000
DT Bronough St and Jefferson St Sidewalk/Crosswalk	The Kleman Plaza amphitheater steps end on Bronough Street but there is no crosswalk at the end of stairs. The safest location to put one is just north of Jefferson St.	\$10,000
DT Martin Luther King Blvd extension	The sidewalk on the east side of Bronough St ends mid-block. Extending the sidewalk to Blount St will improve pedestrian access to the residential and retail units on Blount St and All Saints St.	\$ 125,000
DT Chain of Parks light replacement	The Chain of Parks are not well lit making it difficult for pedestrians to us at night. Replacing both the light poles and fixtures to provide better illumination.	\$ 260,000
TOTAL		\$1,685,417

DT District Projects and/or Programs Completed in FY 2021		
Name	Summary	Amount
Cascade Public Parking Garage	<ul style="list-style-type: none"> Purchase 	\$ 3,950,000
TOTAL		\$3,950,000

DT District Projects and/or Programs Started and Completed in FY 2021

Name	Summary	Amount
DT Promotional/ Special Events	Three (9) approved <ul style="list-style-type: none"> • One (1) canceled 	\$ 8,200
DT Large Events	Four (4) approved <ul style="list-style-type: none"> • One (1) canceled 	\$ 75,000
DT Bench replacement	Sixty-eight (68) wooden benches replaced with metal benches which will require less maintenance and last longer	\$ 87,609
DT Kleman Plaza Pavers	Resetting uneven pavers in crosswalk at the intersection of Bronough St and College Ave	\$ 8,000
TOTAL		\$178,809

Total FY 2021 Expenditures/Commitments from the DT Trust Fund

Operating	\$437,516
Projects	\$7,905,592
TOTAL	\$8,343,108

Assessed Real Property Values

The Original Assessed Real Property Values in the DT District when the district was established on June 23,2004 was \$238,244,226 (2003 Certified Taxable Value). The Total Assessed Real Property Values of Property in the GFS District as of January 1, 2022, is \$564,425,784.



**COMMUNITY REDEVELOPMENT AGENCY
DOWNTOWN COMMUNITY REDEVELOPMENT TRUST FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES**

**For the Fiscal Year Ended September 30, 2021
(in thousands)**

Revenues:

Ad Valorem Taxes.....	1,238
Intergovernmental.....	4,608
Charges for Services.....	173
Net Investment Earnings.....	96
Net Increase (Decrease) In The Fair Value of Investments.....	(116)
Miscellaneous Revenues.....	--
Total Revenues.....	<u>5,999</u>

Expenditures:

Current:

Economic Environment.....	7,906
Total Expenditures.....	<u>7,906</u>

Excess of Revenues Over (Under) Expenditures.....	<u>(1,907)</u>
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Other Financing Sources (Uses):

Transfer Out.....	(2,400)
Proceeds from Sale of Capital Assets.....	3,950
Total Other Financing Sources (Uses).....	<u>1,550</u>

Excess of Revenues and Other Financing

Sources Over (Under) Expenditures and Other Financing Uses.....	(357)
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Fund Balances - October 1.....	4,407
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Fund Balances - September 30.....	<u><u>\$ 4,050</u></u>
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**COMMUNITY REDEVELOPMENT AGENCY
DOWNTOWN DISTRICT COMMUNITY REDEVELOPMENT TRUST FUND
STATEMENT OF NET ASSETS**

**September 30, 2021
(in thousands)**

ASSETS

Restricted Assets:

Cash and Cash Equivalents/Investments.....	4,037
Securities Lending Collateral.....	19
Receivables:	
Accrued Interest.....	11
Customers.....	9
Notes.....	--
Total Restricted Assets.....	4,076
Total Assets.....	\$ 4,076

LIABILITIES AND FUND BALANCES

Payable from Restricted Assets:

Obligations Under Securities Lending.....	19
Accounts Payable.....	7
Total Payable from Restricted Assets.....	26
Total Liabilities.....	26

Fund Balances:


Restricted:	
Economic Enviroment.....	4,050
Total Fund Balances.....	4,050
Total Liabilities and Fund Balances.....	\$ 4,076

Downtown CRA Performance Measures Met


The performance measures adopted by the CRA in 2015 were used to evaluate the DT District for FY 2021 while a Strategic Investment Plan for the DT District is being prepared. In FY 2021, the CRA has been working with downtown advocates and other city departments to identify and implement small to medium scale infrastructure projects in the DT District.


CRA assistance with private investments in support of major redevelopment projects

More than \$500,000 CRA assistance.

 In FY 2021, the Challenger Learning Center was awarded \$615,417 in CRA funds for the renovation of the IMAX theater.


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

 Cascades Project Phase I was completed in June 2021.

 4Forty North, a mixed-use apartment development at 440 North Monroe Street started demolition in August 2021. Construction is scheduled to start in FY 2022. When completed the project will consist of 248 apartment units and 13,694 sq ft of retail/restaurant space.

Success of CRA small business grants programs


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

 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.


- Three Years After Completion – N/A. During fiscal years 2019, 2020 and 2021, the DT Commercial Façade/GREF program was either not funded or there were no applicants.
- Five Years after Completion – 100%. One grant recipient completed their project in 2017. The property was being leased in fiscal year 2021.
 - 204 South Monroe Street, LLC received \$42, 499 of CRA funds approved by the CRA Board on 10/29/2015. The project closeout was on 12/19/2017.

Quality of Life

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

 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 2 small events and 3 large events in the DT District.

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

 Of the five events funded in FY 2021, three increased their contribution by at least 25 percent after having two years of CRA assistance. See Table below.

ORGANIZATION	EVENT	YEARS	INCREASE
Capital City Kiwanis Foundation	Firecracker 5K and 1-Mile Sparkler Run	2017, 2019, 2021	No
Florida Litfest	Word of South Festival & Music	2018, 2019, 2021	Yes
LeMoyne Center for the Visual Arts	Chain of Parks Art Festival	2018, 2019, 2021	Yes
Southern Shakespeare Company	Southern Shakespeare Festival	2018, 2019, 2021	Yes
Tallahassee Symphony Orchestra	Tallahassee Symphony Pop-Up Series	2015, 2018, 2021	No



Photographer: Bob Howard

SOMETHING TO LOOK FORWARD TO

Rendering of the proposed redevelopment of the west side of the 400 Block of N. Monroe St (the Envision Credit Union site), between Virginia and Carolina Streets, as the 4Forty North Apartments.



Rendering of the proposed adaptive reuse of the old Waterworks property at 717 Gadsden Street provided by Short Hike LLC dba Amicus Brewing Ventures.



Rendering of the proposed development, South Monroe Walls (SoMo Walls), located between Oakland Avenue and Harrison Street along South Monroe Street.





TALLAHASSEE
Community
Redevelopment
Agency



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2021 Annual Report Created by the Tallahassee Community Redevelopment Agency Staff

WORKING TOGETHER TOWARD COMMUNITY GOALS









Final CRA 2021 Annual Report

Final Audit Report

2022-03-22

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