

City of Tampa Community Redevelopment Agency

Recommended Tax Increment Financing Budgets
For the Fiscal Year Ending September 30, 2011



Downtown



Ybor City



Channel District



Drew Park



East Tampa



Tampa Heights Riverfront



Central Park

City of Tampa
Community Redevelopment Agency

Recommended Tax Increment Financing Budgets
For the Fiscal Year Ending September 30, 2011

Pam Iorio, Mayor
Mark Huey, Economic Development Administrator
Bonnie Wise, Director of Finance

Tampa Community Redevelopment Agency Board of Directors

Message from the Chairman



As highlighted throughout this budget report, the revitalization of our community redevelopment areas continues to move forward despite the challenging economic times that we are facing.

This year was especially exciting as we celebrated the opening of the new Curtis Hixon Waterfront Park, the Tampa Museum of Art and the Glazer Children's Museum along the downtown waterfront, as well as the start of construction of the Encore development in Central Park and start of the North 22nd Street improvement project in East Tampa. We are grateful to all the community stakeholders who contributed to these successes and others featured throughout this report.

Looking ahead, we are constantly working with our redeveloping communities to continue building upon our progress.

Swendolyn Miller



Joseph Caetano,
Vice Chair



Mary Mulhern



Charlie Miranda



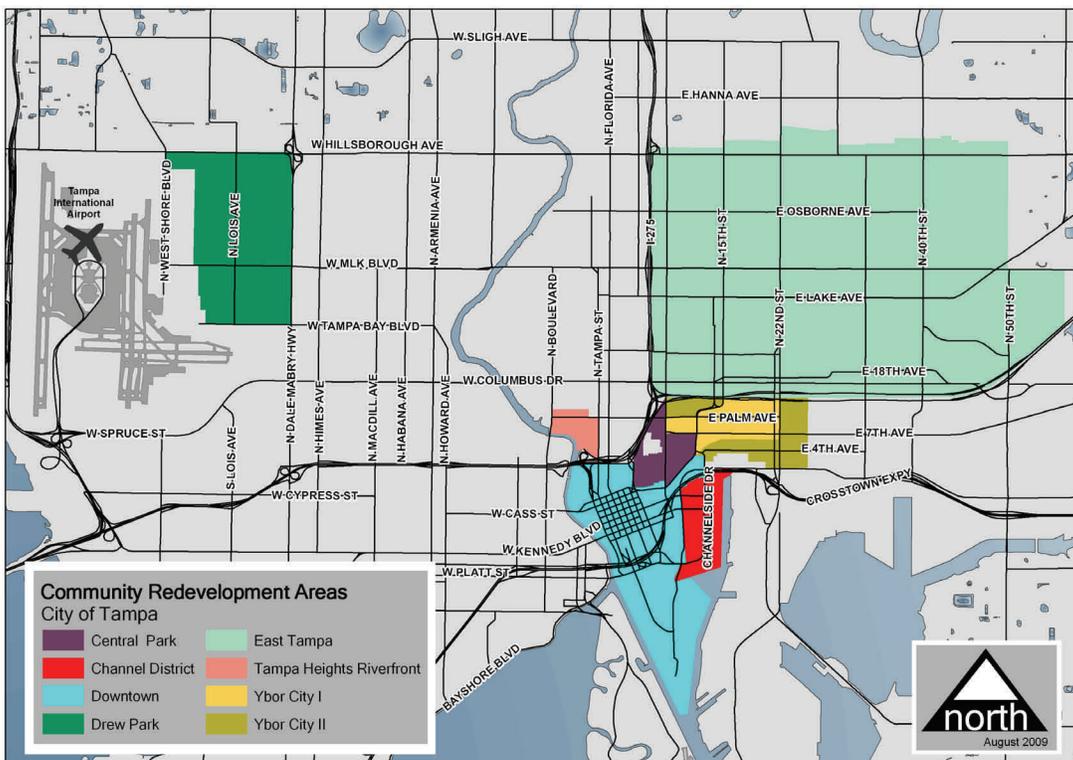
Thomas Scott



Curtis Stokes



Yvonne Yolie Capin





Pam Iorio, Mayor

August 5, 2010

Honorable Chairman and Member of the
Tampa Community Redevelopment Agency

Ladies and Gentlemen:

I am pleased to present for your consideration the recommended Tax Increment Financing (TIF) Budgets for the fiscal year beginning October 1, 2010 and ending September 30, 2011.



Our budget planning process continues to be heavily impacted by the challenging economy. For the second year in row, overall TIF revenues declined. The Agency's fiscal 2011 budget of \$18,730,275 represents a decline of nearly 29% from last year. While the most significant revenue reductions occurred in East Tampa, Downtown and the Channel District, all redevelopment areas experienced significant revenue setbacks. Not surprisingly, we anticipate that our TIF budgets will struggle to grow over the next few years.

As a result of the continuing decline in TIF revenues, the recommended budgets reflect focused strategic prioritization of near-term redevelopment initiatives with an eye towards positioning each of our CRAs for a better economic future. We are also focused on major non-TIF investments which will positively impact our redevelopment efforts including:

- President Obama's announcement of a \$1.25 billion federal commitment of federal funds to construct a high speed rail line between downtown Tampa and Orlando promises a significant economic boost for our Downtown and region.
- The U.S. Department of HUD award to the Tampa Housing Authority of a \$38 million Neighborhood Stabilization Program II grant is helping move the Encore development forward and address foreclosed and vacant residential properties in East Tampa and Ybor City.
- The Florida Department of Transportation's \$628 million "Crosstown Connector" project linking the Tampa Port and Interstate 4 which is currently under construction, includes significant beautification and pedestrian enhancements in Ybor City and East Tampa.

Honorable Chairman and Members of the Tampa Community Redevelopment Agency
August 5, 2010
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In addition to detailing our FYE2011 budget recommendations, the budget document highlights our redevelopment progress. Notable examples include:

- In Downtown, an \$11 million TIF investment assisted the reconstruction of the recently opened Curtis Hixon Waterfront Park, providing an attractive community gathering and recreation area next to the Tampa Museum of Art and the soon-to-open Glazer Children's Museum.
- In Central Park, construction was started on the long awaited \$450 million Encore development, thanks to a federal Neighborhood Stabilization Program II grant noted above.
- In the heart of East Tampa, construction is imminent on the \$1.3 million TIF funded North 22nd Street Enhancement Project from Martin Luther King, Jr. Boulevard south to Lake Avenue.
- In the Channel District, construction of the York Street stormwater retention vault began and we acquired land for our first neighborhood park.
- In Tampa Heights Riverfront, construction of the new \$7 million Beck Group regional headquarters was completed.
- In Ybor City, the CRA Façade Grant Program was used to leverage \$2 million of private investment to expand and remodel several businesses.
- In Drew Park, TIF and other funds were invested to complete a two-year, \$2.6 million program of sidewalk construction and resurfacing streets to improve safety, aesthetics and connectivity to Air Cargo Road.

Each of these initiatives will have major positive impacts on the respective redeveloping neighborhoods over the coming years.

Actively engaged neighborhood members, the Community Redevelopment Agency and this Administration will continue to partner with the private sector and other stakeholders to help make our redevelopment areas even more attractive, safe and economically strong. Together, we will continue making Tampa a more prosperous place to live, work and play.

Sincerely,



Pam Iorio

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Tampa Community Redevelopment Agency Overview

Urban Development: Making All Parts Of Our City Vibrant

Our goal is to improve areas in the City of Tampa that have experienced less private investment than in the City overall, and where deteriorating property conditions have resulted in decreased tax bases and tax revenues. Through the investment of tax increment financing (TIF) dollars and sustained economic redevelopment, our goal is to make all of our redevelopment areas economically vibrant, safe and attractive.

The actions we take are in three areas – investing TIF resources, creating effective incentive programs and shaping the regulatory environment. By wisely using these key redevelopment tools, we can provide the foundation for sustained, widespread, quality, private investment.

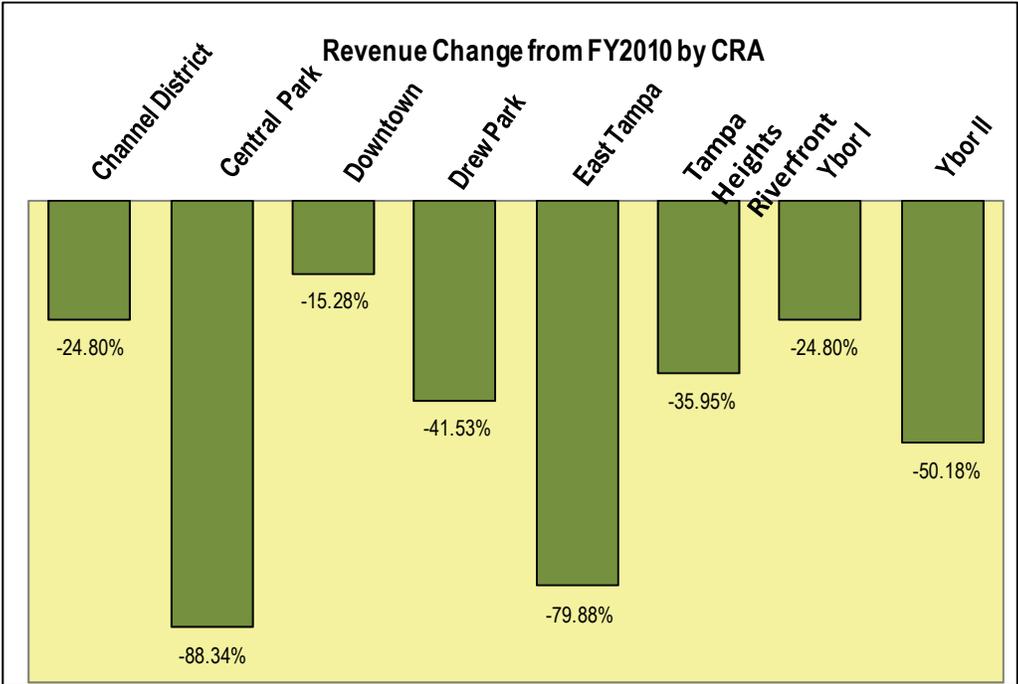
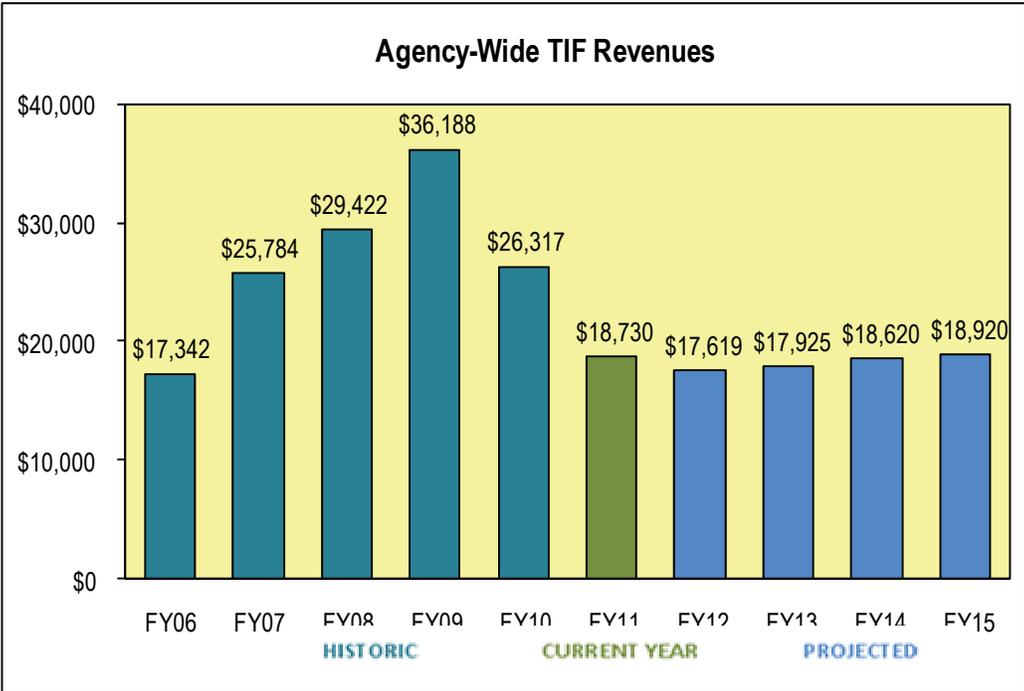
Our work is guided by certain key principles:

- ◆ **Community Collaboration** - We proactively engage the talents and energies of our citizens and key stakeholders in revitalizing our communities.
- ◆ **Financial Stewardship** - As stewards of public resources, we provide transparent financial planning and reporting, and ensure the CRA is a prudent risk taker in public-private partnerships.
- ◆ **Inspiration** - We bring the best talent possible to our urban planning and design review efforts with the goal of inspiring our communities to create attractive, “livable” places.
- ◆ **Market Perspective** - Our efforts are successful because we allow the private sector to profitably respond to market demands with reasonable risk.
- ◆ **Outcome Accountability** - We measure our success based on achieving results such as improved community aesthetics, improved quality of life and increasing tax revenues.



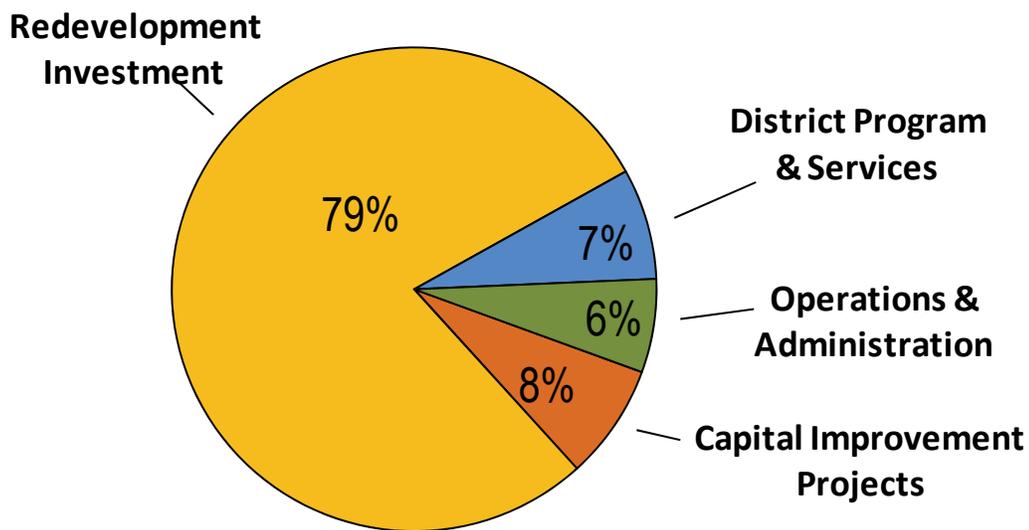
Tampa Community Redevelopment Agency Agency-Wide TIF Revenue Growth

Agency-wide TIF revenues for fiscal 2011 have been adversely impacted by the continuing decline in property values. While there are some indications that the real estate market is starting to move in a more positive direction, we anticipate growth in our TIF budgets to be slow over the next few years.



Tampa Community Redevelopment Agency TIF Budget and Expense Categories

93.8% percent of the Agency's TIF revenues are invested into district improvements and 6.2% is spent on administration. By eliminating four departmental staff positions, administrative costs as a percentage of total TIF investment rose just .6% from fiscal 2010 despite an Agency-wide revenue decline of nearly 29%. Overhead expenses last year totaled \$1.5 million and are projected this year at approximately \$1.2 million.



Capital Improvement Projects represent investment in district infrastructure improvements such as roadway improvements, sewer and stormwater improvements, signage, parks and other recreational facilities.

Redevelopment Investment represents investment that supports redevelopment priorities. Typical investments include land acquisition, building rehabilitation loans and/or grants and debt service payments for redevelopment financing.

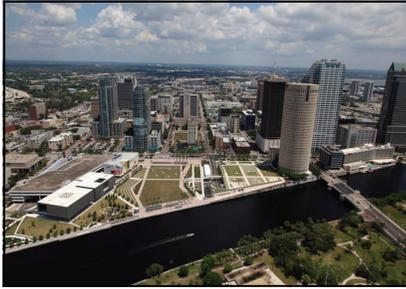
District Programs and Services include enhanced or new city services within a particular district that benefit or serve that district alone. Some examples include marketing of community events, security personnel and community clean-up costs.

Operational and Administrative costs consist of Economic and Urban Development Department personnel, office operating costs and other expenses needed to administer Community Redevelopment Plans.

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Downtown

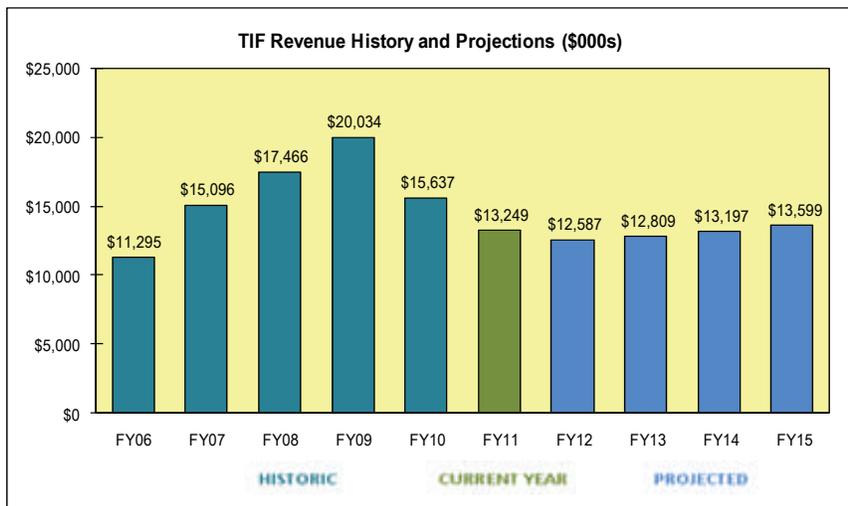
Downtown At A Glance



CRA Area (Acres) / City Area (%)	870 / 0.80
CRA Base Year	1983 (New-Core Amendment 1988)
Base Year Taxable Assessment	\$454,090,045
Current Taxable Assessment	\$1,565,367,642
Change From Base Year (Increment)	\$1,111,277,597
Change From Base (%)	245
TIF Revenue (@95%)	\$13,248,541

Property Profile:	<u>FY11 Tax Base (\$)</u>	<u>FY10 Tax Base (\$)</u>
• Homesteaded	263,646,442	288,305,396
• Non-Homesteaded	394,549,782	386,845,320
• Hotel	229,961,939	262,929,928
• Office/Retail	516,219,198	600,581,483
• Other Commercial	137,345,077	187,039,162
• Ind/Man	6,771,306	9,828,516
• Vacant Land	16,873,898	29,804,281
• Hotel Rooms (#)	2,597	
• Meeting Space (SF)	504,488	
• Municipal Parking Spaces	8,376	
◇ Garage Spaces	6,763	
◇ Surface Lot Spaces	1,613	

Sources: Hillsborough County Property Appraiser, CRA Manager, and the City's Parking Division.



Tampa Community Redevelopment Agency Downtown Redevelopment Highlights

Highlights 2010

Private Sector Investment

- The long-anticipated Glazer Children's Museum opens next to the Tampa Museum of Art.
- Sage Partners moves forward to begin construction of Heritage Place, a \$25 million, 120-unit workforce housing development.
- Several new restaurants open, including Urban Cantina Mexican Restaurant.
- The former Maas block is purchased and redeveloped for short-term use as a surface parking lot.

TIF and Non-TIF Funded Capital Improvements

- The completely redesigned Curtis Hixon Waterfront Park, the new Tampa Museum of Art and the renovated Kiley Gardens open.
- The replacement of \$17.5 million of downtown water mains begins as part of the City of Tampa's Utility Capital Improvement Program.
- Zack and Polk Streets are converted from one-way to two-way streets.
- Construction begins on the extension of the Tampa Historic Streetcar line along Franklin Street.
- A new, 500 foot section of the Tampa Riverwalk opens from the Sykes Building to the Straz Performing Arts Center.

Notable Events, Programs and Services

- President Obama visits Tampa to announce a federal funding commitment of \$1.25 billion to construct a high speed rail line between downtown Tampa and Orlando.
- The Republican Party announces Tampa as host city of the 2012 Republic National Convention.
- The University of South Florida commits to build the Center for Advanced Learning and Medical Simulation (CAMLS) adjacent to the Fort Brooke Garage.
- The Gasparilla Festival of the Arts celebrates its 40th anniversary at Curtis Hixon Waterfront Park.
- The Tampa Downtown Market expands and is now active on Franklin and Madison Streets.
- The 2nd Annual Twilight Criterium draws bicycle racers from across the Southeast.



Tampa Community Redevelopment Agency Downtown Redevelopment Highlights

Looking Forward

- The emergence of Curtis Hixon Waterfront Park as Downtown's central gathering place.
- Commencement of CAMLS construction.
- Completion and occupancy of the Heritage Place workforce housing development.
- Completion and opening of the Tampa-Ybor Historic Streetcar extension.
- Completion of the restoration and re-opening of the Hotel Floridan.
- Completion of redevelopment planning for the area surrounding the High Speed Rail Intermodal Station.
- FDOT award of the contract to design, build, operate, maintain and finance the High Speed Rail system from Downtown Tampa to Orlando. Included is the design and construction of the Downtown Intermodal Station.



Tampa Community Redevelopment Agency

Downtown CRA Budget Allocation History (000s)

	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>
Capital Improvement Projects				
Community Improvement Projects	\$17		\$68	
Curtis Hixon Park Construction	3,648	\$5,444	1,454	
Design/Construct Massey Park	26			
Gateway/Wayfinding Signage		262		
Redevelopment Investment				
Convention Center Bond Payment	13,550	13,618	13,716	\$12,978
Historic Preservation	47	112		
District Programs & Services				
Arts and Economic Development Initiatives		10		
Curtis Hixon Park Activation		300		
Marketing & Promotion		43	159	
Streetcar Projects	50	100	100	150
Operations & Administration				
Staff & Operating	108	145	141	121
	\$17,466	\$20,034	\$15,637	\$13,249

TIF Budget History reflects past program reallocations and major program changes that occurred prior to September 30, 2010.

Tampa Community Redevelopment Agency
Downtown CRA Fiscal Year 2011 TIF Budget

I. Redevelopment Investment

Convention Center Bond Payment **\$12,977,730**

These funds will be used to pay the bond payment and fees associated with the development of the Tampa Convention Center.

II. District Programs & Services

Streetcar Projects **150,000**

These funds will be used toward an allocation to the streetcar system.

III. Operations & Administration

Staff & Operating **120,811**

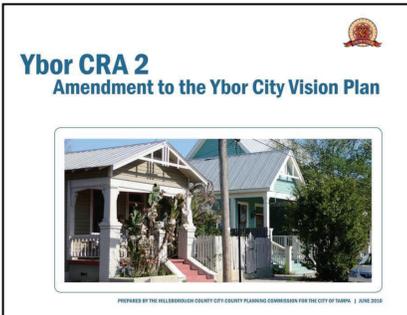
These funds will be used to pay a portion of direct and indirect costs of City staff salaries as well as Economic and Urban Development staff salaries and operating expenses related to the planning and carrying out of the Community Redevelopment Plan and Vision Plan.

\$13,248,541

The actual 2011 Convention Center Bond Payment is \$13,530,210. The shortfall of \$552,480 is being funded from accrued interest of \$164,478 and \$388,002 from re-allocated FY09/10 Downtown CRA TIF revenues.

Ybor City

Ybor City At A Glance

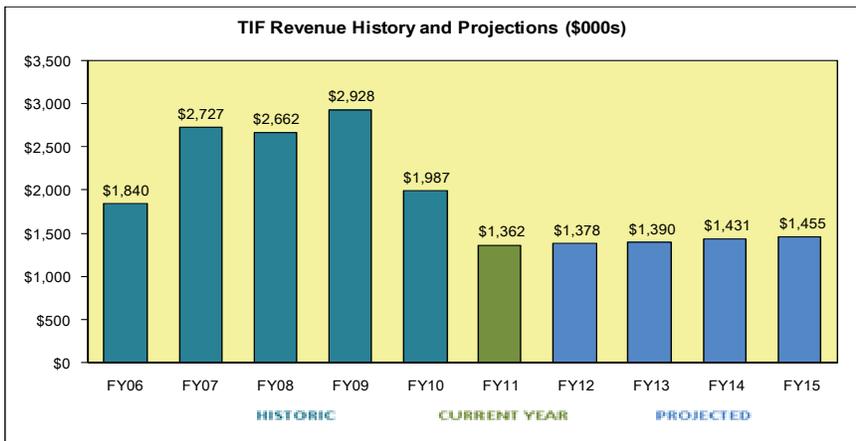


	<u>Ybor 1</u>	<u>Ybor 2</u>
CRA Area (Acres) / City Area (%)	193 / 0.18	216 / 0.20
CRA Base Year	1987	2002
Base Year Taxable Assessment	\$17,606,555	\$41,516,535
Current Taxable Assessment	\$140,730,796	\$59,452,817
Change From Base Year (Increment)	\$123,124,241	\$17,936,282
Change From Base (%)	699	43
TIF Revenue (@95%)	\$1,162,790	\$198,736

Property Profile ¹ :	<u>FY11 Tax Base (\$)</u>	<u>FY10 Tax Base (\$)</u>
• Homesteaded	7,961,685	10,923,429
• Non-Homesteaded	35,305,350	58,426,596
• Hotel	18,819,400	22,176,260
• Office/Retail	78,274,868	91,330,968
• Other Commercial	32,273,161	43,013,038
• Ind/Man	15,617,447	18,972,211
• Vacant Land	11,931,702	13,929,763
• Hotel Rooms (#)	249	
• Meeting Space (SF)	86,472	
• Municipal Parking Spaces	2,664	
◇ Garage Spaces	2,440	
◇ Surface Lot Spaces	224	

¹Ybor 1 and Ybor 2 combined.

Sources: Hillsborough County Property Appraiser, CRA Manager and the City's Parking Division.



Tampa Community Redevelopment Agency

Ybor City Redevelopment Highlights

Highlights 2010

Private Sector Investment

- Several new and expanded operations open in the district including: The Bricks, Hamburger Mary's, Joeffry's, Tribeca Salon, Wear Me Out, The Buddha Lounge, The Singing Stone, JJ's Café, Chappell Roberts, Pita Republic, Idea Field, and the Church of Scientology.
- The new CRA Façade Improvement Grant Program leverages \$2 million of private investment to remodel several properties, including Gaspar's Grotto, San Souci buildings 1 & 2, Carmines, Italian Club and a vacant Laundromat.

TIF and non-TIF Funded Capital Improvements

- Hillsborough Community College completes construction of its new \$14 million, 63,000 square foot student services building.
- Hillsborough County Sheriff's Office completes several improvements to its facility, including security fencing, landscaping, and building renovations.
- The Agency invests approximately \$210,000 of TIF funds to install new brick crosswalks at key intersections and \$90,000 for aesthetic and landscape improvements throughout the district.
- The Agency invests approximately \$243,000 of TIF funds to complete Centennial Park renovations.

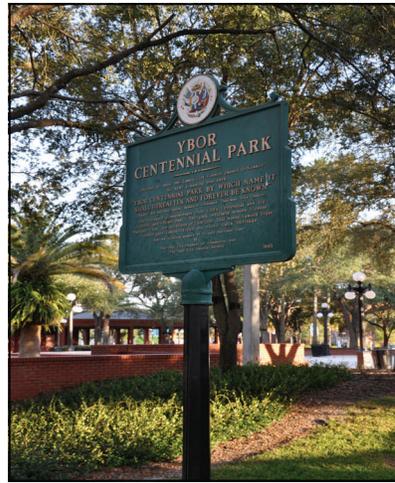
Notable Events, Programs and Services

- From 2009 to 2010, Ybor City's overall crime rate decreased 34.3% for Part 1 crimes and 12.8% for Part 2 crimes.
- The Ybor City Vision Plan Amendment, which focuses on improving Ybor 2, is completed.
- Ybor's daytime and early evening economy is stimulated by funding seven family oriented, art & cultural events through the YCDC Special Event Co-Sponsorship Program.
- A proactive Ybor City Business Assistance Program is implemented to provide on site business counseling and a model Ybor business incubation plan.
- A newly redesigned YborOnline.com is launched to promote the district's restaurants, retail shops, art and cultural venues and special events.
- The Ybor CRA hosts it's first Concierge Marketing Event to improve partnerships and public relations with regional hospitality institutions.
- The YES Team and Ybor Ambassador Program continue to ensure district cleanliness and positive experiences for visitors.
- CTTV's *Ybor Flavors* continues to be a popular outlet for showcasing the many restaurants, entertainment venues and events in the district.
- The Florida Redevelopment Association recognizes the *Experiencing Ybor City* TV commercial as the winner in the *Best Out of the Box* award category.

Tampa Community Redevelopment Agency Ybor City Redevelopment Highlights

Looking Forward

- Continue the Façade Grant Program to stimulate private investment by providing matching grants to property owners for storefront improvements.
- Implement a new Residential Marketing Campaign to attract new residents and residential development to the historic district.
- Market Ybor City through creative partnerships, outreach programs, holiday decorating and positive publicity.
- Improve the quality of life in Ybor by continuing to implement crime reduction strategies and aggressively enforce City regulations.
- Actively promote Ybor City as a clean, attractive and friendly place to live, work and visit.
- Replace 7th Avenue benches with new benches offering improved design and durability.
- Coordinate with Florida Department of Transportation and City departments on future beautification and traffic planning for 21st and 22nd Streets once the I-4 Cross town Connector is completed, and secondly, plan for light and high speed rail.



Tampa Community Redevelopment Agency Ybor City CRA 1 Budget Allocation History (000s)

	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>
Capital Improvement Projects				
15th St Stormwater	\$500	\$550	\$14	
Centennial Park Improvements	243			
Landscaping/Streetscape				
Multi-Space Parking Meters	25			
Neighborhood Infrastructure	59			
Signage Projects	1			
Redevelopment Investment				
Transfer to Debt Service	332	332	332	\$332
Façade Grant Program		244		
District Programs & Services				
Co-Sponsorships	50	50	73	12
Code Enforcement Officer	31	15	24	26
Contractual Services				
District Ambassadors	50	78	67	39
District Landscaping/Streetscape/Signage (maintenance & replacement)	86	89	59	
District Marketing	200	200	200	175
Intensive Pressure Washing	56	53	67	53
Other Professional Services	30		135	
Parking Department		50	100	
Street Sweeping		26	31	31
Streetcar Projects	40	74	79	129
Operations & Administration				
Salaries & Operating	359	356	388	365
	\$2,062	\$2,118	\$1,570	\$1,163

TIF Budget History reflects past program reallocations and major program changes that occurred prior to September 30, 2010.

Tampa Community Redevelopment Agency Ybor City CRA 1 Fiscal Year 2011 TIF Budget

I. Redevelopment Investment

Transfer to Debt Service **\$332,267**

These funds will be used to pay a portion of the debt service on the HUD 108 loan associated with Centro Ybor. \$244,078 in Main Transfer funds is separately budgeted for Ybor capital outlay projects producing an actual TIF impact of \$88,189. This figure represents Centro Ybor's real property tax contribution to the Ybor CRA I TIF.

II. District Programs & Services

Co-Sponsorships **11,682**

These funds will be used for co-sponsorship funding of new or expanded special events promoting economic development, cultural themes, family events and other district priorities.

Code Inspection **26,230**

These funds will be used to pay 50% of the cost of a code enforcement inspector for coverage on weekend nights. Costs are shared with Ybor II CRA and the Code Enforcement and Business Tax Department.

District Ambassadors **39,322**

These funds will be used to pay Ybor District Ambassadors, who provide assistance and information to Ybor City visitors.

District Marketing **175,000**

These funds will be used for marketing Ybor City through the use of billboards, TV ads, radio ads, publication ads, and related signage.

Intensive Pressure Washing **53,385**

These funds will be used for intensive pressure washing of historic pavers and sidewalks.

Street Sweeping **31,098**

These funds will be used to provide street sweeping services to 7th, 8th Avenue and adjoining side streets after weekend evenings.

Streetcar Projects **129,000**

These funds will be used toward an allocation to the streetcar system.

Tampa Community Redevelopment Agency
Ybor City CRA 1 Fiscal Year 2011 TIF Budget

IV. Operations & Administration

Salaries & Operating

364,806

These funds will be used to pay a portion of direct and indirect costs of City staff salaries as well as Economic and Urban Development staff salaries and operating expenses related to the planning and carrying out of the Community Redevelopment Plan and Vision Plan.

\$1,162,790

Tampa Community Redevelopment Agency Ybor City CRA 2 Budget Allocation History (000s)

	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>
Capital Improvement Projects				
Sidewalks		\$110		
Streetscape/Landscape	\$162	98	\$50	
Ybor II Signage Projects				
Redevelopment Investment				
Façade Grant Program		145		
District Programs & Services				
Code Enforcement Officer		15	6	\$4
Other Professional Services	143	143	50	
Signage Repairs and Maintenance		25		
Streetcar Projects	11	26	21	21
Streetscape Improvements	64		69	
YES Team Services	124	120	118	114
Operations & Administration				
Salaries & Operating	95	128	103	59
	\$599	\$810	\$417	\$199

TIF Budget History reflects past program reallocations and anticipated future major program changes that are expected to occur prior to September 30, 2010.

Tampa Community Redevelopment Agency
Ybor City CRA 2 Fiscal Year 2011 TIF Budget

I. District Programs & Services

Code Enforcement Officer **\$4,270**

These funds will be used to pay 50% of the cost of a code enforcement inspector for coverage on weekend nights. Costs are shared with Ybor CRA I and the Code Enforcement and Business Tax Department.

Streetcar Projects **21,000**

These funds will be used toward an allocation to the streetcar system.

YES Team Services **114,079**

These funds will be used to provide YES Team (Clean Team) services to common areas and public right-of-ways.

II. Operations & Administration

Salaries & Operating **59,387**

These funds will be used to pay a portion of direct and indirect costs of City staff salaries as well as Economic and Urban Development staff salaries and operating expenses related to the planning and carrying out of the Community Redevelopment Plan and Vision Plan.

\$198,736

Channel District

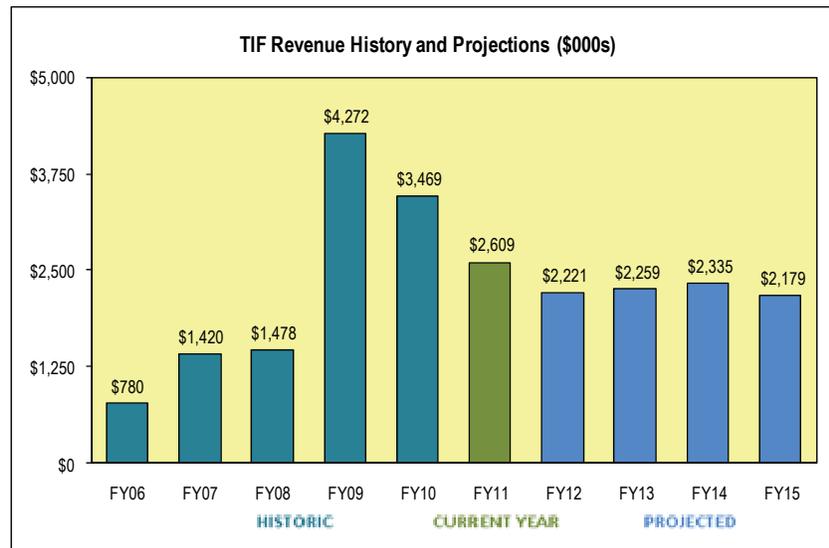
Channel District At A Glance



CRA Area (Acres) / City Area (%)	221 / 0.20
CRA Base Year	2003
Base Year Taxable Assessment	\$39,869,871
Current Taxable Assessment	\$275,327,869
Change From Base Year (Increment)	\$235,457,998
Change From Base (%)	591
TIF Revenue (@95%)	\$2,608,906

Property Profile:	FY11 Tax Base (\$)	FY10 Tax Base (\$)
• Homesteaded	10,084,376	14,355,951
• Non-Homesteaded	208,238,635	252,697,391
• Office/Retail	4,804,662	6,111,350
• Other Commercial	5,928,445	3,689,750
• Ind/Man	30,896,451	48,370,946
• Vacant Land	15,375,300	27,623,208
• Municipal Parking Spaces ¹	2,720	
◇ Garage Spaces	2,720	
◇ Surface Lot Spaces	0	

¹ Parking facility is owned by the Tampa Port Authority, not by the City of Tampa.
Sources: Hillsborough County Property Appraiser, CRA Manager, and the City's Parking Division.



Tampa Community Redevelopment Agency

Channel District Redevelopment Highlights

Highlights 2010

Private Sector Investment

- Three new retailers open for business in the district.
- PowerHouse Gym expands twice during the year.
- Taverna Opa opens in Channelside Bay Plaza.
- Stageworks commences construction of a 99-seat theater in Grand Central at Kennedy.
- Royal Caribbean Cruise Lines announces that the 962-foot *Jewel of the Seas* will begin operating out of the Channel District in November 2011.

TIF and non-TIF Funded Capital Improvements

- The Tampa Port Authority completes its 720-car parking garage expansion.
- The Channel District CRA commits \$6.0 million in TIF funds for the construction of an underground stormwater vault.
- The Channel District CRA purchases land at the intersection of Washington and 12th Streets for the district's first public park.
- The Florida Aquarium announces plans for a fundraising campaign to expand the attraction.



Notable Events, Programs and Services

- A series of highly interactive meetings with residents determine the design of the district's first park.
- The Channel District CRA Neighborhood Amenity Incentive Program helps attract three new businesses to the district.
- Grand Central, Seaport Channelside and The Place report occupancy levels reach 95%.
- A visit by "Three Tall Ships" follows the July 4th fireworks celebration.

Looking Forward

- Complete the reconstruction of York and Washington Streets.
- The construction and opening of the Channel District Park.
- Construct Kennedy Boulevard pedestrian improvements.
- Begin construction of the new segment of 12th street, including all new public infrastructure, burial of overhead utility lines and installation of streetscape amenities.
- Renovation of Channelside Bay Plaza.
- Attract additional retailers to the district.
- Encourage additional residential development and occupancy.

Tampa Community Redevelopment Agency
Channel District CRA
Budget Allocation History (000s)

	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>
Capital Improvement Projects				
Channel District Community Park		\$169	\$350	
York Street Storm Basin		1,715	2,300	
Community Improvement Projects	\$300	189	123	\$987
Gateway/Wayfinding Signage	50	260		
Infrastructure Engineering/Analysis/Mgmt	901	842	350	49
Land Acquisition / Park Development		831	350	
Redevelopment Investment				
York Street Loan Repayment				1,306
District Programs & Services				
Arts & Economic Development Initiative	40	10		
Contractual Services	9			
Marketing and Promotion	20	10	86	
Streetcar Projects	50	100	100	150
Operations & Administration				
Salaries & Operating	108	145	160	117
	\$1,478	\$4,272	\$3,469	\$2,609

TIF Budget History reflects past program reallocations and major program changes that occurred prior to September 30, 2010.

Tampa Community Redevelopment Agency Channel District CRA Fiscal Year 2011 TIF Budget

I. Capital Improvement Projects

Community Improvement Projects **\$986,681**

These funds will be used for a variety of public realm improvements and could also be used for the support of private development projects.

Infrastructure Engineering/Analysis/Mgmt **49,082**

These funds will be used to design, survey and engineer the infrastructure systems in the district, per the recommendations of the Strategic Action Plan.

II. Redevelopment Investment

York Street Loan Repayment **1,306,040**

These funds will be used for the debt service payment on the BB&T bank note recently obtained by the District for construction of the stormwater basin and related improvements.

III. District Programs & Services

Streetcar Projects **150,000**

These funds will be used toward an allocation to the streetcar system.

IV. Operations & Administration

Salaries & Operating **117,103**

These funds will be used to pay a portion of direct and indirect costs of City staff salaries as well as Economic and Urban Development staff salaries and operating expenses related to the planning and carrying out of the Community Redevelopment Plan, as well as the Channel District Strategic Action Plan.

\$2,608,906

Drew Park

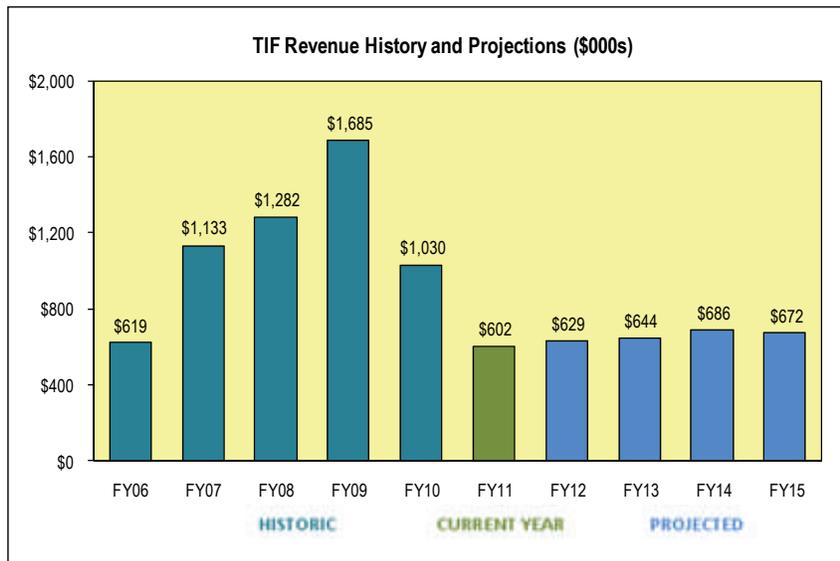
Drew Park At A Glance



CRA Area (Acres) / City Area (%)	829 / 0.76
CRA Base Year	2003
Base Year Taxable Assessment	\$168,033,380
Current Taxable Assessment	\$222,377,195
Change From Base Year (Increment)	\$54,343,815
Change From Base Year (%)	32
TIF Revenue (@95%)	\$602,137

Property Profile:	<u>FY11 Tax Base (\$)</u>	<u>FY10 Tax Base (\$)</u>
• Homesteaded	2,505,442	2,358,488
• Non-Homesteaded	6,941,101	8,189,666
• Office/Retail	79,081,942	92,443,473
• Ind/Man	133,088,264	157,316,836
• Vacant Land	760,446	639,610
• Hotel Rooms (#)	334	
• Meeting Space (SF)	19,856	

Sources: Hillsborough County Property Appraiser, CRA Manager, and the City's Parking Division.



Tampa Community Redevelopment Agency

Drew Park Redevelopment Highlights

Highlights 2010

Private Sector Investment

- Mercedes Benz of Tampa begins constructing a new 79,000 square foot dealership at the intersection of M.L.K. Boulevard and Dale Mabry Highway.
- Mission Critical Solutions completes construction of a 6,800 square foot office and warehouse expansion to support its wireless technology center.
- Several new office/warehouse facilities totaling nearly 12,000 square feet are completed.

TIF and non-TIF Funded Capital Improvements

- The City completes a \$1.5 million resurfacing program for major east-west streets and multiple interior streets in the light industrial area utilizing TIF, CDBG and Transportation funding, greatly improving road appearance, safety and connectivity to Air Cargo Road.
- The City invests \$146,000 of Community Investment Tax to install new sidewalks along Cayuga Street and Osborne Avenue from Dale Mabry Highway to Air Cargo Road.
- The Agency invests \$160,000 of TIF funds to acquire property adjacent to currently owned city land to enlarge the site for development of quality workforce housing.
- The Stormwater Department dedicates significant staff effort to modeling a largely expanded area for the Drew Park Stormwater Project to study options for drainage improvements.

Notable Events, Programs and Services

- Tampa Police continues its highly successful TIF funded Adult Use Enforcement program that resulted in the closing of all non-regulated adult businesses in Drew Park, none of which have returned.
- The City initiates a Business Façade Improvement Grant Program in Drew Park and proceeds with one successful grant application.
- Funds from the citywide EPA Brownfield Assessment Grant are used to assess environmental conditions of property acquired by the City for workforce housing development.
- The Drew Park CRA Community Advisory Committee establishes committees to address code enforcement, crime prevention, marketing, and capital projects/beautification.

Tampa Community Redevelopment Agency Drew Park Redevelopment Highlights

Looking Forward

- Finalize Stormwater project scope and begin design work.
- Initiate new code enforcement strategies and crime prevention programs to complement adult use enforcement.
- Plan park and streetscape improvements.
- Organize a housing rehabilitation project with a local non profit organization and determine feasibility of a workforce housing project.
- Complete additional street paving and sidewalk projects to enhance safety, attractiveness, and connectivity to Air Cargo Road.
- Continue the Façade Grant Program to provide matching grants to businesses for storefront improvements.
- Continue EPA Brownfield Assessment Grant activities by conducting outreach and education activities, identifying potential properties for redevelopment and conducting environmental assessments.



DREW PARK

news & information from the CRA | winter 2009 | volume one edition two

CITY OF TAMPA
CRA

FAÇADE IMPROVEMENT GRANT PROGRAM

Drew Park property owners are encouraged to apply for the Community Redevelopment Area (CRA) Façade Improvement Program. The program provides retail and commercial property owners with financial assistance to improve the appearance of their properties in designated areas of Tampa CRA.

The program is currently funded for the Drew Park, East Tampa and Ybor City CRA's for fiscal year 2010. In Drew Park, the program target areas are Lois Avenue and other major gateway road corridors; however, the program is available throughout the Drew Park CRA.

The grant provides up to \$50,000, or no more than 50 percent of the project costs, which must be matched by the property owner, to be used for exterior renovation, restoration and rehabilitation as well as landscape improvements.

Eligible improvements may include: cleaning, repainting or restoring buildings; repairing or replacing façade materials; window or door and aesthetic improvements to the sides of commercial or residential structures; by offering technical and financial assistance through matching grants, the goal of the program is to assist revitalization efforts by improving the physical appearance of existing property structures or sites.

To apply, please contact:
Jeanette LaRussa Fenton
Manager, Drew Park CRA
(813) 274-7427

To qualify, property owners must apply and receive approval from a review committee and the Community Redevelopment Agency before beginning a project.

For more information, visit the Economic and Urban Development Department Web page at www.tampaparc.com/CRA.

FLORIDA REDEVELOPMENT ASSOCIATION (FRA) AWARDS

Winner! Drew Park Adult Use Enforcement Program

[Best Management Program/Creative Partnership category]

Founded in 1974, the Florida Redevelopment Association (FRA) is a non-profit organization dedicated to assisting Florida professionals and volunteers revitalize their communities. Every year FRA honors redevelopment leaders and CRA's for exemplary projects and programs in Florida. This year, recipients were honored at an awards dinner during the FRA Annual Conference in Orlando on October 29 where 12 awards were presented.

In 2008, with the recommendation of the Drew Park Community Advisory Committee and approval of the CRA Board, the Tampa Police Department implemented a highly successful FRA funded Adult Use Enforcement Program. The program resulted in the closure of all nine non-regulated adult businesses in Drew Park.

The Adult Use Enforcement Program, administered by the Drew Park CRA and the Tampa Police Department, has earned the state's top honor for the development of an enhanced enforcement plan to achieve compliance with city codes from adult use businesses in the area.

The Ybor City Development Corporation was also honored as winner in the "Out of the Box" category for its "Experiencing Ybor City" TV Commercial.

...Congratulations!

Si usted quisiera recibir esta hoja informativa en español, por favor llame al (813) 235-3696.

Tampa Community Redevelopment Agency Drew Park Budget Allocation History (000s)

	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>
Capital Improvement Projects				
Neighborhood Infrastructure	\$810	\$697	\$250	\$274
Stormwater Improvements		666	340	
Redevelopment Investment				
Affordable Housing			20	10
Façade Grant Program		50	100	50
Land Assemblage	233	4	99	50
District Programs & Services				
Adult Use Law Enforcement	87	50		30
Marketing & Promotion	1	10	5	10
Operations & Administration				
Salaries & Operating	151	209	216	179
	\$1,282	\$1,685	\$1,030	\$602

TIF Budget History reflects past program reallocations and major program changes that occurred prior to September 30, 2010.

Tampa Community Redevelopment Agency Drew Park Fiscal Year 2011 TIF Budget

I. Capital Improvement Projects

Neighborhood Infrastructure **\$273,584**

These funds will be used for implementation of neighborhood improvements targeted to the existing residential neighborhood and CRA-wide as appropriate, including but not limited to, stormwater, sidewalks, street lighting, street paving, and gateway corridor beautification.

II. Redevelopment Investment

Economic Development /Affordable Housing Initiatives **10,000**

These funds will be used to assist affordable housing initiatives and major, catalytic economic development projects, including but not limited to, existing housing rehabilitation, incentives and related development costs.

Façade Grant Program **50,000**

Program to improve the appearance of non-residential properties within the Drew Park CRA.

Land Assemblage/Maintenance **50,000**

These funds will be used to acquire and maintain land for development purposes identified in the Drew Park Community Redevelopment Plan.

III. District Programs & Services

Adult Use Law Enforcement/Crime Prevention **30,000**

Funds will be used to implement an enhanced enforcement plan for adult-oriented businesses in Drew Park and for other crime prevention activities.

Marketing & Promotion **10,000**

These funds will be used to market the district and increase stakeholder awareness of redevelopment progress and opportunities.

IV. Operations & Administration

Salaries & Operating **178,553**

These funds will be used to pay a portion of direct and indirect costs of City staff salaries as well as Economic and Urban Development staff salaries and operating expenses related to the planning and carrying out of the Community Redevelopment Plan, as well as the Drew Park Strategic Action Plan.

\$602,137

East Tampa

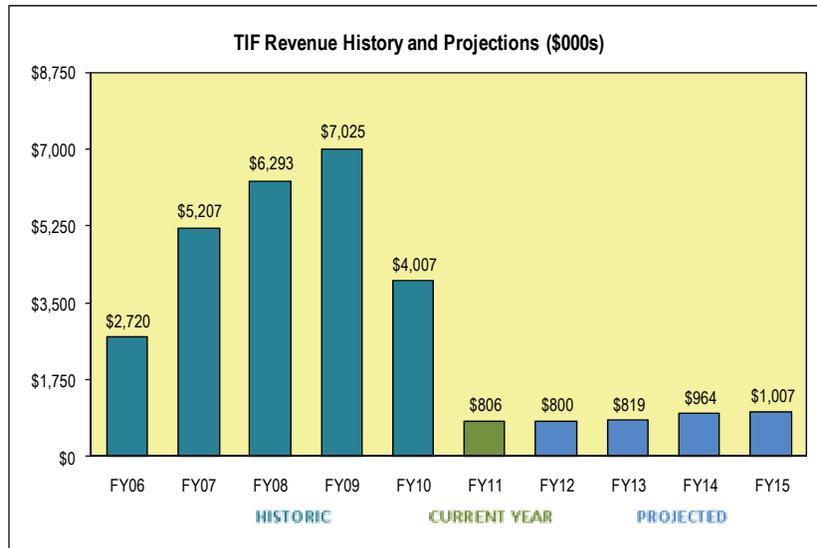
East Tampa At A Glance



CRA Area (Acres) / City Area (%)	4,817 / 4.41
CRA Base Year	2003
Base Year Taxable Assessment	\$492,472,827
Current Taxable Assessment	\$565,212,131
Change From Base Year (Increment)	\$72,739,304
Change From Base Year (%)	15
TIF Revenue (@95%)	\$805,961

Property Profile:	FY11 Tax Base (\$)	FY10 Tax Base (\$)
• Homesteaded	107,550,078	165,233,730
• Non-Homesteaded	173,103,035	335,476,529
• Office/Retail	219,207,506	267,084,217
• Ind/Man	46,632,554	53,802,755
• Vacant Land	18,718,958	32,356,946
• Hotel Rooms (#)	300	
• Meeting Space (SF)	5,000	

Sources: Hillsborough County Property Appraiser, CRA Manager, and the City's Parking Division.



Tampa Community Redevelopment Agency

East Tampa Redevelopment Highlights

Highlights 2010

Private Sector Investment

- The Quality Inn & Suites opens at Interstate 4 and 50th Street with a total of 136 rooms.
- Zagora Worldwide Enterprises opens a new \$1 million retail center on North 22nd Street.
- Bible Truth Ministries opens the \$500,000 H.O.P.E Center located at Lake Avenue and North 29th Street to provide after-school and educational and health programs.

TIF and non-TIF Funded Capital Improvements

- Construction of the \$1.3 million TIF funded North 22nd Street Enhancement Project from Martin Luther King, Jr. Boulevard south to Lake Avenue (Phase 1) begins. Design work for Phase III (Round-a-Bout) segment of the N. 22nd Street Enhancement Project at 23rd Avenue begins.
- The U.S. Department of HUD awards the Tampa Housing Authority and the City and Tampa a \$10 million Neighborhood Stabilization Program II grant to improve foreclosed upon and vacant residential properties.
- The Agency invests \$95,000 of TIF funds to complete renovations to Giddens Park in Southeast Seminole Heights.
- The City begins designing the stormwater remediation project to address flooding issues in the vicinity of 30th Street and Hillsborough Avenue.
- The Agency invests approximately \$750,000 of TIF funds to resurface North 15 Street, North 26th Street, Chelsea Avenue, sections of Lake Avenue and approximately 20 blocks of additional roadways in Southeast Seminole Heights.
- In partnership with USF and three local schools, the City installs a \$15,000 educational kiosk at the Cole Community Lake to provide children hands-on experience in water quality testing.
- The City completes various infrastructure improvements under the Utility Capital Improvement Projects program. \$12 million is being invested in East Tampa.



Tampa Community Redevelopment Agency

East Tampa Redevelopment Highlights

Notable Events, Programs and Services

- Crime reduction efforts by the Tampa Police Department contribute to a 19.4% reduction in Part I Crimes from October 2009-July 2010, compared to October 2008-July 2009.
- Since October 2009, the Environmental Crimes Unit (ECU) has arrested 12 felony and 5 misdemeanor violators and assist in the removal of more than 25.5 tons of debris from East Tampa neighborhoods.
- The East Tampa Community and CRA Board adopts the East Tampa Strategic Action Plan, a multi-year plan for TIF investment.
- Mayor Iorio accepts a \$100,000 East Tampa II Weed n' Seed Grant for the Highland Pines, Grant Park, Northview Hills, and Rainbow Heights neighborhoods.
- The Agency invests \$637,000 of TIF funds to renovate 23 homes under the Housing Rehabilitation Program.
- The Planning Commission awards the Economic & Urban Development Department a 2010 Award of Excellence for the Robert L. Cole Community Lake and an Award of Merit for the East Tampa Strategic Action Plan.
- The 18th Avenue Park is renamed in honor of Alfred "Al" Barnes, Jr., one of Hillsborough County's pioneering black educators for nearly 40 years.
- The Fair Oaks Community Lake is renamed in honor of Herbert D. Carrington, Sr., a former Parks employee who passed away in 2006, at the age of 107.
- The Robert L. Cole Sr. Community Lake is dedicated in honor of Mr. Cole, a prominent East Tampa business owner and community activist.
- The Clean City Division completes its fifth year of the "Summer Youth Program," employing 36 East Tampa youths. The Clean City team assists the Environmental Crimes Unit with removal of debris and illegal dumping.

Looking Forward

- Opening of the \$2 million Seminole Heights Professional Center.
- Dedicate completed Phase I of N. 22nd Street Project extending from Martin Luther King, Jr. Boulevard to Lake Avenue.
- Construct Phase II of the N. 22nd Street Enhancement Project extending from Lake Avenue south to 23rd Avenue.
- Implement the NSP2 and TIF-funded Acquisition Rehabilitation Foreclosure Program.
- Construct the Stormwater improvements at 30th Street and Hillsborough Avenue.
- Continue the Façade Grant Program to provide matching grants to businesses for storefront improvements.
- Continue EPA Brownfield Assessment Grant activities by conducting outreach and education activities, identifying potential properties for redevelopment and conducting environmental assessments.

Tampa Community Redevelopment Agency

East Tampa CRA Budget Allocation History (000s)

	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>
Capital Improvement Projects				
22nd Street Enhancements	\$1,595	\$1,000	\$2,000	
Cyrus Greene Park Improvements	50			
Hillsborough Ave & 30th St Stormwater Improvements	176	503	320	
Neighborhood Infrastructure	1,673	1,315	400	\$137
Retention Pond Study/Redevelopment/Beautification	977			
Redevelopment Investment				
Façade Grant Program		800		
Housing Rehab Loans	638	1,100		
Land Assemblage	193	1,256	369	
District Programs & Services				
East Tampa- Clean City			384	208
East Tampa - Clean City (Environmental Clean-Up)	384	390		
Environmental Detectives (recurring cost)	212	125	115	125
Fair Oaks Community Lake Annual Maintenance Expense (recurring cost)		20	20	21
Streetlight Operating Expense (recurring cost)	12	39	40	41
Marketing & Partnership Development	88	76		10
MLK Community Lake Annual Maintenance Expense (recurring cost)		20	21	21
Operations & Administration				
Staff & Operating (recurring cost)	296	382	338	243
	\$6,293	\$7,025	\$4,007	\$806

TIF Budget History reflects past program reallocations and major program changes occurred prior to September 30, 2010.

Tampa Community Redevelopment Agency East Tampa CRA Fiscal Year 2011 TIF Budget

I. Capital Improvement Projects

Neighborhood Infrastructure **\$137,454**

These funds will be used to install/improve neighborhood infrastructure, including but not limited to, sidewalks and streetlights.

II. District Programs & Services

East Tampa Clean Team/Youth Program **207,992**

These funds will be used to fund a dedicated full-time East Tampa litter control and environmental clean-up program in partnership with the Clean City Division and Department of Code Enforcement and Business Tax, to include an East Tampa youth summer employment component.

Environmental Detective **125,006**

Fund an environmental detective with the Tampa Police Department to conduct both proactive and latent investigations in regards to environmental

Fair Oaks Community Lake Annual Maintenance Expense (Recurring Cost) **21,000**

These funds will be used to cover the recurring annual cost of maintaining the community lake, including but not limited to, lighting, electrical, irrigation, aeration and lake basin maintenance.

Streetlight Operating Expense (Recurring Cost) **41,000**

These funds will be used to cover the annual cost of operating the decorative lighting program installed throughout the East Tampa CRA District.

Martin Luther King Jr. Blvd. Community Lake Annual Maintenance Expense (Recurring Cost) **21,000**

These funds will be used to cover the recurring annual cost of maintaining the community lake, including but not limited to, lighting, electrical, irrigation, aeration and lake basin maintenance.

Marketing & Partnership Development **10,000**

These funds will be used to market the district and increase stakeholder awareness regarding redevelopment progress and opportunities. Funds will also be used to support community revitalization training opportunities for members of the Partnership. These funds may also be utilized to fund community workshops to solicit public input as it relates to furthering the implementation of the CRA Plan.

Tampa Community Redevelopment Agency
East Tampa CRA Fiscal Year 2011 TIF Budget

IV. Operations & Administration

Staff & Operating

242,509

These funds will be used to pay a portion of direct and indirect costs of City staff salaries as well as Economic and Urban Development staff salaries and operating expenses related to the planning and carrying out of the Community Redevelopment Plan.

\$805,961

Tampa Heights Riverfront

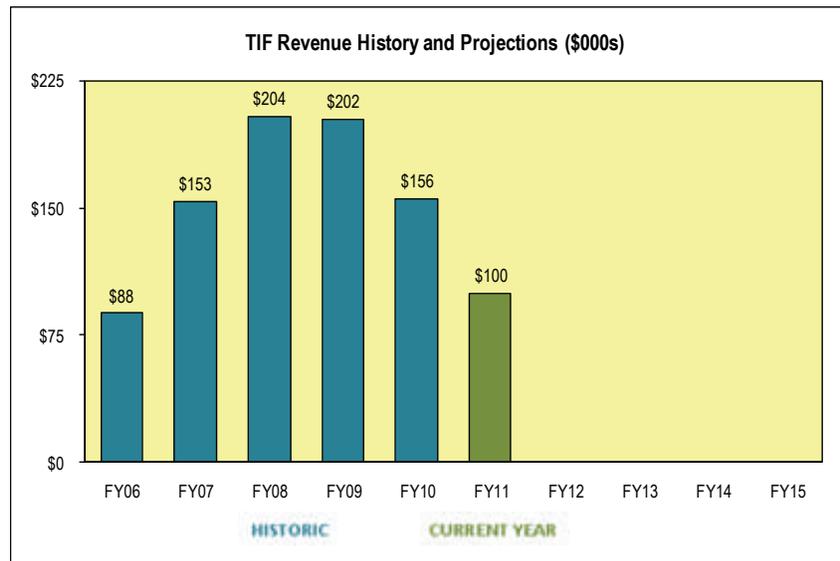


Tampa Heights Riverfront At A Glance

CRA Area (Acres) / City Area (%)	77 / 0.07
CRA Base Year	2005
Base Year Taxable Assessment	\$8,464,415
Current Taxable Assessment	\$18,437,313
Change From Base Year (Increment)	\$9,972,898
Change From Base Year (%)	118
TIF Revenue (@95%)	\$99,623

Property Profile:	<u>FY11 Tax Base (\$)</u>	<u>FY10 Tax Base (\$)</u>
• Homesteaded	704,869	749,751
• Non-Homesteaded	483,575	563,837
• Office/Retail	7,171,774	9,255,031
• Vacant Land	10,029,482	13,381,025
• Meeting Space (SF)	24,132	

Sources: Hillsborough County Property Appraiser, CRA Manager, and the City's Parking Division.



Tampa Community Redevelopment Agency

Tampa Heights Riverfront Redevelopment Highlights

Highlights 2010

Private Sector Investment

- The Beck Group completes construction of its new \$7 million, 30,000 square-foot office building.
- Construction begins on the Water Works Park segment of the Tampa Riverwalk.
- Construction of a new surface parking lot at the intersection of Highland and 7th Avenues is completed.

TIF and non-TIF Funded Capital Improvements

- The City completes the installation of the new roof on the historic Water Works Building.

Notable Events, Programs and Services

- Tampa City Council approves an ordinance allowing up to 119,000 square feet of wet zoned space within the Heights project.
- Fifth Third Bank files a foreclosure notice impacting a portion of the property slated for the Heights project.
- The Heights developer, along with members of the greater Tampa Heights neighborhood, hosts several neighborhood events, including the 2nd Annual Holiday Festival and Bark in the Park.

Looking Forward

- Begin construction of Water Works Park improvements.
- Respond appropriately to the outcome of Fifth Third Bank's foreclosure notice.
- Continue EPA Brownfield Assessment Grant activities by conducting outreach and education activities, identifying potential properties for redevelopment and conducting environmental assessments.



Tampa Community Redevelopment Agency
Tampa Heights Riverfront CRA
Budget Allocation History (000s)

	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>
Capital Improvement Projects				
Capital Improvement Projects	\$155	\$125		
Redevelopment Investment				
The Heights CDD Bond Payment			\$54	
District Programs & Services				
Contractual Services			10	\$18
Operations & Administration				
Staff & Operating	49	77	92	82
	\$204	\$202	\$156	\$100

TIF Budget History reflects past program reallocations and major program changes that occurred prior to September 30, 2010.

Tampa Community Redevelopment Agency
Tampa Heights Riverfront CRA
Fiscal Year 2011 TIF Budget

I. District Program & Services

Contractual Services **\$17,653**

These funds will be used to pay for financial, engineering, legal, architectural or land-use planning services within the district.

II. Operations & Administration

Staff & Operating **81,970**

These funds will be used to pay a portion of direct and indirect costs of City staff salaries as well as Economic and Urban Development staff salaries and operating expenses related to the planning and carrying out of the Community Redevelopment Plan.

\$99,623

Central Park

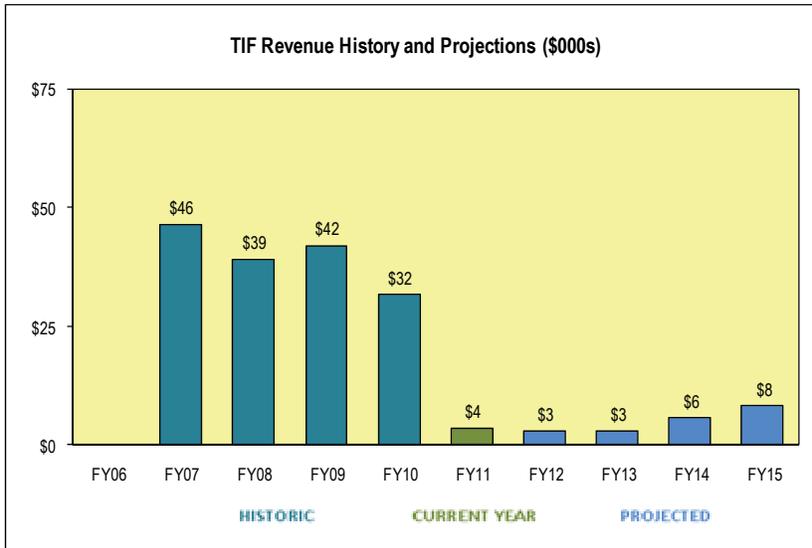
Central Park At A Glance



CRA Area (Acres) / City Area (%)	143 / 0.13
CRA Base Year	2006
Base Year Taxable Assessment	\$6,701,795
Current Taxable Assessment	\$7,024,999
Change From Base Year (Increment)	\$323,204
Change From Base Year (%)	5
TIF Revenue (@95%)	\$3,581

Property Profile:	<u>FY11 Tax Base (\$)</u>	<u>FY10 Tax Base (\$)</u>
• Homesteaded	129,997	74,944
• Non-Homesteaded	2,728,258	4,138,407
• Office/Retail	3,050,419	3,935,100
• Vacant Land	1,116,325	1,323,813

Sources: Hillsborough County Property Appraiser, CRA Manager, and the City's Parking Division.



Tampa Community Redevelopment Agency

Central Park Redevelopment Highlights

Highlights 2010

Private Sector Investment

- The Encore development team invests significant resources in infrastructure plans, grant preparation, marketing efforts and other pre-construction activities.

TIF and non-TIF funded Capital Improvements

- The federal government awards the Tampa Housing Authority a \$38 million Neighborhood Stabilization Program II grant, \$28 million of which is being utilized to construct new infrastructure at the Encore development.
- The City commits approximately \$1.8 million in federal HOME funds to support the construction of affordable housing at Encore.

Notable Events, Programs and Services

- The CRA/City Council approves the Master Development Agreement for the Encore Development and issues the infrastructure construction permit.
- The City commits to taking the lead role in the redevelopment of Perry Harvey, Sr., Park.
- The Encore development team hosts two construction job fairs drawing more than 5,000 jobs seekers.
- City Council adopts a Tampa Comprehensive Plan map amendment for 41-acres of property north of the Encore development site. The enhanced land-use classification encourages higher non-residential density.
- The City unveils a historical marker at Greater New Salem Primitive Baptist Church commemorating the church's 105-year history.



Looking Forward

- Complete Perry Harvey Park construction drawings and financing plan.
- Support transit planning efforts.
- Support private sector initiatives related to City-owned land within the CRA that might evolve.
- Continue EPA Brownfield Assessment Grant activities by conducting outreach and education activities, identifying potential properties for redevelopment and conducting environmental assessments.
- Investigate the feasibility of creating a Central Park Strategic Action Plan.
- Continue to support the redevelopment efforts of Tampa Park Apartments, Inc. and others, as appropriate.

Tampa Community Redevelopment Agency
Central Park Budget Allocation History (000s)

	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>
Operations & Administration				
Salaries & Operating	\$39	\$42	\$32	\$4
	\$39	\$42	\$32	\$4

TIF Budget History reflects past program reallocations and major program changes that occurred prior to September 30, 2010.

Tampa Community Redevelopment Agency
Central Park CRA Fiscal Year 2011 TIF Budget

I. Operations & Administration

Staff & Operating **\$3,581**

These funds will be used to pay a portion of direct and indirect costs of City staff salaries as well as Economic and Urban Development staff salaries and operating expenses related to the planning and carrying out of the Community Redevelopment Plan.

\$3,581

Tampa Community Redevelopment Agency

Services Agreement Overview

As part of the annual budget process, the Tampa Community Redevelopment Agency Board (CRA) contracts with the City of Tampa to assist it in implementing and furthering redevelopment plans for each redevelopment community by providing (or causing to be provided) certain redevelopment services and public improvements.

All community redevelopment areas are covered by a single agreement in this budget document. This year's agreement is in the same form as the FY10 agreement. Executing the agreement allows the City to use its existing processes (e.g. payroll system), procedures (e.g. purchasing by competitive bid and W/MBE program compliance) and staff to accomplish the plans of the CRA.

Based on terms of the Board's adopted Financial and Administration Policy (see Appendix), adopted April 6, 2005, the CRA agreed to particular terms regarding how and in what amounts the city would be reimbursed for the services that it provides in implementing the Community Redevelopment Area Plans.

Importantly, significant expenses incurred by the City to administer CRA activities are not presently reimbursed by the CRA, such as costs associated with the City Clerk, Growth Management, Purchasing, WMBE, Personnel, Technology and Innovation, and other departments.

The annual services agreement documents the amounts to be paid to the City from TIF funds each year. As in past years, the City will be reimbursed for staffing and operating costs associated with the Economic and Urban Development Department. Additionally, \$75,000 for City legal staff time is being shared among the community redevelopment areas as a partial offset to our increasing demands on their time. Direct service expenses for additional services being provided by other departments are listed separately (e.g. Environmental Detectives in East Tampa).

The schedule on the following page details the services and costs for each area, and correlates to specific line items in the budgets.

Tampa Community Redevelopment Agency

Services Agreement Overview

FY11 CRA/City Services Agreement Payment Schedule

CRA	Budget/Service Line Item	Not to Exceed
Downtown	Staff and Operating	\$120,811
Ybor I	Staff and Operating	\$300,653
	Code Inspection	\$26,230
Tampa Heights Riverfront	Staff and Operating	\$76,970
East Tampa	Staff and Operating	\$242,509
	Clean Team/Youth Program	\$152,599
	Environmental Detective	\$121,144
Channel District	Staff and Operating	\$117,103
Drew Park	Staff and Operating	\$172,702
Ybor II	Staff and Operating	\$48,943
	Code Inspection	\$4,270
Central Park	Staff and Operating	\$3,884.71
Total Consideration		\$1,387,818.71

**CITY OF TAMPA/COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF TAMPA**

AGREEMENT FOR SERVICES

THIS AGREEMENT, made and entered into at Tampa, Florida, as of the _____ Day of _____, 2010, by and between the CITY OF TAMPA, a municipal corporation organized and existing under the laws of the State of Florida (the "City") and the COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF TAMPA, a body politic and corporate of the State of Florida (the "Agency").

WITNESSETH:

WHEREAS, pursuant to Resolution No. 88-1169, adopted by the City Council of the City of Tampa on June 16, 1988, the City Council approved a Community Redevelopment Plan for the Downtown Community Redevelopment Area (the "Redevelopment Plan"), and directed the Agency to implement the Redevelopment Plan and exercise those powers granted by Part III, Chapter 163 of the Florida Statutes (the "Redevelopment Act"); and

WHEREAS, pursuant to Resolution No. 88-1178, adopted by the City Council of the City of Tampa on June 23, 1988, the City Council approved a Community Redevelopment Plan for the Ybor City I Community Redevelopment Area (the "Redevelopment Plan"), and directed the Agency to implement the Redevelopment Plan and exercise those powers granted by Part III, Chapter 163 of the Florida Statutes (the "Redevelopment Act"); and

WHEREAS, pursuant to Resolution No. 99-0748, adopted by the City Council of the City of Tampa on May 13, 1999, the City Council approved a Community Redevelopment Plan for the Old Tampa Police Department Site Community Redevelopment Area (the "Redevelopment Plan"), and directed the Agency to implement the Redevelopment Plan and exercise those powers granted by Part III, Chapter 163 of the Florida Statutes (the "Redevelopment Act"); and

WHEREAS, pursuant to Resolution No. 2004-794, adopted by the City Council of the City of Tampa on June 24, 2004, the City Council approved a Community Redevelopment Plan for the East Tampa Community Redevelopment Area (the "Redevelopment Plan"), and directed the Agency to implement the Redevelopment Plan and exercise those powers granted by Part III, Chapter 163 of the Florida Statutes (the "Redevelopment Act"); and

WHEREAS, pursuant to Resolution No. 2004-795, adopted by the City Council of the City of Tampa on June 24, 2004, the City Council approved a Community Redevelopment Plan for the Channel District Community Redevelopment Area (the "Redevelopment Plan"), and directed the Agency to implement the Redevelopment Plan and exercise those powers granted by Part III, Chapter 163 of the Florida Statutes (the "Redevelopment Act"); and

WHEREAS, pursuant to Resolution No. 2004-796, adopted by the City Council of the City of Tampa on June 24, 2004, the City Council approved a Community Redevelopment Plan for

the Drew Park Community Redevelopment Area (the "Redevelopment Plan"), and directed the Agency to implement the Redevelopment Plan and exercise those powers granted by Part III, Chapter 163 of the Florida Statutes (the "Redevelopment Act"); and

WHEREAS, pursuant to Resolution No. 2004-797, adopted by the City Council of the City of Tampa on June 24, 2004, the City Council approved a Community Redevelopment Plan for the Ybor City II Community Redevelopment Area (the "Redevelopment Plan"), and directed the Agency to implement the Redevelopment Plan and exercise those powers granted by Part III, Chapter 163 of the Florida Statutes (the "Redevelopment Act"); and

WHEREAS, pursuant to Resolution No. 2006-800, adopted by the City Council of the City of Tampa on June 22, 2006, the City Council approved a Community Redevelopment Plan for the Central Park Community Redevelopment Area (the "Redevelopment Plan"), and directed the Agency to implement the Redevelopment Plan and exercise those powers granted by Part III, Chapter 163 of the Florida Statutes (the "Redevelopment Act"); and

WHEREAS, under the Redevelopment Act, the Agency may contract with such other persons, public or private, as it deems necessary and appropriate for it to carry out its duties and responsibilities; and

WHEREAS, the Agency desires to engage the City to assist it in implementing and furthering the Redevelopment Plans by providing or causing to be provided certain redevelopment services and public improvements in all Tampa Community Redevelopment Areas (the "Redevelopment Areas"); and

WHEREAS, the East Tampa CRA Plan directs the City to involve the seven member "tax increment revenue" sub-committee of the East Tampa Community Revitalization Partnership and other broad-based community input in the recommendation of projects and monitoring of the implementation of the Plan.

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations contained herein, the parties hereto agree as follows:

ARTICLE I. REDEVELOPMENT SERVICES; PUBLIC IMPROVEMENTS

- A. The City shall carry out or cause to be carried out, a revitalization and redevelopment program in the Redevelopment Areas consisting of, but not limited to, the following:
 - 1. Assist the Agency in the acquisition of real property by identifying, justifying, assembling, negotiating and monitoring the acquisition of real property by purchase, condemnation, gift, exchange or other lawful means;
 - 2. Assist the Agency in identifying, justifying, negotiating and monitoring the rehabilitation of real property in the manner prescribed by the Agency;

3. Assist the Agency in developing structure relocation plans for any historic structures determined worthy of preservation and for which relocation is required;
4. Serve as a representative of the Agency in seeking the aid and cooperation of other public agency bodies and private organizations and to coordinate the Redevelopment Plans with the activities of said public bodies and private organizations in order to achieve the purposes of redevelopment in the highest public interests possible;
5. Act as a representative of the Agency for real property owned by the Agency within the Redevelopment Area or real property in the Redevelopment Areas which is within the control, direction, supervision or management of the Agency;
6. Identify, propose, market and negotiate through approved practice methods such agreements for specific properties located within the Redevelopment Areas which provide for uses which are in the best interests of the Agency and further the redevelopment of the Redevelopment Areas pursuant to the Redevelopment Plans;
7. Advertise, promote and market through approved practice methods the sale of real property in accordance with the Redevelopment Plans and other applicable laws, regulations, policies and plans;
8. Assist the Agency to cause the demolition or clearance, or both, of buildings, structures and other improvements within the Redevelopment Areas which are owned or acquired by the Agency or any other person and which are to be redeveloped in accordance with, or as contemplated by, the Redevelopment Plans;
9. Assist the Agency to cause the preparation of building and development sites in the Redevelopment Areas;
10. Coordinate and monitor the relocation of persons displaced by redevelopment within the Redevelopment Areas;
11. Plan, execute and monitor specific programs involving the private sector that stimulate the economy in the Redevelopment Areas;
12. Create and cause to be used a marketing campaign that seeks to attract investment, development and enterprises in the Redevelopment Areas;
13. Conduct a promotional campaign that attracts visitors to the Redevelopment Areas from within and without the Tampa Bay metropolitan area;

14. Conduct educational and informational sessions for owners of real property located within the Redevelopment Areas;
 15. Coordinate, through the City's Department of Growth Management and Development Services, the referral of persons from the Redevelopment Areas that are seeking financial assistance for various purposes within the Redevelopment Areas; and
 16. Study the periphery of the Redevelopment Areas to evaluate the potential for expansion of the district.
 17. Assist the Agency in implementing and executing environmental public health/safety programs including, but not limited to, clean-up of illegal dump sites, litter control, code enforcement, and other related activities.
 18. Provide funding, as needed, for planning, legal and/or financial studies with said costs to be reimbursed from tax increment proceeds when available.
- B. During the term of this Agreement the City shall recommend to the Agency the implementation, construction or installation of public improvements which are necessary to effectuate the Redevelopment Plans. Subject to the funding and approval of such public improvements by the Agency pursuant to this Agreement, the City shall implement, construct or install such public improvements.
- C. In order to properly provide the services described in Paragraphs A and B herein above, the City shall,
1. Provide the Agency with recommendations on zoning matters, modifications to the Redevelopment Plans or such other matters as may be requested by the Agency;
 2. Seek alternative funding sources from both the public and private sector that will assist in funding redevelopment activities that complement the intent and purpose of the Redevelopment Plans;
 3. Involve the seven-member "tax increment revenue" sub-committee of the East Tampa Community Revitalization Partnership in monitoring of the East Tampa CRA Plan.
 4. Provide ongoing assessment and monitoring of redevelopment within the Redevelopment Areas to evaluate the success or failure of specific projects, and when necessary, provide additional or alternative project options to the Agency for its consideration; and

5. Urge the members of the Florida Legislature from the Tampa area and elsewhere to enact legislation that will aid the redevelopment of the Redevelopment Areas.
6. For agreements related to projects that are (or are likely to be) funded in majority by TIF revenues, the Department of Urban Development will circulate the draft scope of services to all Community Redevelopment Agency Board members for their input at the time that the draft scope is provided to CRA Advisory committee members for comment.

ARTICLE II. PERIOD OF AGREEMENT

This Agreement shall commence on October 1, 2010, and shall expire on September 30, 2011, unless this Agreement is otherwise earlier cancelled as provided herein, or unless extended by written agreement of the parties.

ARTICLE III. COMPENSATION

The Agency shall pay to the City, and the City shall accept from the Agency as full consideration for its services under this Agreement, the sums not to exceed as follows, for providing services described in Article I. A. and C. of this Agreement.

CRA	Budget/Service Line Item	Not to Exceed
Downtown	Staff and Operating	\$120,811
Ybor I	Staff and Operating	\$300,653
	Code Inspection	\$26,230
Tampa Heights Riverfront	Staff and Operating	\$76,970
East Tampa	Staff and Operating	\$242,509
	Clean Team/Youth Program	\$152,599
	Environmental Detective	\$121,144
Channel District	Staff and Operating	\$117,103
Drew Park	Staff and Operating	\$172,702
Ybor II	Staff and Operating	\$48,943
	Code Inspection	\$4,270
Central Park	Staff and Operating	\$3,884.71
Total Consideration		\$1,387,818.71

No other costs or expenses incurred by the City or on its behalf shall be chargeable to the Agency unless specifically authorized under this Agreement.

ARTICLE IV. PAYMENTS

On the first day of each month during the period of this Agreement the Agency shall pay the City one twelfth (1/12) of one million, three hundred eighty seven thousand, eight hundred eighteen dollars and seventy-one cents (\$1,387,818.71) for the services described in Article I. A. and C. of this Agreement.

ARTICLE V. CANCELLATION OF AGREEMENT

This Agreement is subject to cancellation by either party on thirty (30) days advance written notice to the other at its address as herein above specified. In the event of such cancellation and if the City claims it is entitled to compensation for the satisfactory performance of services provided, or for the implementation, construction or installation of public improvements, pursuant to the provisions of this Agreement to date of cancellation, it shall comply with Article IV. hereof.

ARTICLE VI. RECORDS

The City shall maintain such records and accounts including property, personnel and financial records as are necessary to assure a proper accounting for all funds paid to the City by the Agency pursuant to this Agreement, and such records shall be available for inspection by the Agency or its representatives at reasonable times and under reasonable conditions.

All documents, including detailed reports, plans, brochures, publications, and all other related data, prepared or obtained by the City in conjunction with this Agreement are, and shall remain the property of the Agency.

ARTICLE VII. NON-ASSIGNABILITY

The City may not assign this Agreement without the prior written consent of the Agency.

ARTICLE VIII. MODIFICATION, AMENDMENT, EXTENSION

This Agreement may not be modified, amended or extended except in writing.

ARTICLE IX. HEADINGS

All articles and descriptive headings of paragraphs in this Agreement are inserted for convenience only and shall not affect the construction or interpretation hereof.

Intentionally Blank

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed at the place and on the day herein above first written.

ATTEST:

CITY OF TAMPA

CITY CLERK

BY: _____ (SEAL)
PAM IORIO, MAYOR

COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF TAMPA

ATTEST:

SECRETARY

BY: _____ (SEAL)
CHAIRMAN/VICE CHAIRMAN

The execution of this document was
Authorized by Resolution No. _____.

SALVATORE TERRITO
CHIEF ASSISTANT CITY ATTORNEY

Recommended Tax Increment Fund Budgets

Appendix

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City of Tampa
Community Redevelopment Agency

Financial and Administration Policy

The City, in conjunction with the various community-based CRA/TIF groups, has developed the following policies for presentation to and adoption by the Community Redevelopment Agency in order to establish clear, uniform administrative guidelines that will apply to all Community Redevelopment Areas. No part of these guidelines is intended to restrict the authority of the Community Redevelopment Agency or to conflict with Florida Statutes.

Formalizing these policies will best assure clear communication between and among representatives of affected communities. The community-based CRA/TIF groups and city staff will engage in joint planning and policy formulation. As a result, annual workplans and long-range planning for redevelopment initiatives will be better understood and have a higher likelihood of success.

Any proposed changes to these policies (including future year staff projections) will be formulated jointly by the community-based CRA/TIF groups and city staff before presentation to the Community Redevelopment Agency.

Community Redevelopment Area Representation

- Each CRA organization has/will have a committee (herein referred to as “community-based CRA/TIF group”) identified to interact with city staff regarding allocation of TIF revenues. The goal of this interaction is to reach consensus regarding annual and long-term TIF revenue planning and expenditures.

Annual TIF Budgeting

- City staff, in conjunction with the community-based CRA/TIF groups, will prepare a proposed annual work program and budget in accordance with the various CRA multi-year action plans to be presented to CRA for review and consideration. The Community Redevelopment Agency’s formal approval is necessary in order to establish annual TIF budgets.
- Proposed changes to an approved TIF budget will be developed by city staff in conjunction with the community-based CRA/TIF group prior to consideration by the Community Redevelopment Agency.
- Future year CRA workplans and budget submittals will be more-or-less coincidental with the City’s annual budget process, resulting in common (10/1 - 9/30) fiscal periods.
- Annual appropriations should be programmed pursuant to Florida Statutes, Chapter 163, Part III.

Adopted April 5, 2005

City of Tampa
Community Redevelopment Agency

Financial and Administration Policy

Reimbursement to City for Creation of the CRA

- Reimbursements for direct out-of-pocket expenses (e.g. HCCCCPC, consultants, legal notices and advertisement) will be expensed to the TIF fund for each CRA/TIF that is established after calendar 2004.
- No City staff expenses will be reimbursed.

Ongoing Reimbursement to City from TIF Revenues

- Revenue and Finance and Urban Development will jointly establish a cost accounting practice that results in an accurate portrayal of annual staff and operating expenses for each CRA.
- The City, in conjunction with the community-based CRA/TIF groups, commits to maximize the use of TIF revenues for direct reinvestment in the Community Redevelopment Areas by critical annual review of the percentage of TIF revenues being applied to staff and operating expenses.
- Eventually, TIF revenues will cover 85% of the annual Urban Development Department staff expenses. For the initial year, reimbursement to the City from TIF revenues will be 25% of staff expense. This percentage will be increased by 15% per year until the 85% level is reached (i.e. 25, 40, 55, 70, 85). Inasmuch as the Ybor TIF is already in place, the City staff expense percentage for 2005 will be at (55%), ramp up the nearest 15% increment in 2006, and increase 15% per year thereafter to the 85% level. Attached is a five-year staff projection for the Urban Development Department.
- Future year revenues will not be used to repay the City for reimbursed staff expenses from previous years.
- In the event that the City of Tampa and the Community Redevelopment Agency agree that the City is to up-front the cost of CRA initiatives, then future year TIF revenues from that CRA will be programmed to reimburse the City. Proposed reimbursement schedules will be developed by city staff in conjunction with the community-based CRA/TIF group prior to consideration by the Community Redevelopment Agency.
- Capital improvement projects funded with TIF revenues will bear direct and indirect capital project overhead charges in the same manner and using the same procedures as are administered to all other capital improvement project funds.

City of Tampa
Community Redevelopment Agency

TIF Borrowing for Major Projects Policy

Financing for infrastructure projects and/or economic development activities in the CRA's shall be governed by the following policies. These policies are specifically targeted to the issuance of bonds, but may also be applicable to other forms of financing.

General Conditions

These conditions shall apply to typical improvement projects where the CRA/City controls all factors of the project, including the entire funding source(s) and timing.

- The financing shall rely on the credit of the CRA/TIF only.
- Back up funding sources including, but not limited to utility taxes, parking revenues, and/or the City's general funds shall not be used as a back-up pledge toward any financing.
- The terms and amounts of potential financing shall be dictated by prevailing market conditions at the time of the financing application, including, but not limited to:
 - Interest rates
 - Compliance for tax-exempt versus taxable status
 - Required debt service coverage ratio, and/or
 - Ability to underwrite the credit based on the historical performance and/or future projections of the TIF

Special Conditions

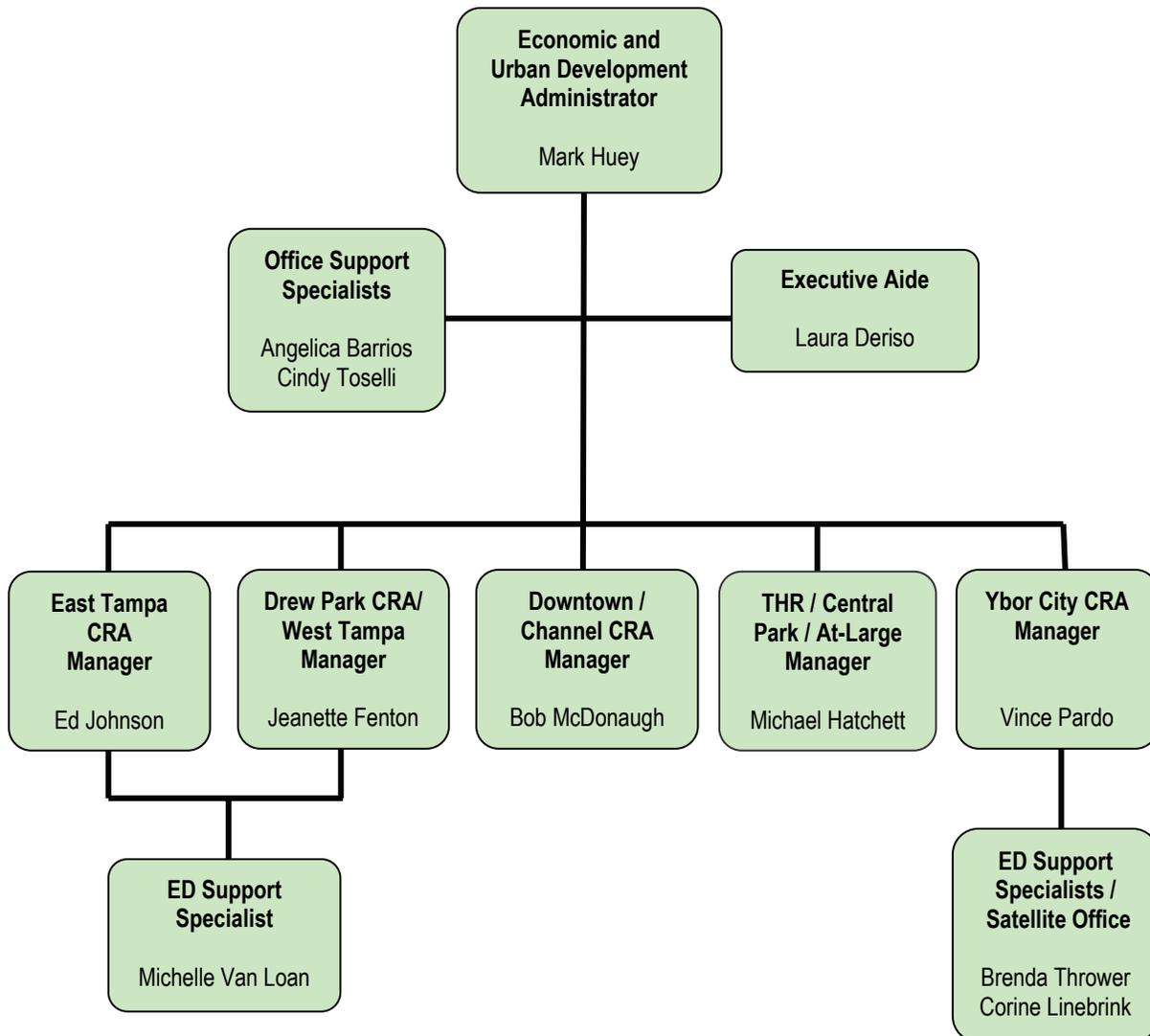
These conditions shall apply to improvement projects where the CRA/City does not control all factors of the project or where compelling factors would cause prudent consideration of exceptions to the above general conditions. Some examples of these exceptions could be:

- Projects undertaken in cooperation with County, State, or other governmental entities where the other entity is bringing a significant portion of the funding to the project. Multiple governmental entities in a common project would amplify this condition.
- Projects where the timing is dictated by "emergency" conditions.
- Projects that are required in the sequence of an overall critical path schedule and the initial project timing is driven by an outside entity or emergency condition.
- CRA's where current TIF revenue is insufficient to satisfy the financing of a contemplated project(s), but due to historic trends of the existing TIF revenue and/or new projects actually under construction provide a high level of confidence in the expectation of future revenue.
- This policy is not intended to restrict the CRA's assistance or support of private sector projects through the use of a project specific Redevelopment Agreement.
- In projects represented by the examples above or projects being influenced by other compelling factors, the financing policies in "General Conditions" should be reviewed for flexibility. In the event the City uses non-TIF funds to finance a CRA project, these non-TIF funds would be reimbursed to the City from future TIF revenues.

Adopted March 22, 2007

Tampa Community Redevelopment Agency Department of Economic and Urban Development

Total Approved Positions - 12



Tampa Community Redevelopment Agency City of Tampa Departmental Staff Allocated Cost Comparison Fiscal 2010 and Fiscal 2011

CRA	Total Allocated Staff Costs			Portion Funded by TIF ¹		
	FY11	FY10	Increase (Decrease)	FY11	FY10	Increase (Decrease)
Downtown	\$ 130,773	\$ 151,578	\$ (20,805)	86.43%	87.64%	-1.21%
Ybor City	399,932	471,488	(71,516)	85.47%	85.85%	-0.38%
Channel District	126,411	174,905	(48,494)	86.48%	87.29%	-0.81%
Drew Park	191,821	239,686	(47,865)	85.98%	86.67%	-0.69%
East Tampa	237,947	367,893	(129,946)	98.65%	86.09%	-0.40%
Tampa Heights Riverfront	84,874	95,068	(10,194)	86.10%	87.11%	-1.00%
Central Park	84,874	95,068	(10,194)	4.22%	33.32%	-29.10%
Total	\$1,256,632	\$1,595,646	\$ (339,014)	82.80%	83.30%	-0.50%

Explanatory Notes:

¹ In accordance with the Board's financial policy, all CRAs, with the exception of Central Park, cover the maximum 85% of departmental staff salaries. Additionally, TIF pays for a portion of staffing costs of Legal personnel who perform services on behalf of the CRA.

Tampa Community Redevelopment Agency **TIF Revenue Calculation Comparison by CRA** **Millage Rate History** **Fiscal 2006 - Fiscal 2011**

	FY 06	FY07	FY08	FY 09	FY 10	FY 11
City	0.0065390	0.006408	0.0057326	0.0057326	0.0057326	0.0057326
County	0.0069257	0.0065200	0.0057446	0.0057439	0.0057423	0.0057407
Port	0.0002600	0.0002200	0.0001982	0.0001950	0.0001925	0.0001900
HART	0.0005000	0.0005000	0.0004495	0.0004682	0.0004682	0.0004682
Children's Board	0.0005000	0.0005000	0.0004634	0.0005000	0.0005000	0.0005000
Total Millage	0.0147247	0.0141480	0.0125583	0.0126381	0.0125356	0.0126315

Millage Rate Calculations by CRA

Properties within the boundaries of all of the CRAs are assessed by the City of Tampa, Hillsborough County and the Tampa Port Authority. The combined millages of these three taxing authorities for fiscal 2011 is 0.0116633.

For the Downtown CRA, the Children's Board assessment is applicable to both the Original Core and the New-Core Amendment. The HART assessment is applicable to the Original Core only. Therefore, the applicable millage rate for fiscal 2011 is 0.012549369.

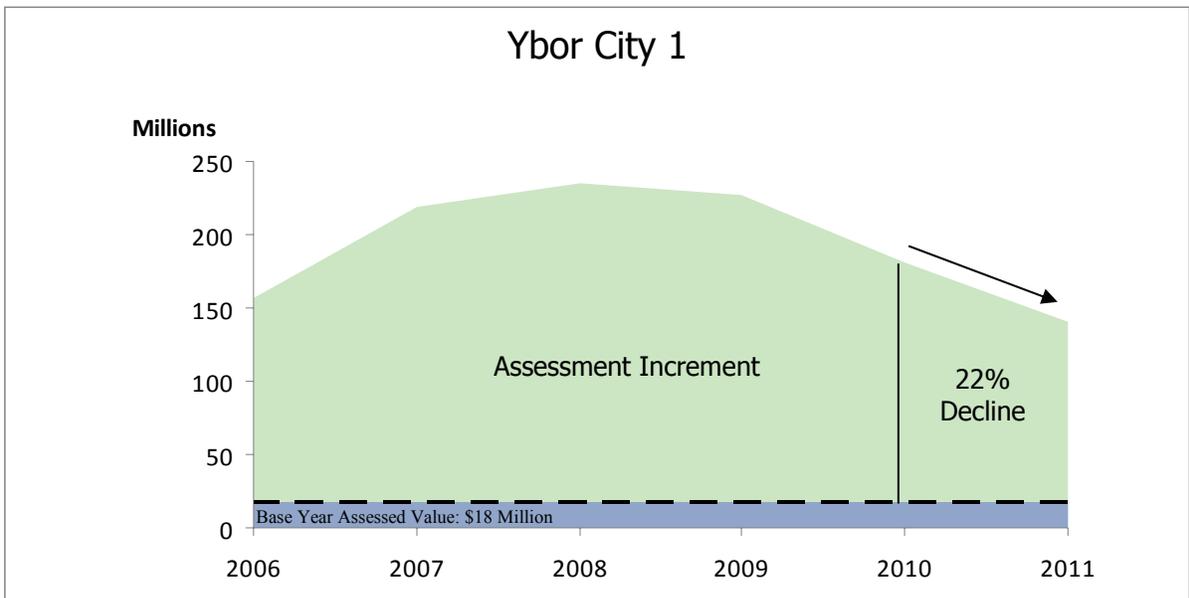
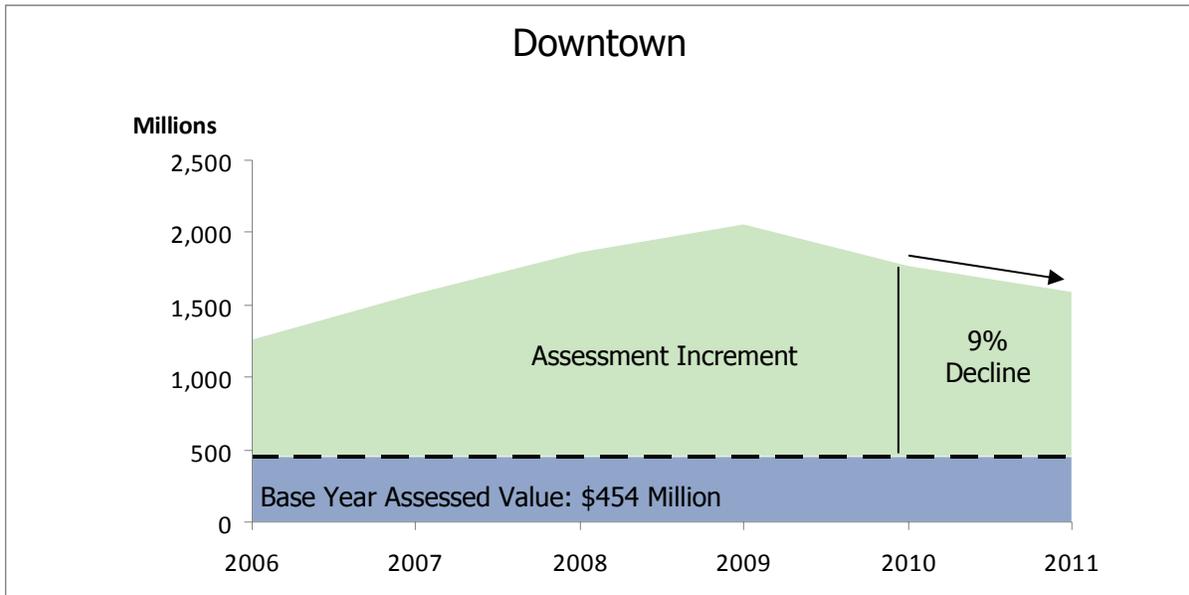
For the Ybor I CRA, through interlocal agreement with the Community Redevelopment Agency, Hillsborough County retains 30% of the property tax revenues it otherwise would contribute to the CRA. For fiscal 2011, this retention results in a millage of 0.0099411 for the CRA.

For the Tampa Heights Riverfront CRA, through interlocal agreement with the Community Redevelopment Agency, Hillsborough County retains 20% of property tax revenues it otherwise would contribute to the CRA. For fiscal 2011, this 20% retention results in a millage of 0.0105152 for the CRA.

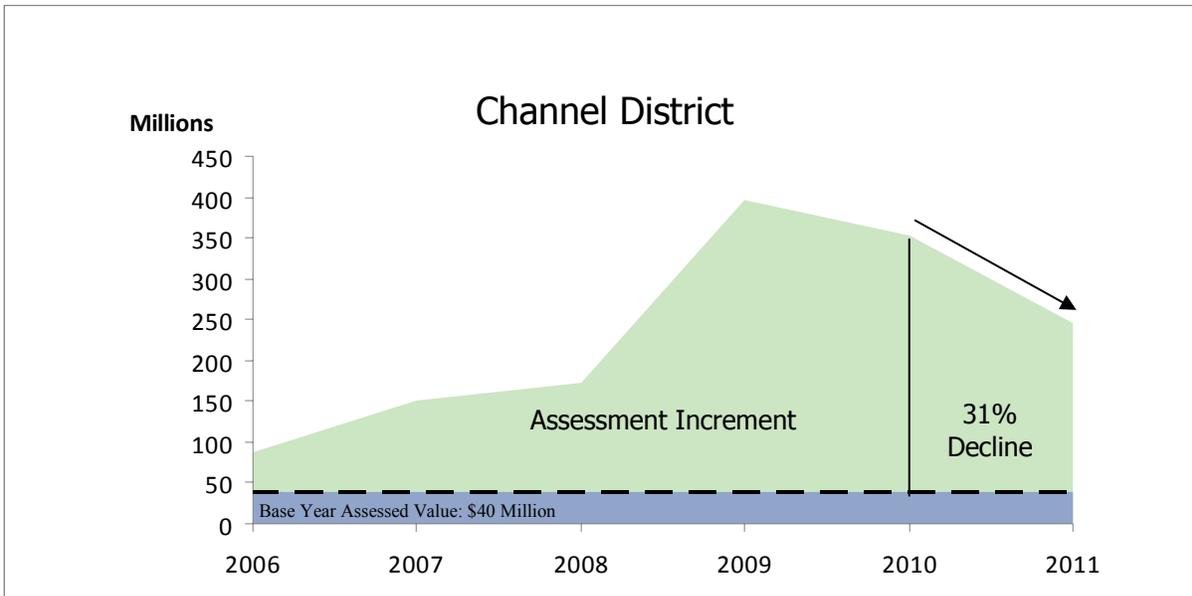
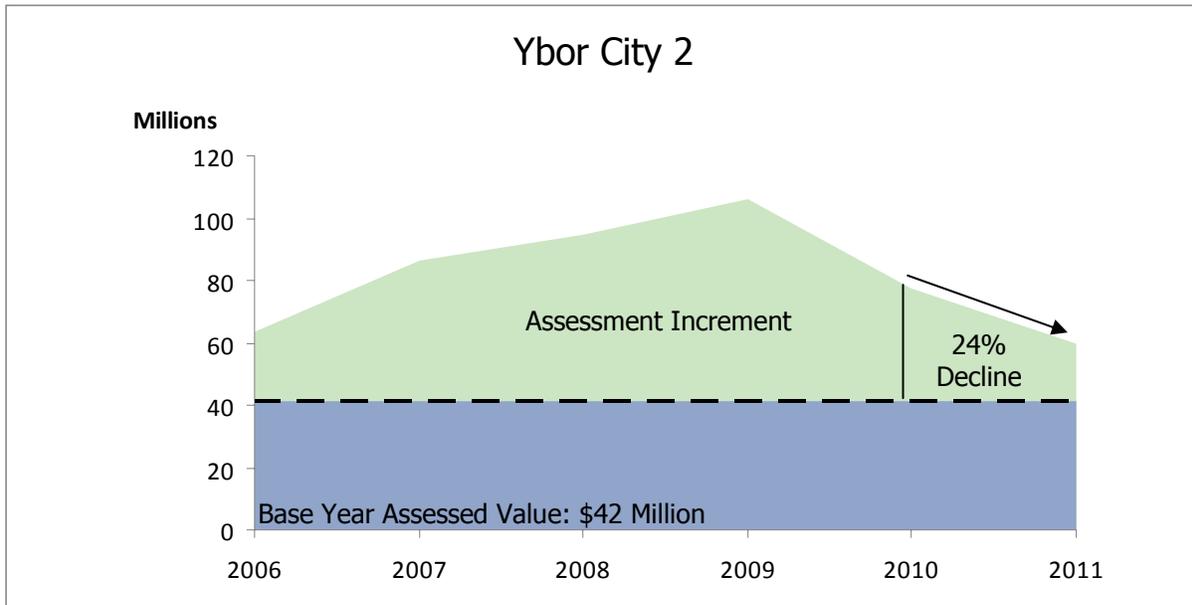
Tampa Community Redevelopment Agency
TIF Revenue Calculation by CRA
Fiscal 2011 and Fiscal 2010

	<u>FY11</u>			<u>FY10</u>		
	<u>Incremental TIF Assessment</u>	<u>Millage Rate</u>	<u>TIF Revenue @95%</u>	<u>Incremental TIF Assessment</u>	<u>Millage Rate</u>	<u>TIF Revenue @ 95%</u>
Downtown	\$1,111,277,597	0.012549369	\$13,248,541	\$1,311,244,041	0.0125532	\$15,637,289
Ybor City CRA 1	123,124,241	0.0099411	1,162,790	163,662,416	0.0099447	1,546,197
Ybor City CRA 2	17,936,282	0.0116633	198,736	35,986,758	0.0116674	398,878
Channel District	235,457,998	0.0116633	2,608,906	312,978,725	0.0116674	3,469,066
Drew Park	54,343,815	0.0116633	602,137	92,914,693	0.0116674	1,029,869
East Tampa	72,739,304	0.0116633	805,961	361,481,350	0.0116674	4,006,670
Tampa Heights	9,972,898	0.0105152	99,623	15,564,585	0.0105189	155,537
Riverfront						
Central Park	323,204	0.0116633	3,581	2,770,469	0.0116674	30,708
	<u>\$1,625,175,339</u>		<u>\$18,730,275</u>	<u>\$2,296,603,037</u>		<u>\$26,274,213</u>

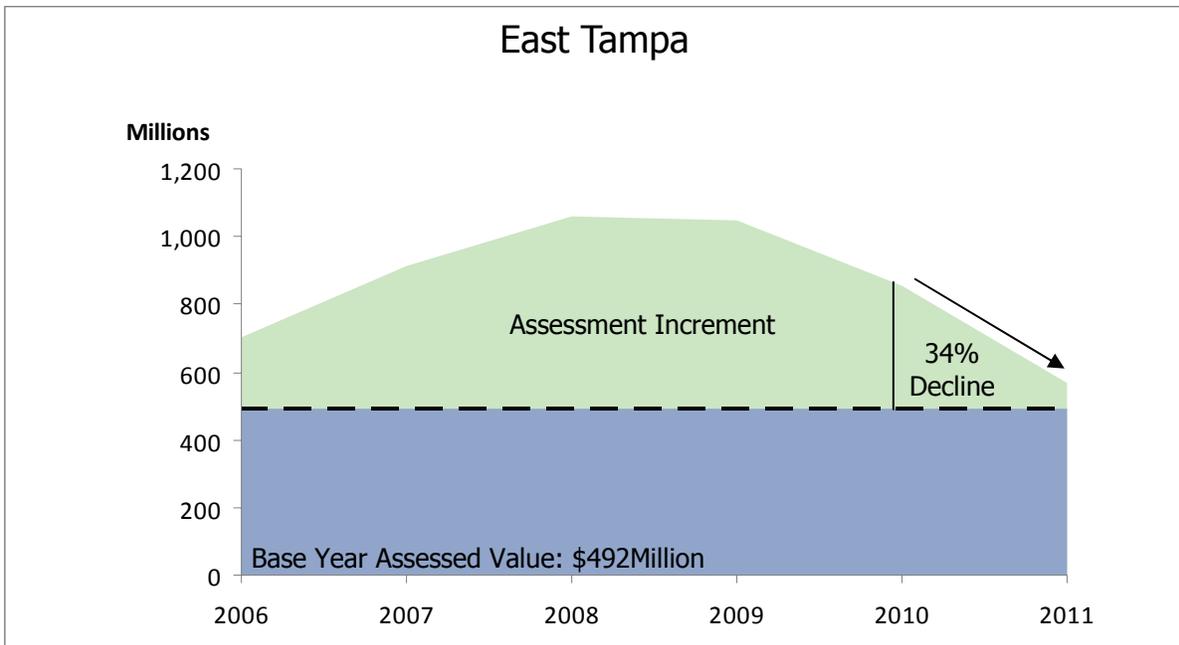
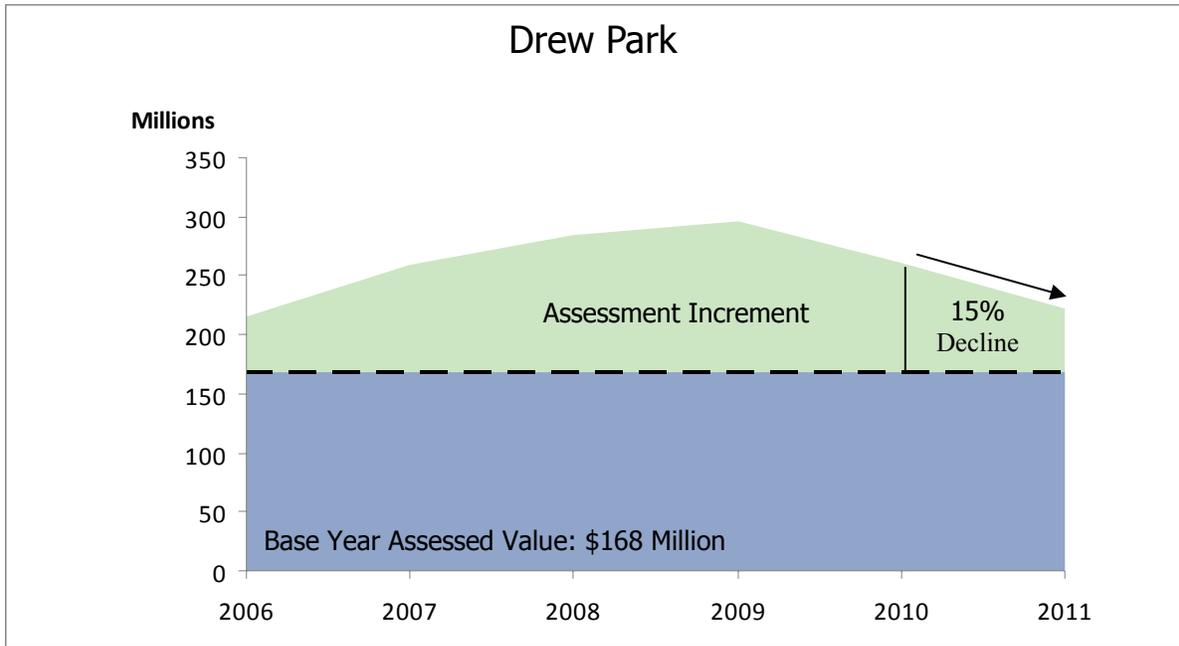
Tampa Community Redevelopment Agency Assessed Value Trends



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