

# City of Tampa Community Redevelopment Agency

Recommended Tax Increment Financing Budgets  
For the Fiscal Year Ending September 30, 2017



Downtown



Channel District



East Tampa



Drew Park



Central Park



Tampa Heights Riverfront



West Tampa



Ybor City

City of Tampa  
**Community Redevelopment Agency**

Recommended Tax Increment Financing Budgets  
For the Fiscal Year Ending September 30, 2017

Bob Buckhorn, Mayor  
Bob McDonough, Administrator of Economic Opportunity  
Sonya Little, Chief Financial Officer



**Bob Buckhorn, Mayor**

September 30, 2016

Honorable Chairman and Members of the  
Tampa Community Redevelopment Agency

I am pleased to present for your consideration the recommended Tax Increment Financing (TIF) Budgets for the fiscal year beginning October 1, 2016, and ending September 30, 2017.

Our CRA taxable values continue to trend upward and I am excited about the many opportunities that await us as we continue to take steps to enhance economic growth throughout our great city. I am particularly excited about start of construction at Julian B. Lane Riverfront Park in the new West Tampa CRA. The park represents our commitment to investing in the health and quality of life for our citizens.



Every year we strive to leverage our CRA dollars. The FY17 Budget is an excellent example of projects and improvements that are possible only with the partnering of CRA TIF funds, City of Tampa Capital Improvement Project funding, outside agencies, and other private sector investments.

In addition to detailing our fiscal 2017 budget recommendations, this report also highlights some past year redevelopment achievements, including:

- Converting Tyler and Cass Streets to two-way streets with a new cycle track in Downtown.
- Construction of the 21st and 22nd Streets infrastructure improvements through Ybor.
- Construction of The Fitzgerald on E. Kennedy Boulevard, adding 300 apartment units to the Channel District.
- Drew Park investing \$287,000 to support façade improvements to small businesses and leveraging an additional \$675,000 in private investment.
- In East Tampa, VIVA, Inc. invested \$1.2 million in a new 8,000 s.f., two-story medical office building on E. Hillsborough Avenue.
- The announcement of The Pearl Apartments, the first major redevelopment for Tampa Heights.
- The new 25,000 s.f. Robert Saunders Public Library opened in Central Park.
- Tampa Housing Authority, partnering with the City of Tampa, to move forward with the West River Redevelopment project creating a mixed-use residential community focusing on greenspace along the Hillsborough River.

Honorable Chairman and Members of the Tampa Community Redevelopment Agency  
September 30, 2016  
Page 2

These accomplishments, along with many others, will propel us forward with great momentum and will help us continue to attract additional public and private sector investments to our neighborhoods.

I am confident that the Community Redevelopment Agency and this Administration, working in close partnership with the private sector and our dedicated community stakeholders, will continue to make our redevelopment areas more attractive, safe, convenient, environmentally friendly, and economically strong.

Sincerely,

A handwritten signature in blue ink that reads "Bob Buckhorn". The signature is written in a cursive style with a large, stylized "B" at the beginning.

Bob Buckhorn  
Mayor

# Tampa Community Redevelopment Agency Board of Directors

## Message from the Chairman



In partnership with the private sector and many dedicated community stakeholders, we continue to expand housing choices, economic opportunities, and quality of life in our redeveloping communities.

Many significant achievements were accomplished in fiscal year 2016. For example, the Aurora Apartments, opening soon, provide an addition 351 apartments to our urban core and the recent re-grand opening of the Cuscaden pool. Additionally, we continued to make infrastructure and other public realm improvements in all our neighborhoods, including the start of improvements in the Waterfront District in Downtown.

Looking ahead, we are excited about investing our resources in ways that will enhance the quality of life for our citizens for many years to come.

Yvonne Yolie Capin

Sincerely,



Lisa J. Montelione,  
Vice Chairman



Harry Cohen



Guido Maniscalco



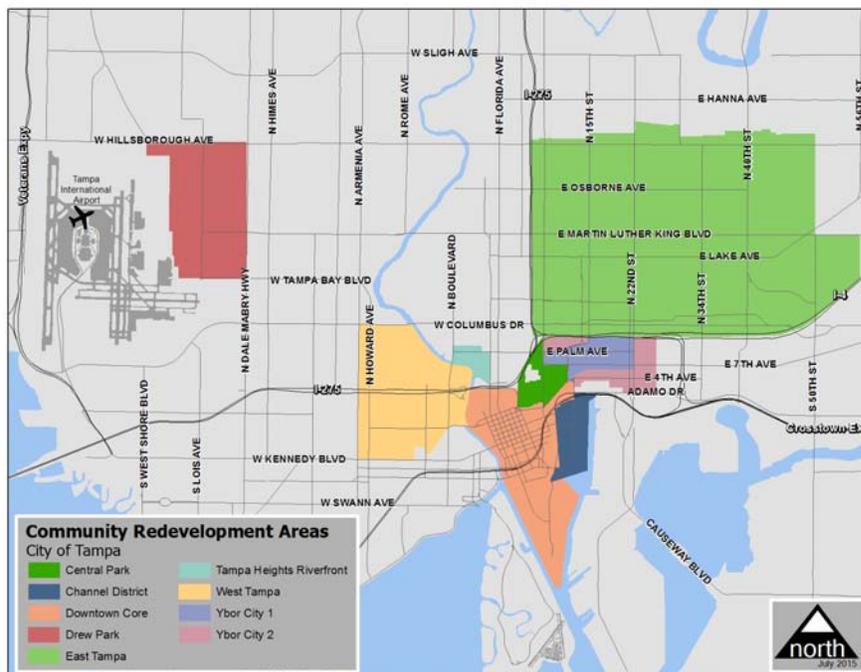
Charlie Miranda



Frank Reddick



Mike Suarez



# Tampa Community Redevelopment Agency Overview

## Urban Development: Making All Parts Of Our City Vibrant

Our goal is to improve areas within the City of Tampa that have not traditionally benefitted from significant private sector investment and where deteriorating property conditions have resulted in a relatively lower tax base. 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.

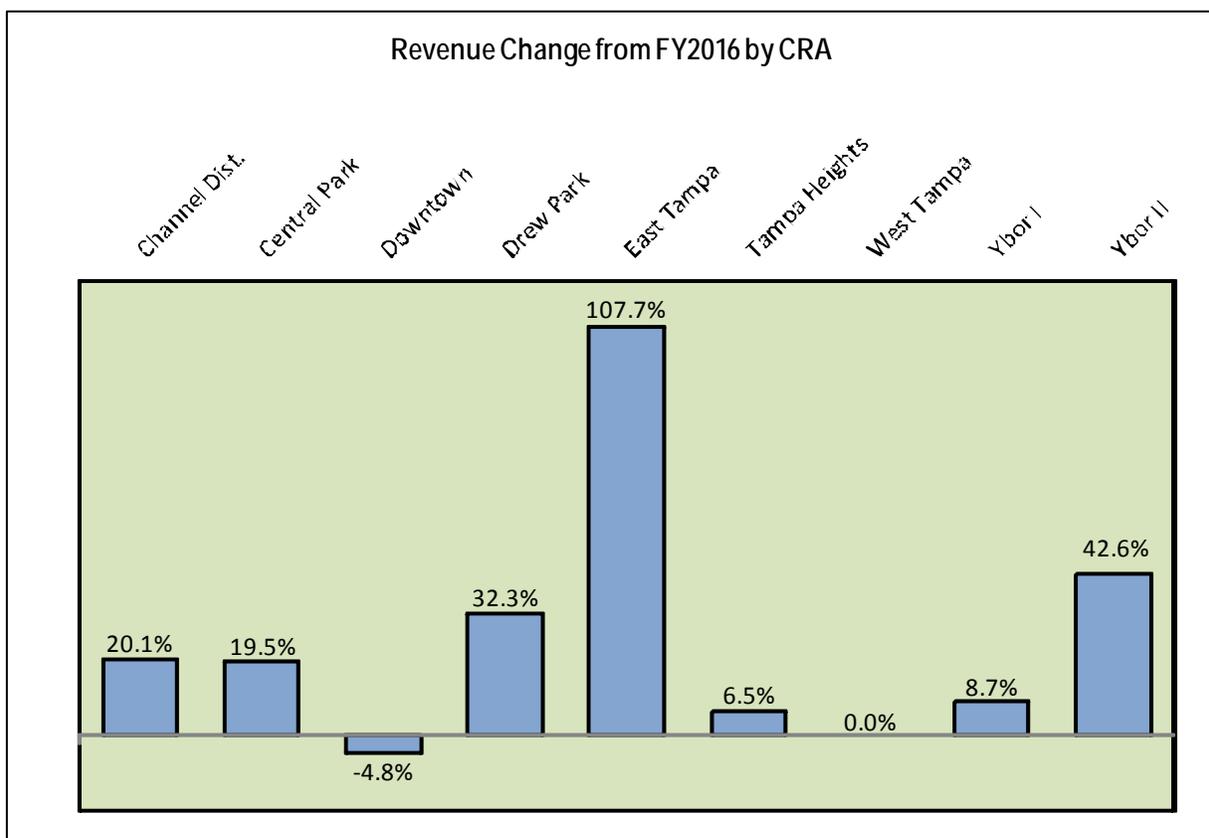
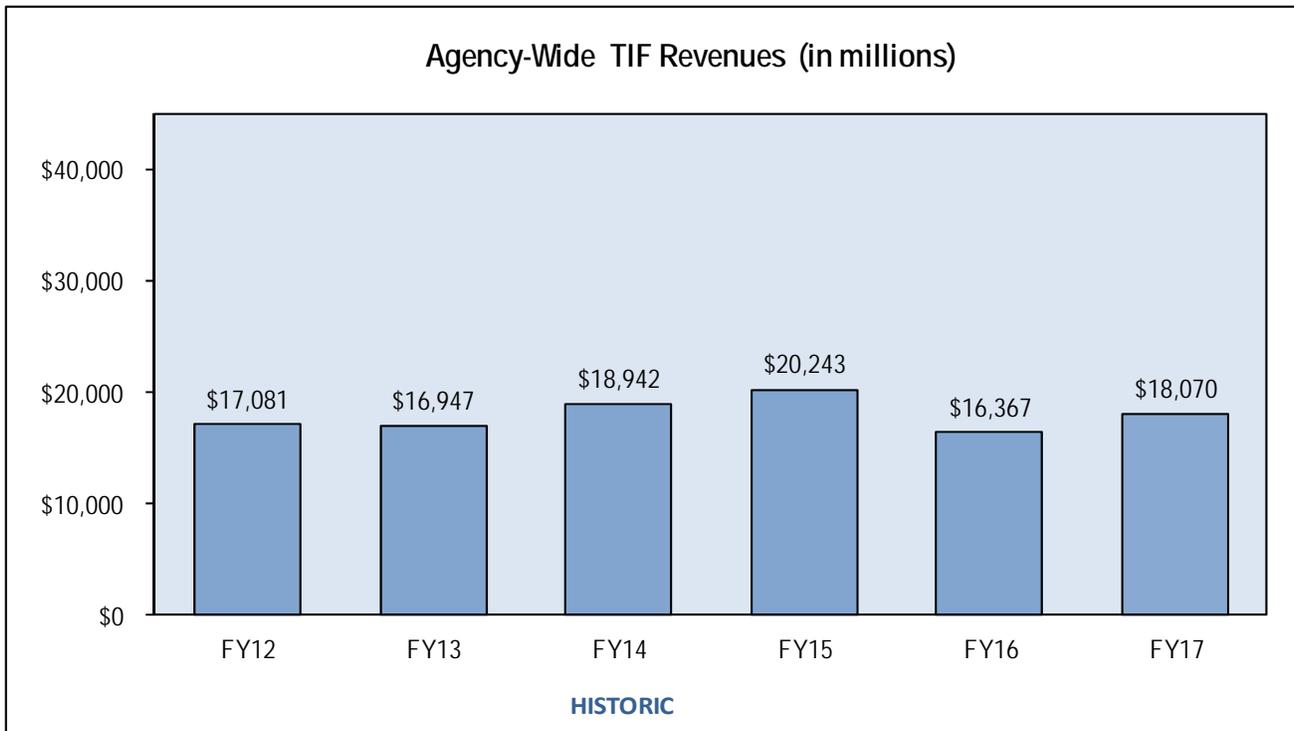
The actions we take are largely in three areas – investing TIF resources, creating effective incentive programs, and shaping the regulatory environment. By wisely using these key redevelopment tools, we provide a solid foundation for attracting private investment.

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 that the CRA is a prudent investor 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.

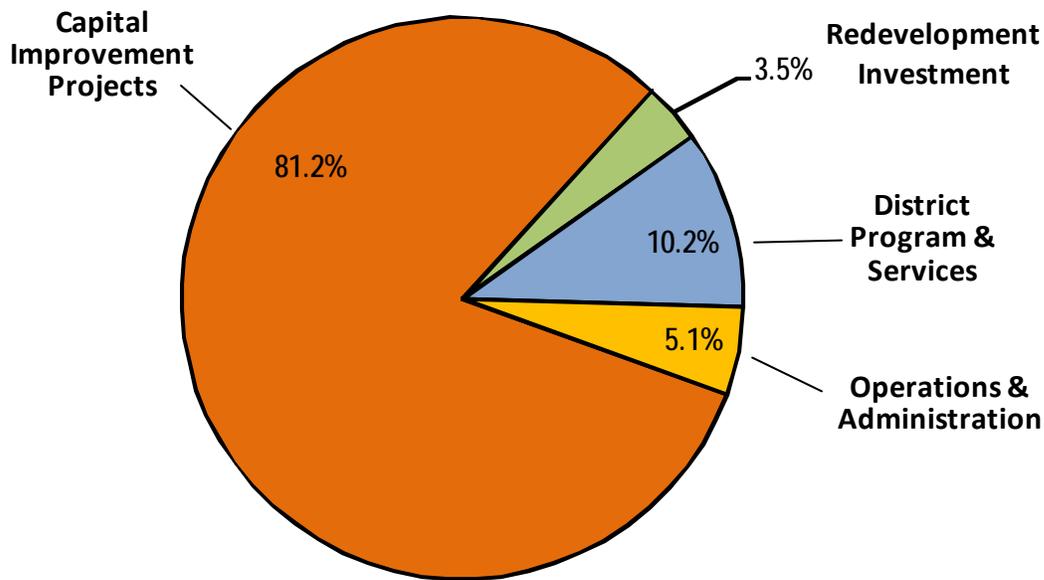


# Tampa Community Redevelopment Agency Agency-Wide TIF Revenue Receipts



# Tampa Community Redevelopment Agency TIF Budget and Expense Categories

94.9% percent of the Agency's TIF revenues are invested into district improvements and 5.1% is spent on administration. Administrative costs as a percentage of total TIF investment decreased approximately 2% from fiscal 2016. Overhead expenses last year totaled \$943,868 and are projected this year at approximately \$926,500.



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

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.

Redevelopment Investment typically includes items such as land acquisition, building rehabilitation loans and/or grants and debt service payments for redevelopment financing.

Capital Improvement Projects include infrastructure improvements such as street resurfacing, sewer and stormwater improvements, signage, parks and other recreational facilities.

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# Downtown

## Downtown At A Glance



CRA Area (Acres)	870
CRA Base Year (New-Core Amendment 1988)	1983/1988
Base Year Taxable Assessment	\$454,090,045
Current Taxable Assessment	\$2,142,809,351
Change From Base Year (Increment)	\$1,688,719,306
Fiscal 2017 TIF Revenue	\$9,445,378 (Does not include County funds)

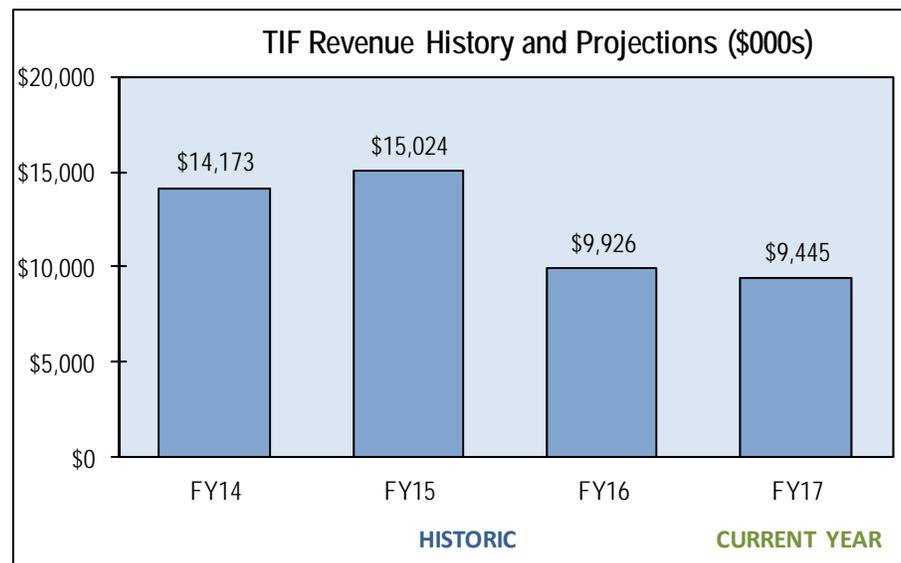


Taxable Values (\$):	June 2016	June 2015
• Single Family Residential	257,156,788	247,587,854
• Multi-Family	159,631,300	153,604,900
• Condos/Co-ops	429,879,873	399,356,682
• Improved Commercial	1,232,874,163	1,159,174,690
• Improved Industrial	14,617,567	12,351,163
• Institutional/Gov't/Agri.	16,024,420	15,698,173
• Miscellaneous*	8,400,572	5,594,449
• Vacant	24,224,668	14,805,566



\*Mobile Homes, Retirement Homes, Misc. Res., Leasehold Interests, Non-Agri. Acreage, Other.

Source: Hillsborough County Property Appraiser.



# Tampa Community Redevelopment Agency Downtown Redevelopment Highlights

## 2016 Highlights

### **Private Sector Investments**

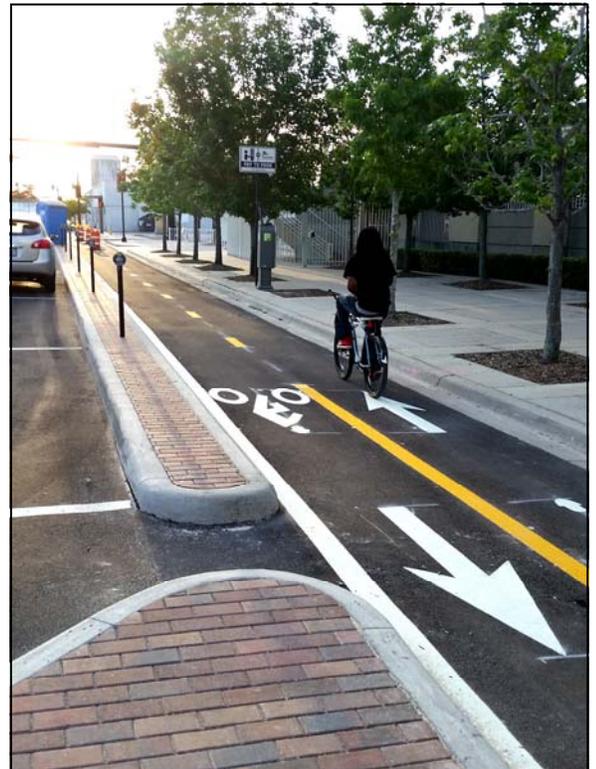
- Framework Group began constructing a 235-unit residential tower on Harbour Island.
- Nine15 began construction of 362 unit residential tower at 915 North Franklin Street.
- Crescent Riverwalk moved forward with permitting of their 394 unit apartment development at North Ashley Drive and Laurel Street.
- The Richman Group is wrapping up the construction of a 351-unit rental community on Morgan Street called Aurora Apartments
- Related Group moved forward with plans to construct a 300-unit residential tower at Knights Run on Harbour Island.
- Strategic Property Partners (Jeff Vinik) moved forward with permitting and construction work for redeveloping its property north of Amalie Arena.
- Several new restaurants and other businesses announced openings, including SoFresh and American Social.

### **TIF and Non-TIF Funded Capital Improvements**

- The Doyle Carlton segment of the Riverwalk construction was completed and opened to the public.
- The City moved forward with construction to convert Tyler and Cass Streets to two-way streets which included a two-way cycle track.
- FDOT announced the resurfacing projects for SR 60 on Jackson Street and Kennedy Boulevard for letting in FY 2017.

### **Notable Events, Programs and Services**

- USF moved forward with the design/build contract with Skanska to relocate the Morsani College of Medicine to the corner of Channelside Drive and Meridian Avenue.
- The Tampa Downtown Partnership received funding and approval to launch a free, on-demand, point-to-point, low speed shuttle service within the special services district.



## **Notable Events, Programs and Services (continued)**

- Amalie Arena hosted several games of the Stanley Cup finals between the Lightning and Pittsburgh Penguins.
- Curtis Hixon Waterfront Park was home to a number of outdoor entertainment and recreational activities, including the Tampa Bay Margarita Festival, the River O' Green Festival and RiverFest.
- ZipCar announced the inclusion of their service in Tampa including locations at the University of Tampa, The Barrymore Hotel and near the Tampa Convention Center.

## **Looking Forward**

- Support construction efforts of the Waterfront District Project area just north of Amalie Arena.
- Complete design and begin construction of the train horn quiet zone.
- Support the construction of new residential and commercial projects.
- Connection of Cumberland Avenue to Meridian Avenue.
- Continue CRA financial support of downtown activities and cultural events that promote economic development.



Tampa Community Redevelopment Agency  
**Downtown CRA**  
**Budget Allocation History (000s)**

	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>
<b>Operations &amp; Administration</b>				
Salaries & Operating	\$86	\$92	\$138	\$126
<b>District Programs &amp; Services</b>				
Marketing & Promotion	\$50	\$0	\$50	\$75
Streetcar Allocation	\$150	\$150	\$150	\$150
On-Demand Shuttle Service	\$0	\$0	\$275	\$0
<b>Redevelopment Investment</b>				
Convention Center Bond Payment	\$13,520	\$13,520	\$0	\$0
Curtis Hixon Park Loan Repayment*	\$270	\$1,000	\$2,000	\$0
<b>Capital Improvement Projects</b>				
Capital Improvement Projects	\$97	\$261	\$5,967	\$9,094
Train Horn Quiet Zone Project	\$0	\$0	\$1,346	\$0
	<b>\$14,173</b>	<b>\$15,024</b>	<b>\$9,926</b>	<b>\$9,445</b>

\*Per Resolution 2008-0375.

**FY16 Expenditure Detail (000s)**

**Marketing and Promotions**

Co-sponsorship of 3 Events including Gasparilla	\$31
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Tampa Community Redevelopment Agency  
**Downtown CRA**  
**Fiscal Year 2017 TIF Budget**

**I. OPERATIONS & ADMINISTRATION**

**Salaries & Operating** **\$126,400**

A portion of Economic Development staff salaries and operating expenses related to the Community Redevelopment Plan and Vision Plan.

**II. CONTRACTUAL & PROFESSIONAL SERVICES**

**Marketing & Promotion** **\$75,000**

District marketing and promotion of special events and cultural activities

**Streetcar Projects** **\$150,000**

Allocation to the streetcar system.

**III. REDEVELOPMENT INVESTMENT**

**IV. CAPITAL IMPROVEMENT PROJECTS**

**Capital Improvement Projects** **\$9,093,979**

Capital improvements within the CRA

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**\$9,445,379**



# Ybor City

## Ybor City At A Glance<sup>1</sup>



CRA Area (Acres)	409
CRA Base Year	1987 & 2002
Base Year Taxable Assessment	\$59,123,090
Current Taxable Assessment	\$234,465,713
Change From Base Year (Increment)	\$175,342,623
Fiscal 2017 TIF Revenue	\$1,661,829



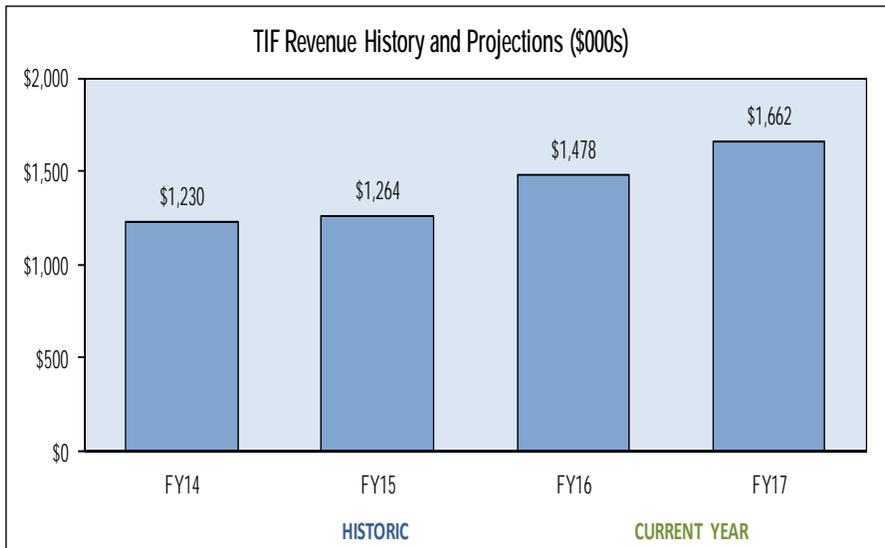
Taxable Values (\$):	<u>June 2016</u>	<u>June 2015</u>
• Single Family Residential	11,471,363	10,437,722
• Multi-Family	2,529,176	2,242,566
• Condos/Co-ops	36,101,737	32,134,484
• Improved Commercial	149,637,756	136,772,221
• Improved Industrial	15,553,228	15,411,168
• Institutional/Govt./Agri.	3,896,395	4,748,752
• Miscellaneous <sup>2</sup>	9,228,770	8,640,014
• Vacant	6,047,288	4,746,562



<sup>1</sup>Ybor I and Ybor II CRAs combined.

<sup>2</sup>Mobile Homes, Retirement Homes, Misc. Res., Leasehold Interests, Non-Agri. Acreage, Other.

Source: Hillsborough County Property Appraiser.



# Tampa Community Redevelopment Agency

## Ybor City Redevelopment Highlights

### 2016 Highlights

#### **Private Sector Investments**

- New business expansions, development that has commenced or impending development in Ybor City occurring in FY16 include: Larmon Warehouse conversion; Ashley Furniture headquarters; Rock Brothers Brewery; Florida Cane Distillery; The Big Easy; USAmeribank community space; Ivy Astoria Event Venue; American Institute Architects Regional Headquarters; Sunbelt Rentals; Ybor Apartments; Ybor Hotel; The Hyppo Shop Gourmet Popsicles; Kazaku Sushi Restaurant; Asiatic StreetFood and Noodle Bar; The Bride Shop; West Elm Office Furniture; Versatile Communications; Arturo Fuente Warehouse; Fish Hawk Spirits Tasting Room; Hamburger Mary's Brew Pub; Best Books Rich Treasures; and, several professional office spaces.
- Renovations of the Oliva Cigar Factory to 38 loft-style residential units are underway with an anticipated opening in late 2016 or early 2017.
- West Palm Beach-based developer Bainbridge Companies is building a \$43 million, 240-unit apartment complex called Ybor Apartments on 12th Avenue just south of I-4.
- The CRA Façade Grant Program resulted in over \$158,000 in private investment leveraged with \$930,000 in grant funding.

#### **TIF and non-TIF Funded Capital Improvements**

- The 21st and 22nd Streets Improvement Project, an \$8.3 million FDOT project, has been under construction with major infrastructure improvements to storm drains and water main lines followed by new road design and streetscape. The project will be complete in the fall of 2016. In addition to the improvements, the project will result in eliminating through truck traffic traveling to and from Tampa's Port.
- Palm Avenue from Nick Nuccio Parkway to 20th Street received upgrades with new pedestrian crosswalks at a cost of approximately \$250,000.
- Approximately \$240,000 CRA TIF funds were invested on district landscaping improvement projects such as historic district landmark sign replacements, district tree-trimming and tree replacements, amenity and streetscape repairs to include paver repairs and new paver installations, tree grate and litter basket lid replacements and garage maintenance, improvements and security.
- The City funded approximately \$50,000 for district-wide sidewalk improvements and ADA ramps and \$45,000 for the E. 7th Avenue streetscape and monument design in CRA 2.

#### **Notable Events, Programs and Services**

- Ashley Furniture, the world's largest furniture manufacturer, opened its E-commerce headquarters in Ybor City, bringing more than 100 employees to Centro Ybor and renovating 70,000 square feet into office space.
- The "Infiltrator," a major motion picture, was partially filmed in historic Ybor's south of 6th neighborhood, attracting famous Hollywood actors and filmmakers. The movie debuted July 2016.

# Tampa Community Redevelopment Agency Ybor City Redevelopment Highlights

## **Notable Events, Programs and Services (continued)**

- YCDC Special Event Co-sponsorship Program funded 12 family-oriented art and cultural events.
- The Ybor City Business Watch received a statewide award from the Florida Redevelopment Association for creative partnership and management.
- The Ybor City YES Team and Ambassador Program continued to provide district cleanliness and positive experiences for visitors.
- CTTV Ybor Flavors celebrated its 50th and final show in 2016.

## **Looking Forward**

- Approximately 150 new residential units will be built as part of the following development projects: Ybor Marti (20 units), Ybor Patio (4 units), Urban Lofts (21 units), and The Marti (100 units).
- A new 186-room boutique hotel is planned for the 1400 Block of 7th Avenue to incorporate two historic buildings, Las Novedades and Warren Building, and the adjacent parking lot.
- Rock Brothers Brewery is renovating the historic corner building at 1901 N. 15th Street to house a craft brew production facility, tasting room, and upstairs listening room.
- Arturo Fuente Cigars will complete a new warehouse facility to store their finished cigar products from the Dominican Republic for aging and distribution throughout the country.
- The Tampa Hillsborough Expressway Authority (THEA) will install new trailheads, directional signage, lighting, and an Ybor connection to complete the new Selmon Greenway Trail in Ybor City CRA 2 which will include a connection to the signature proposed Cycle Track on Nick Nuccio Parkway.



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

	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>
<b>Operations &amp; Administration</b>				
Salaries & Operating	\$352	\$364	\$364	\$354
<b>District Programs &amp; Services</b>				
Co-Sponsorships	\$50	\$62	\$120	\$135
Code Inspection	\$14	\$14	\$14	\$14
District Ambassadors	\$10	\$10	\$15	\$20
District Landscaping/Streetscape/Signage	\$100	\$100	\$130	\$175
District Promotions	\$185	\$185	\$185	\$85
Intensive Pressure Washing	\$28	\$28	\$40	\$40
Contractual Services	\$29	\$29	\$29	\$43
Parking Garage Upgrades	\$50	\$50	\$50	\$50
Streetcar Projects	\$138	\$138	\$138	\$138
<b>Redevelopment Investment</b>				
Façade Grant Program	\$100	\$100	\$125	\$185
Targeted Business Incentive Program	\$0	\$0	\$25	\$35
Iconic Archway Lights Preservation Project	\$0	\$0	\$0	\$75
Transfer to Debt Service	\$81	\$81	\$81	\$81
	<b>\$1,137</b>	<b>\$1,161</b>	<b>\$1,316</b>	<b>\$1,430</b>

**FY16 Expenditure Detail (000s)**

<b>District Programs &amp; Services</b>	
8 Co-Sponsorships	\$77
Code Inspection Off Hours	\$11
District Landscaping/Streetscape/Signage Maintenance and Replacement	\$57
District Promotions—Marketing Plan	\$99
<b>Redevelopment Investment</b>	
Façade Grant Program 3 Grants	\$95

# Tampa Community Redevelopment Agency

## Ybor City CRA I

### Fiscal Year 2017 TIF Budget

#### **I. OPERATIONS & ADMINISTRATION**

<b>Salaries &amp; Operating</b>	<b>\$284,200</b>
A portion of Economic Development staff salaries related to the Community Redevelopment Plan and Vision Plan.	
Operating expenses related to the Community Redevelopment Plan and Vision Plan.	<b>\$70,000</b>

#### **II. DISTRICT PROGRAMS & SERVICES**

<b>Contractual Services</b>	<b>\$43,000</b>
Miscellaneous expenses for contractual services needed to implement the CRA Plan.	

<b>District Landscaping, Streetscape, Signage</b>	<b>\$174,455</b>
Landscaping, signage and streetscape repairs.	

<b>Intensive Pressure Washing</b>	<b>\$40,000</b>
Intensive pressure washing of historic pavers and sidewalks.	

<b>District Ambassadors</b>	<b>\$20,000</b>
District Ambassadors provide assistance to visitors, provide tours and interface with the business community.	

<b>District Promotions</b>	<b>\$85,000</b>
Marketing use of billboards, radio ads, publication ads, airport and related signage.	

<b>Co-Sponsorships</b>	<b>\$135,000</b>
Co-sponsorship funding for new or expanded special events promoting economic development, cultural themes, family events and other district priorities.	

<b>Streetcar Projects</b>	<b>\$138,000</b>
Allocation to the streetcar system.	

<b>Code Inspection</b>	<b>\$14,007</b>
50% of the costs of a code enforcement inspector for coverage on weekend nights. Costs are shared with Ybor II CRA and Code Enforcement.	

<b>Equipment</b>	<b>\$50,000</b>
Parking garage equipment upgrades.	

#### **III. REDEVELOPMENT INVESTMENT**

<b>Façade Improvement Program</b>	<b>\$185,000</b>
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<b>Targeted Business Incentive Program</b>	<b>\$35,000</b>
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<b>Iconic Archway Lights Preservation Project</b>	<b>\$75,000</b>
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<b>Transfer to Debt Service</b>	<b>\$80,972</b>
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A portion of debt service payment for HUD 108 loan associated with Centro Ybor.

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**\$1,429,634**

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

	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>
<b>Operations &amp; Administration</b>				
Salaries & Operating	\$25	\$25	\$25	\$23
<b>District Programs &amp; Services</b>				
Code Inspection	\$1	\$1	\$1	\$4
Streetcar Allocation	\$12	\$12	\$12	\$12
District Landscaping, Streetscape & Signage	\$9	\$12	\$34	\$65
YES Team Services	\$47	\$52	\$66	\$67
<b>Redevelopment Investment</b>				
Targeted Business Incentive	\$0	\$0	\$25	\$10
Iconic Archway Lights Preservation Project	\$0	\$0	\$0	\$25
Façade Grant Program	\$0	\$0	\$0	\$26
	<b>\$94</b>	<b>\$103</b>	<b>\$163</b>	<b>\$232</b>

**FY16 Expenditure Detail (000s)**

<b>District Programs &amp; Services</b>	
Code Inspection	\$1
YES Team Services	\$31

Tampa Community Redevelopment Agency  
**Ybor City CRA II**  
**Fiscal Year 2017 TIF Budget**

**I. OPERATIONS & ADMINISTRATION**

**Salaries & Operating** **\$22,900**  
 A portion of Economic Development staff salaries related to the Community Redevelopment Plan and Vision Plan.

**II. DISTRICT PROGRAMS & SERVICES**

**YES Team Services** **\$67,000**  
 YES Team (Clean Team) services to common areas and public right-of-ways.

**District Landscaping, Streetscape, Signage** **\$65,081**  
 Landscaping, signage and streetscape repairs.

**Streetcar Projects** **\$12,000**  
 Allocation to the streetcar system.

**Code Inspection** **\$4,218**  
 50% of the costs of a code enforcement inspector for coverage on weekend nights. Costs are shared with Ybor I CRA and the Code Enforcement & Business Tax Department.

**III. REDEVELOPMENT INVESTMENT**

**Targeted Business Incentive Program** **\$10,000**  
**Iconic Archway Lights Preservation Project** **\$25,000**  
**Façade Grant Program** **\$25,996**

**IV. CAPITAL IMPROVEMENT PROJECTS** **\$0**

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**\$232,195**



# Channel District

## Channel District At A Glance

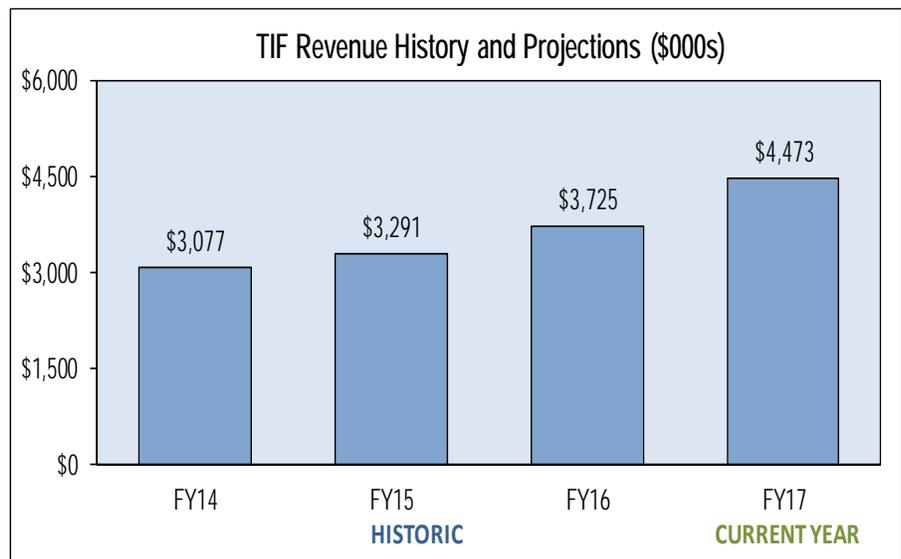


CRA Area (Acres)	221
CRA Base Year	2003
Base Year Taxable Assessment	\$39,869,871
Current Taxable Assessment	\$489,459,522
Change From Base Year (Increment)	\$449,589,651
Fiscal 2017 TIF Revenue	\$4,473,279

Taxable Values (\$)	<u>June 2016</u>	<u>June 2015</u>
• Single Family Residential	3,946,030	3,401,757
• Multi-Family	102,223,648	59,847,600
• Condos/Co-ops	291,332,837	265,253,035
• Improved Commercial	43,231,247	38,495,283
• Improved Industrial	9,286,837	11,973,102
• Institutional/Gov't/Agri.	5,039,821	5,326,057
• Miscellaneous*	21,513,768	19,558,062
• Vacant	12,885,334	10,000,787

\*Mobile Homes, Retirement Homes, Misc. Res., Leasehold Interests, Non-Agri. Acreage, Other.

Source: Hillsborough County Property Appraiser.



# Tampa Community Redevelopment Agency Channel District Redevelopment Highlights

## 2016 Highlights

### **Private Sector Investments**

- Novare Group of Atlanta opened Skyhouse Channelside apartments.
- Florida Crystals began construction of a 300 unit apartment complex, The Fitzgerald, on E. Kennedy Blvd.
- Mercury Advisors moved forward with plans to construct the 24-story apartment complex called The Channel Club which includes an urban Publix grocery store.
- Duckweed Urban Market opened a new store at The Place.

### **TIF and non-TIF Funded Capital Improvements**

- Stantec is contracted to complete the 12th Street Segment C Design in anticipation for construction in early 2017.
- Kimmins Contracting completed the 12th Street Segment B improvements, including water, stormwater, and wastewater system upgrades.

### **Notable Events, Programs and Services**

- Through a series of community meetings, Stantec Consulting Services completed the design concept for the new Madison Street Park.
- Port Tampa Bay (with Bermello Ajimil & Partners) announced its plans to redevelop 40+ acres of land in the district.
- The CRA financially supported a number of special events, including the Gasparilla International Film Festival and Stageworks Channel District Nights.
- ZipCar announced the inclusion of their service in Tampa including a location at the SkyHouse parking structure.



## Looking Forward

- Completion of the 12th Street Wastewater Pump Station relocation project.
- Construction of The Channel Club, Publix, and The Fitzgerald developments.
- Construction of the Madison Street Park.
- Support the resurgence of Channelside Bay Plaza.
- Connection of Cumberland Avenue and Meridian Avenue.
- Encourage the development of additional residences and businesses throughout the district.



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

	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>
<b>Operations &amp; Administration</b>				
Salaries & Operating	\$86	\$93	\$138	\$126
<b>District Programs &amp; Services</b>				
Streetcar Allocation	\$150	\$150	\$150	\$150
Downtown/Channel District Shuttle				
Marketing and Promotions	\$50	\$85	\$85	\$85
<b>Redevelopment Investment</b>				
York Street Loan Repayment	\$1,306	\$653	\$0	\$0
<b>Capital Improvement Projects</b>				
Infrastructure Engineering			\$200	\$3,000
Capital Improvement Projects	\$1,485	\$2,310	\$3,152	\$1,112
	<b>\$3,077</b>	<b>\$3,291</b>	<b>\$3,725</b>	<b>\$4,473</b>

**FY16 Expenditure Detail (000s)**

**Marketing and Promotions**

Co-Sponsorship of 6 Events including artLOUD! Streetcar Sculpture Challenge	\$40
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**Capital Improvement Projects**

Madison Street Project Engineering and Construction	\$10
12th Street Pump Station	\$15
12th Street & Kennedy Boulevard Improvements	\$180
Infrastructure Engineering per the Strategic Action Plan	\$21

Tampa Community Redevelopment Agency  
**Channel District CRA**  
**Fiscal Year 2017 TIF Budget**

**I. OPERATIONS & ADMINISTRATION**

**Salaries & Operating** **\$126,400**

A portion of Economic Development staff salaries and operating expenses related to the Community Redevelopment Plan and Strategic Action Plan.

**II. CONTRACTUAL AND PROFESSIONAL SERVICES**

**Streetcar Projects** **\$150,000**

Allocation to the streetcar system.

**Marketing & Promotions** **\$85,000**

District marketing and promotion of special events and cultural activities.

**III. REDEVELOPMENT INVESTMENT** **\$0**

**IV. CAPITAL IMPROVEMENT PROJECTS**

**Infrastructure Engineering/Analysis/Mgmt.** **\$3,000,000**

Design and engineering services for infrastructure and neighborhood improvements.

**Infrastructure/Neighborhood Improvements** **\$1,111,879**

To fund various infrastructure and neighborhood improvements within the CRA.

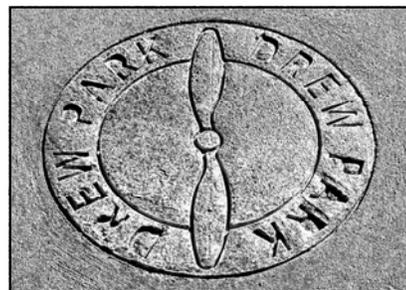
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**\$4,473,279**



# Drew Park

## Drew Park At A Glance

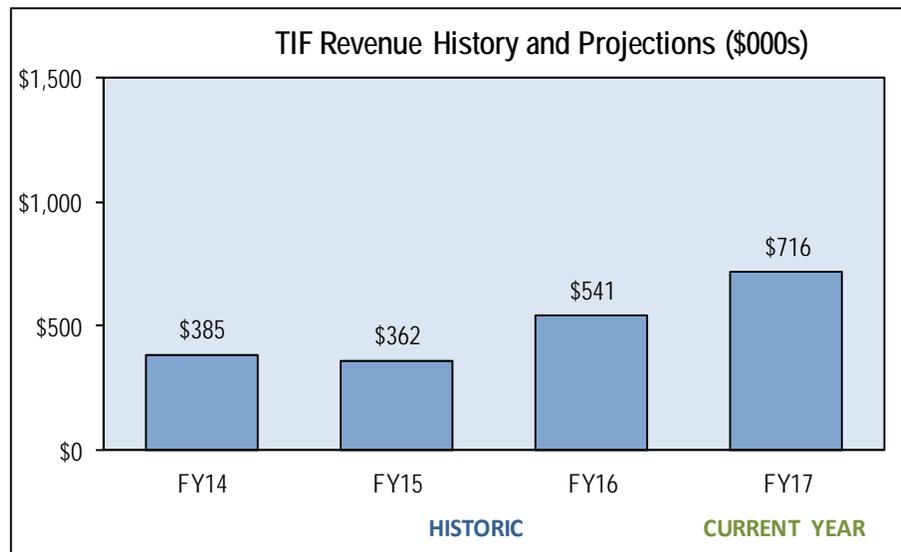


CRA Area (Acres)	829
CRA Base Year	2003
Base Year Taxable Assessment	\$168,033,380
Current Taxable Assessment	\$240,032,414
Change From Base Year (Increment)	\$71,999,034
Fiscal 2017 TIF Revenue	\$716,368

Taxable Values (\$):	<u>June 2016</u>	<u>June 2015</u>
• Single Family Residential	10,093,880	9,582,052
• Multi-Family	10,242,432	9,253,481
• Condos/Co-ops	344,845	287,270
• Improved Commercial	135,592,392	124,234,090
• Improved Industrial	74,376,454	69,555,712
• Institutional/Gov't/Agri.	1,241,804	2,363,512
• Miscellaneous*	1,780,407	1,645,825
• Vacant	6,360,200	5,461,211

\*Mobile Homes, Retirement Homes, Misc. Res., Leasehold Interests, Non-Agri. Acreage, Other.

Source: Hillsborough County Property Appraiser.



# Tampa Community Redevelopment Agency

## Drew Park Redevelopment Highlights

### Highlights 2016

#### **Private Sector Investments**

- College Hunks Hauling Junk and Moving acquired the former site of Nebraska Printing in Drew Park at the northeast corner of Tampa Bay Boulevard and Air Cargo Road. The company intends to move its headquarters operations and call center to the facility after renovations are completed, bringing 150 workers to the Drew Park site.
- Star Quality, Inc. is again expanding in Drew Park through construction of a 12,000 s.f. building on the corner of Crest and Coolidge Avenues to house their granite fabrication operations. The owner is further investing in Drew Park through construction of an 8,750 s.f. warehouse on Crest Avenue that is already fully leased to a software company and is also in permitting for a 42,000 s.f. warehouse project on Coolidge Avenue.
- Improvements continue at the Galleria Plaza on Hillsborough Avenue with demolition of a deteriorated portion of the strip center and addition of new landscaping. The vacant spaces and out parcels are being marketed to potential new tenants.
- A vacant 10,000 s.f. City owned property at the northwest corner of Lois and Crest Avenues was sold to a private investor through the RFP process.
- Two new restaurants opened in Drew Park, AJ's Press and Skyview Restaurant, both moving into sites that were former restaurant locations.

#### **TIF and non-TIF funded Capital Improvements**

- Completed construction on the Lois Avenue infrastructure and streetscape improvements. In addition to the stormwater, water, sewer, and street upgrades, the \$15.9 million project transformed the appearance of Lois Avenue, the major gateway through Drew Park, by covering the large drainage ditches, adding landscaping, decorative sidewalks, and streetscape elements. The project was funded by SWFWMD, Florida Department of Environmental Protection, Drew Park TIF, and the City.
- The City is replacing aging and undersized drinking water distribution system piping and adding fire hydrants to improve fire protection. The \$3.2 million project is scheduled for completion in July 2017.
- Final design of the Drew Park Community Markers is complete and an agreement between the Florida Department of Transportation and the City of Tampa for construction and maintenance of the markers was approved. Construction of the markers along Dale Mabry Hwy at the intersections of Alva, Cayuga, Osborne and South Avenues will begin in early FY17.
- The Hillsborough County Historical Advisory Council approved creation of a historical marker commemorating Drew Park's origin as a World War II Army Air Base, Drew Field. The marker will be installed on Tampa Bay Boulevard just west of Dale Mabry Hwy.

# Tampa Community Redevelopment Agency Drew Park Redevelopment Highlights

## **Notable Events, Programs and Services**

- 9 projects were approved during FY16 to date through the Business Façade Improvement Grant Program. These grants represent \$287,139 in Drew Park TIF funds which leveraged an additional \$675,132 in private investment.
- The Fencing Grant program for commercial properties funded 4 projects totaling \$19,950 during FY16. The grant provides up to \$5,000 in matching funds for decorative fencing to improve aesthetics and security.

## **Looking Forward**

- Complete construction of the Drew Park Community Markers along Dale Mabry Highway at the intersections of Alva, Cayuga, Osborne and South.
- Complete the community planning process, develop construction plans, and secure a contractor to construct a linear park within the Tampa Bay Boulevard median between Lois Ave. and Air Cargo Road.
- Install a historic marker on Tampa Bay Boulevard depicting the history of Drew Field.
- Continue to assist businesses, support job creation, and improve the appearance of Drew Park through the Façade Improvement Grant Program.
- Relocation of the “College Hunks Hauling Junk and Movers” headquarters to an existing vacant building in Drew Park bringing 150 employees to the area.



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

	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>
<b>Operations &amp; Administration</b>				
Salaries & Operating	\$137	\$144	\$149	\$150
<b>District Programs &amp; Services</b>				
District Maintenance	\$0	\$0	\$0	\$30
<b>Redevelopment Investment</b>				
Façade Grant Program	\$0	\$0	\$50	\$100
<b>Capital Improvement Projects</b>				
Neighborhood Infrastructure Improvements	\$248	\$218	\$342	\$436
	<b>\$385</b>	<b>\$362</b>	<b>\$541</b>	<b>\$716</b>

**FY16 Expenditure Detail (000s)**

**Façade Grant Program**

5 Façade Grants and 2 Fence Grant	\$120
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**Capital Improvement Projects**

Lois Avenue Stormwater and Street Enhancement Project Engineering	\$251
District Maintenance	\$1

Tampa Community Redevelopment Agency  
**Drew Park CRA**  
**Fiscal Year 2017 TIF Budget**

**I. OPERATIONS & ADMINISTRATION**

**Salaries & Operating** **\$150,500**

A portion of Economic Development staff salaries and operating expenses related to the Community Redevelopment Plan.

**II. DISTRICT PROGRAMS & SERVICES**

**Business Façade & Site Improvement Program** **\$100,000**

Programs to improve appearance of retail, commercial & industrial properties in targeted areas.

**District Maintenance** **\$30,000**

Landscape Maintenance and Irrigation; trash receptacle maintenance; decorative lighting electricity cost

**III. REDEVELOPMENT INVESTMENT** **\$0**

**IV. CAPITAL IMPROVEMENT PROJECTS**

**Neighborhood Infrastructure Improvements** **\$435,868**

Funding will be used for construction of improvements provided in the Streetscape & Beautification Master Plan, including but not limited to, sidewalks, street lighting, street paving, landscaping and green space, decorative streetscape elements, gateway corridor markers, beautification and other infrastructure improvements.

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**\$716,368**

**Intentionally Blank**

# East Tampa

## East Tampa At A Glance



CRA Area (Acres)	4,817
CRA Base Year	2003
Base Year Taxable Assessment	\$492,472,827
Current Taxable Assessment	\$548,194,743
Change From Base Year (Increment)	\$55,721,916
Fiscal 2016 TIF Revenue	\$555,017

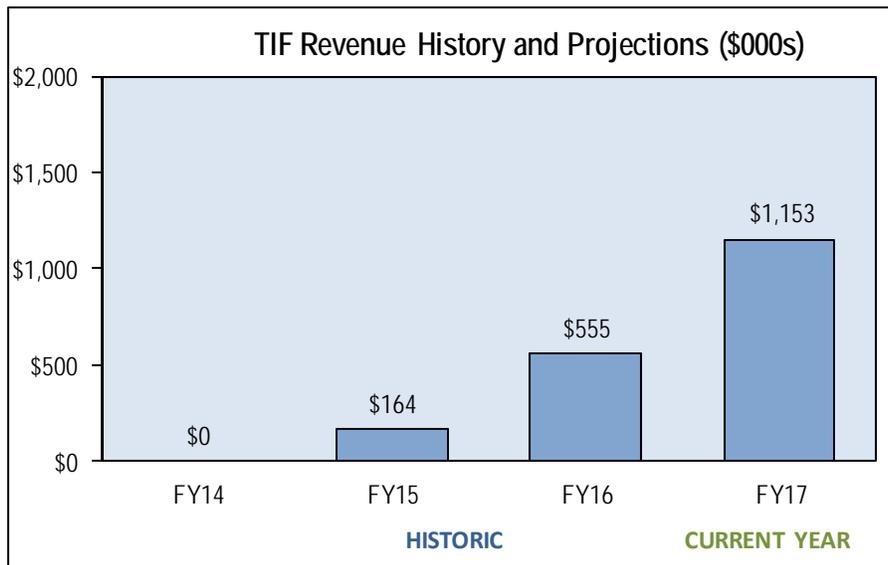


Taxable Values (\$):	<u>June 2016</u>	<u>June 2015</u>
• Single Family Residential	272,573,418	244,647,317
• Multi-Family	57,331,684	51,543,480
• Condos/Co-ops	0	0
• Improved Commercial	178,165,862	157,190,667
• Improved Industrial	64,618,746	59,998,600
• Institutional/Gov't/Agri.	11,774,273	10,588,802
• Miscellaneous*	4,462,292	4,186,170
• Vacant	19,402,155	20,039,707



\*Mobile Homes, Retirement Homes, Misc. Res., Leasehold Interests, Non-Agri. Acreage, Other

Source: Hillsborough County Property Appraiser.



# Tampa Community Redevelopment Agency

## East Tampa Redevelopment Highlights

### 2016 Highlights

#### **Private Sector Investments**

- VIVA, Inc., invested \$1.2 million to construct a 8,000 s.f., two-story Medical Office Building at 3505 E. Hillsborough Avenue.
- CGM Services, Inc., invested \$4 million to construct a 90,000 s.f., four-story Office/Warehouse Facility at 1019 E. Dr. MLK Blvd.

#### **TIF and non-TIF Funded Capital Improvements**

- Completed \$3.2 million rehabilitation of the Historic Cuscaden Pool.
- Completed \$1.2 million across several paving and patching projects (\$1M invested by Hillsborough County and \$100,000 from TIF).
- Completed \$28,000 in upgraded lighting under “Bright Lights Safe Nights” Program.
- Completed \$200,000 on new or rebuilt sidewalk construction.
- The Agency invested \$30,310 of TIF funds under the Business Façade Improvement Program to rehabilitate three storefronts with a matching private investment of \$60,738.

#### **Notable Events, Programs and Services**

- Crime reduction efforts by the Tampa Police Department contributed to a 25.4% Increase in Part I Crimes from October 2015-May 2016, compared to October 2014-May 2015.
- From October 2015 to the end of May 2016, the Environmental Crimes Unit (ECU) made 4 felony and 10 misdemeanor arrests, and have 13 pending cases. They collaborated in the removal of more than 36 tons of debris from East Tampa neighborhoods, investigated 108 cases, handled 129 complaints, and made 1103 citizen contacts.
- The Neighborhood Enhancement Division completed its eleventh year of the “Summer Youth Program,” employing 39 East Tampa youths. The team assisted the Environmental Crimes Unit and Solid Waste Department with removal of over 632 tons of debris and illegal dumping. The team provided routine maintenance to over 100 miles of major thoroughfares and residential corridors. They also responded to 170 residential service calls.
- The Agency invested \$35,000 in TIF funds for the eighth year to partner with the Hillsborough County Entrepreneur Collaborative Center to provide on-site counseling services and community workshops for area small businesses.



# Tampa Community Redevelopment Agency East Tampa Redevelopment Highlights

## Looking Forward

- Completion of the 6,000 s.f. Bible Truth Ministries retail and community center at 34th Street and Chelsea Avenue.
- Construction of the Beacon Homes, 13 new single family homes at 34th Street and 28th Avenue.
- Continue investment in real estate along the 21st and 2nd Street corridor for development of retail/commercial business expansion.
- Continue the Façade Grant Program to provide matching grants to businesses for storefront improvements.
- Continue EPA Brownfields Assessment Grant activities by conducting outreach and education activities, identifying potential properties for redevelopment and conducting environmental assessments.
- Continue to invest in neighborhood infrastructure projects selected by the Community Advisory Committee.



Tampa Community Redevelopment Agency  
**East Tampa CRA**  
**Budget Allocation History (000s)**

	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>
<b>Operations &amp; Administration</b>				
Salaries & Operating (recurring cost)	\$0	\$19	\$112	\$131
<b>District Programs &amp; Services</b>				
East Tampa—Clean City	\$0	\$0	\$292	\$292
Environmental Detectives	\$0	\$0	\$128	\$128
Business Assistance Program				\$35
Utility and Lake Maintenance	\$0	\$0	\$0	\$54
<b>Redevelopment Investment</b>				
Land Assemblage	\$0	\$0	\$0	\$0
<b>Capital Improvement Projects</b>				
Neighborhood Infrastructure Improvements	\$0	\$144	\$23	\$513
	<b>\$0</b>	<b>\$163</b>	<b>\$555</b>	<b>\$1,153</b>

**FY16 Expenditure Detail (000s)**

**District Programs & Services**

Façade Grant Program - 1 Grant	\$38
East Tampa—Clean City	\$219
Environmental Detectives	\$96
Small Business Assistance	\$26
Utilities: Streetlights, Irrigation, Pond Maintenance, Water	\$34
Newsletter and Sponsorships	\$6

**Redevelopment Investment**

Land Assemblage	\$80
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**Capital Improvement Projects**

Neighborhood Infrastructure Improvements	\$169
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# Tampa Community Redevelopment Agency

## East Tampa CRA

### Fiscal Year 2017 TIF Budget

#### **I. OPERATIONS & ADMINISTRATION**

**Salaries & Operating** **\$130,600**

A portion of Economic Development staff salaries and operating expenses related to the Community Redevelopment Plan.

#### **II. DISTRICT PROGRAMS & SERVICES**

**Environmental Detective** **\$128,000**

An environmental detective to conduct both proactive and latent investigations in regards to environmental offenses to enhance the Tampa Police Department's ability to address these issues without sacrificing resources from higher priority offenses.

**East Tampa Clean Team/Youth Program** **\$291,939**

Dedicated full-time litter control and environmental clean-up program in partnership with the East Tampa Initiative and Neighborhood Enhancement divisions of Neighborhood Empowerment, to include a youth summer employment component.

**Community Lake Annual Maintenance** **\$12,000**

Recurring annual cost of maintaining the community lake, including but not limited to lighting, electrical, irrigation, aeration and lake basin maintenance.

**Business Assistance Program** **\$35,000**

Provide small business counseling, specific workshops, resource materials and other business technical assistance to existing and start-up, small, minority and women-owned businesses. To help low and moderate income individuals to acquire job skills, to secure stable employment, to gain financial stability and provide long-term employment to difficult to employ individuals.

**Streetlight Operating Expense** **\$42,000**

Annual cost of operating the decorative lighting program installed throughout the district.

**III. REDEVELOPMENT INVESTMENT** **\$0**

#### **IV. CAPITAL IMPROVEMENT PROJECTS**

**Neighborhood Infrastructure Improvements** **\$513,189**

Install/improve neighborhood infrastructure, including sidewalks and streetlights.

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**\$1,152,728**



# Tampa Heights Riverfront

## Tampa Heights Riverfront At A Glance

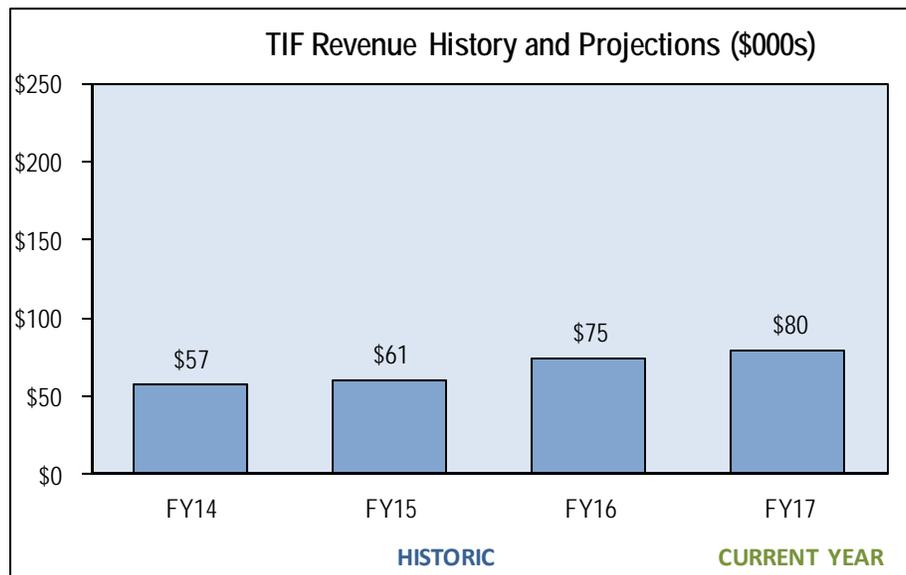


CRA Area (Acres)	77
CRA Base Year	2004
Base Year Taxable Assessment	\$8,464,415
Current Taxable Assessment	\$16,465,102
Change From Base Year (Increment)	\$8,000,687
Fiscal 2017 TIF Revenue	\$79,604

Taxable Values (\$):	<u>June 2016</u>	<u>June 2015</u>
• Single Family Residential	1,131,399	1,044,963
• Multi-Family	0	0
• Condos/Co-ops	0	0
• Improved Commercial	9,507,887	8,677,619
• Improved Industrial	1,198,439	1,089,490
• Institutional/Gov't/Agri.	0	0
• Miscellaneous*	854,519	986,484
• Vacant	3,772,858	4,166,627

\*Mobile Homes, Retirement Homes, Misc. Res., Leasehold interests, Non-Agri. Acreage, Other.

Source: Hillsborough County Property Appraiser.



# Tampa Community Redevelopment Agency

## Tampa Heights Riverfront Redevelopment Highlights

### 2016 Highlights

#### **Private Sector Investments**

- SoHo Capital completed permitting of The Pearl Apartments as first major development effort.
- SoHo Capital made significant movement towards its efforts to rehabilitate the historic Armature Works Building with an expected opening date in 2017.
- SoHo Capital signed a number of vendors to operate within the Armature Work Building such as Ichicoro, Interactive Kitchen, Steelbach Ranch, Commune & Co, Chocolate Pi, and Tailored Twig.

#### **TIF and non-TIF Funded Capital Improvements**

- The Riverwalk construction connecting it to Water Works Parks and Ulele is complete.

#### **Notable Events, Programs and Services**

- Ulele Restaurant hosted the 2nd Annual Richard's Father's Day Family Walk/Jog charitable event benefitting the Advanced Prostate Cancer Collaboration at Moffitt Cancer Center.
- Numerous events and activities took place in Water Works Park, including musical performances, weddings and the Screen on the Green movie series.

### Looking Forward

- Support Soho Capital's effort to reposition the Heights project property for redevelopment.
- Support additional private sector initiatives that might evolve.



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

	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>
<b>Operations &amp; Administration</b>				
Salaries & Operating	\$16	\$17	\$18	\$16
<b>District Programs &amp; Services</b>				
Professional/Contractual Services	\$0	\$20	\$0	\$0
<b>Capital Improvement Projects</b>				
Capital Improvement Projects Reserves	\$42	\$24	\$57	\$64
	<b>\$58</b>	<b>\$61</b>	<b>\$75</b>	<b>\$80</b>

Tampa Community Redevelopment Agency  
**Tampa Heights Riverfront CRA**  
**Fiscal Year 2017 TIF Budget**

**I. OPERATIONS & ADMINISTRATION**

**Salaries & Operating** **\$15,500**

A portion of Economic Development staff salaries and operating expenses related to the Community Redevelopment Plan.

**II. DISTRICT PROGRAMS & SERVICES** **\$0**

**III. REDEVELOPMENT INVESTMENT** **\$0**

**IV. CAPITAL IMPROVEMENT PROJECTS**

**Capital Improvement Projects** **\$64,104**

Capital improvements within the CRA.

---

**\$79,604**

# Central Park

## Central Park At A Glance



CRA Area (Acres)	143
CRA Base Year	2006
Base Year Taxable Assessment	\$6,701,795
Current Taxable Assessment	\$13,953,638
Change From Base Year (Increment)	\$7,251,843
Fiscal 2017 TIF Revenue	\$80,052



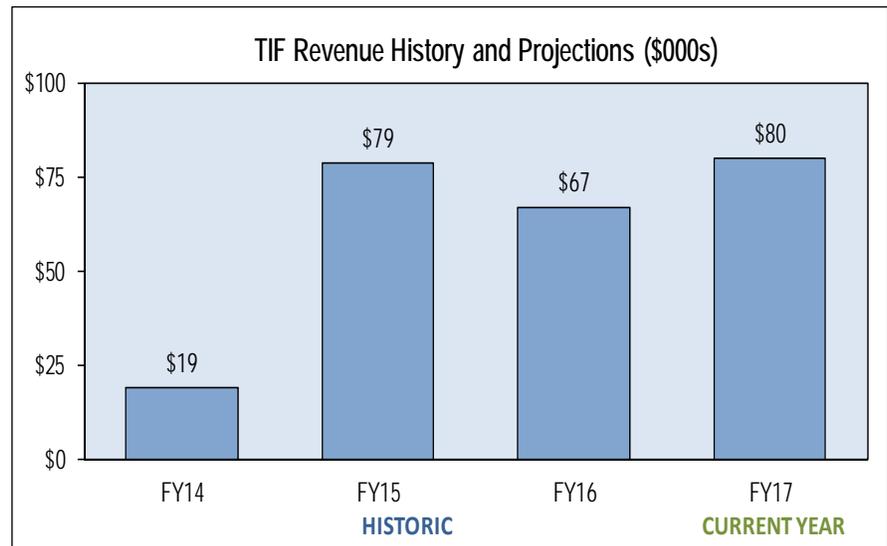
Taxable Values (\$):	June 2016	June 2015
• Single Family Residential	442,669	504,021
• Multi-Family	6,971,819	6,665,926
• Condos/Co-ops	0	0
• Improved Commercial	2,407,211	2,350,624
• Improved Industrial	133,540	121,400
• Institutional/Gov't/Agri.	1,020,682	717,915
• Miscellaneous*	501,031	454,996
• Vacant	2,476,686	1,950,168



\*Mobile Homes, Retirement Homes, Misc. Res., Leasehold Interests, Non-Agri. Acreage, Other.



Source: Hillsborough County Property Appraiser.



# Tampa Community Redevelopment Agency Central Park Redevelopment Highlights

## 2016 Highlights

### **Private Sector Investments**

- Pinnacle Group Holdings, Inc. closed on 5 acres of land at Encore and is planning to develop a hotel/condo/retail project.

### **TIF and non-TIF funded Capital Improvements**

- Grand Opening of Perry Harvey, Sr. Park on April 2, 2016.

### **Notable Events, Programs and Services**

- The Tempo Apartment Complex construction is nearly complete.
- Scott Street “Green Street” Improvement Project began construction and should be complete in 2017.
- The Tampa Housing Authority issued an RFP to select a farming entity to operate the urban farm being established at the future Meachum Middle School site.

## Looking Forward

- Opening of the Tempo apartment complex at Encore in Spring 2017.



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

	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>
<b>Operations &amp; Administration</b>				
Salaries & Operating	\$0	\$0	\$0	\$0
<b>District Programs &amp; Services</b>				
Property Maintenance	\$19	\$0	\$0	\$0
<b>Redevelopment Investment</b>				
Urban Planning Services Loan Repayment	\$0	\$79	\$67	\$80
	<b>\$19</b>	<b>\$79</b>	<b>\$67</b>	<b>\$80</b>

Tampa Community Redevelopment Agency  
**Central Park CRA**  
**Fiscal Year 2017 TIF Budget**

<b>I. OPERATIONS &amp; ADMINISTRATION</b>	<b>\$0</b>
<b>II. DISTRICT PROGRAMS AND SERVICES</b>	<b>\$0</b>
<b>III. REDEVELOPMENT INVESTMENT</b>	
<b>Urban Planning Services Loan Repayment</b>	<b>\$80,052</b>
Loan repayment to the City’s General Fund for urban planning services associated with the creation of the CRA.	
<b>IV. CAPITAL IMPROVEMENT PROJECTS</b>	<b>\$0</b>
	<hr/> <b>\$80,052</b>

# West Tampa

## West Tampa At A Glance



CRA Area (Acres)	964
CRA Base Year	2015
Base Year Taxable Assessment	\$274,135,648
Current Taxable Assessment	\$315,837,278
Change From Base Year (Increment)	\$41,701,630
Fiscal 2017 TIF Revenue	\$460,336



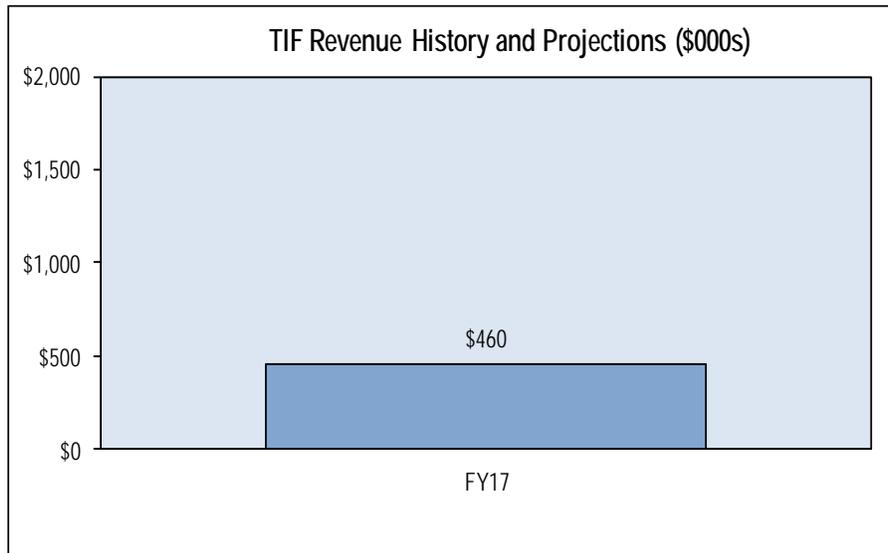
### Taxable Values (\$): June 2016

- Single Family Residential 91,806,266
- Multi-Family 102,378,646
- Condos/Co-ops 2,196,928
- Improved Commercial 77,860,476
- Improved Industrial 24,126,808
- Institutional/Gov't/Agri. 4,031,630
- Miscellaneous\* 531,088
- Vacant 12,905,436



\*Mobile Homes, Retirement Homes, Misc. Res., Leasehold Interests, Non-Agri. Acreage, Other.

Source: Hillsborough County Property Appraiser.



# Tampa Community Redevelopment Agency West Tampa Redevelopment Highlights

## West Tampa Community Redevelopment Area Creation

The City of Tampa initiated the process to create the West Tampa Community Redevelopment Area (CRA) in early 2015. Community meetings were held during April 2015 to receive input on community needs and assist in the drafting of the West Tampa Community Redevelopment Plan.

Tampa City Council made the Finding of Necessity to create the West Tampa Community Redevelopment Area on May 7, 2015. At that time City Council also passed a resolution accepting the West Tampa Community Redevelopment Plan for review, submitting the plan to the Community Redevelopment Agency, and directing the Agency to submit the plan to the Hillsborough County City County Planning Commission (HCCPC) for review.

HCCPC found the Plan consistent with the Tampa Comprehensive Plan, and on June 11, 2015 the Community Redevelopment Agency Board and Tampa City Council adopted the West Tampa Community Redevelopment Plan. On that date City Council also held a public hearing for first reading of the ordinance establishing a redevelopment trust fund for the West Tampa Community Redevelopment Area. The second public hearing and adoption of the ordinance occurred on June 25, 2015.

Members of the West Tampa CRA Community Advisory Committee were appointed in September and November 2015. The committee is comprised of 9 Ex officio members representing West Tampa organizations and 3 At-Large members. Meetings are held monthly and the committee has assisted in creating the initial TIF budget, reviews major issues of concern and proposed development projects, receives community input, and is moving forward with the Strategic Action Planning process.



# Tampa Community Redevelopment Agency West Tampa Redevelopment Highlights

## Looking Forward

- Develop a Strategic Action Plan for the West Tampa CRA.
- Major capital projects construction during 2017:
  - City of Tampa to complete construction of the \$35 million Julian B. Lane Riverfront Park.
  - Tampa Housing Authority to complete relocation of all North Boulevard Homes and Bethune residents, demolish buildings, and receive decision on the federal Choice Neighborhoods grant application for the West River redevelopment project.
  - Opening of the former Fort Homer W. Hesterly Armory as the 100,000 s.f. Bryan Glazer Family Jewish Community Center. The \$26 million facility will feature special events space, an outdoor aquatics center, sports courts and fitness center, a preschool, and a public art studio.
  - Extensive multi-family development continues in the North Hyde Park area with multiple projects in the planning and permitting process or under construction.



Tampa Community Redevelopment Agency  
**West Tampa CRA**  
**Fiscal Year 2017 TIF Budget**

**I. OPERATIONS & ADMINISTRATION**

**Salaries & Operating** **\$0**

A portion of Economic Development staff salaries and operating expenses related to the Community Redevelopment Plan.

**II. DISTRICT PROGRAMS & SERVICES** **\$0**

**III. REDEVELOPMENT INVESTMENT** **\$0**

**IV. CAPITAL IMPROVEMENT PROJECTS**

**Neighborhood Infrastructure Improvements** **\$460,336**

Funding will be allocated based upon community priorities developed in the West Tampa Strategic Action Plan.

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**\$460,336**

# 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 FY16 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, Legal Department, Revenue and Finance, Planning and Development, 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. 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.

## Tampa Community Redevelopment Agency Services Agreement Overview

CRA	Budget/Service Line Item	Not to Exceed
Downtown	Salaries and Operating	\$126,400
Ybor I	Salaries and Operating	\$284,200
	Code Inspection	\$14,007
Tampa Heights Riverfront	Salaries and Operating	\$15,500
East Tampa	Salaries and Operating	\$130,600
	Clean Team/Youth Program	\$291,939
	Environmental Detective	\$128,000
Channel District	Salaries and Operating	\$126,400
Drew Park	Salaries and Operating	\$148,500
Ybor II	Salaries and Operating	\$22,900
	Code Inspection	\$4,218
Central Park	Loan Repayment for Urban Planning Services	\$80,052
West Tampa	Salaries and Operating	\$0
<b>Total Consideration</b>		<b>\$1,372,716</b>

**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 \_\_\_\_\_, 2016, 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**, pursuant to Resolution No. 2015-497 adopted by the City Council of the City of Tampa on June 11, 2015, the City Council approved a Community Redevelopment Plan for the West 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**, 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 Planning & Development, 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, 2016, and shall expire on September 30, 2017, unless this Agreement is otherwise earlier cancelled as provided herein, or unless extended by written agreement of the parties.

**ARTICLE III. COMPENSATION**

It is understood by the parties to this Agreement that 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 noted below, for providing those services described in Article I. A. and C. of this Agreement. 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 and unless agreed to by both parties in writing and approved by a majority vote of the governing body of both parties.

<b>CRA</b>	<b>Budget/Service Line Item</b>	<b>Not to Exceed</b>
Downtown	Salaries and Operating	\$126,400
Ybor I	Salaries and Operating	\$284,200
	Code Inspection	\$14,007
Tampa Heights Riverfront	Salaries and Operating	\$15,500
East Tampa	Salaries and Operating	\$130,600
	Clean Team/Youth Program	\$291,939
	Environmental Detective	\$128,000
Channel District	Salaries and Operating	\$126,400
Drew Park	Salaries and Operating	\$148,500
Ybor II	Salaries and Operating	\$22,900
	Code Inspection	\$4,218
Central Park	Loan Repayment for Urban Planning Services	\$80,052
West Tampa	Salaries and Operating	\$0
<b>Total Consideration</b>		<b>\$1,372,716</b>

**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 seventy two thousand, seven hundred and sixteen dollars (\$1,372,716) 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.

**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)  
BOB BUCKHORN, 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 work plans 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 work plans 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. HCCCPC, 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.

Adopted April 5, 2005

City of Tampa  
Community Redevelopment Agency

**TIF Borrowing for Major Projects Policy**

Financing for infrastructure projects and/or economic development activities in the CRAs 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.

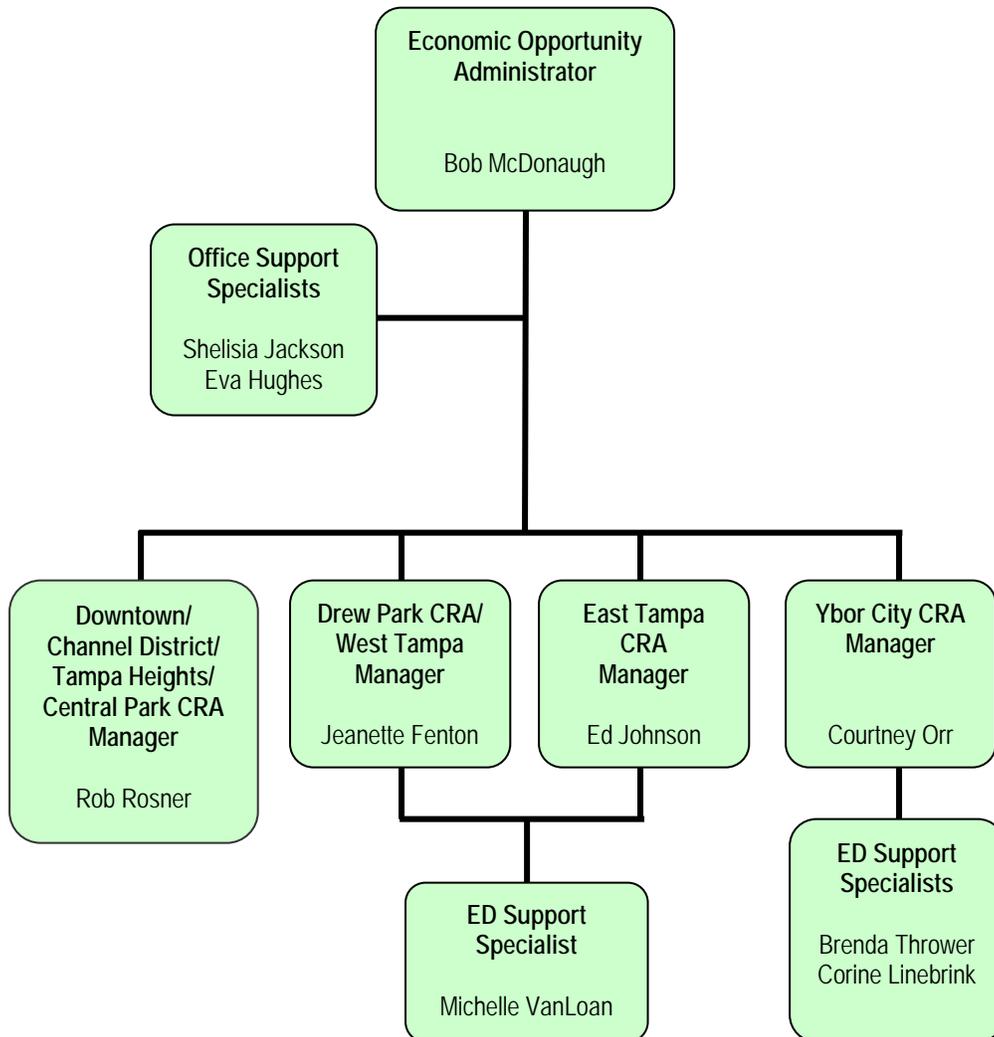
- The financing shall rely on the credit of the CRA/TIF only.
- Back up funding sources including, but not limited to utility taxes, parking revenues, and/or the City's general funds shall not be used as a back-up pledge toward any financing.
- The terms and amounts of potential financing shall be dictated 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.
- CRAs 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 CRAs' 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.

# Tampa Community Redevelopment Agency Department of Economic and Urban Development



# Tampa Community Redevelopment Agency City of Tampa Departmental Staff Allocated Cost Comparison Fiscal 2017 and Fiscal 2016

CRA	Total Allocated Staff Costs			Portion Funded by TIF			% Portion Fund by TIF
	FY17	FY16	Increase (Decrease)	FY17	FY16	Increase (Decrease)	
Downtown	\$147,148	\$161,001	-\$13,853	\$126,400	\$138,300	-\$11,900	85%
Ybor City	\$357,509	\$368,917	-\$11,409	\$307,100	\$316,900	-\$ 9,800	85%
Channel District	\$147,148	\$161,001	-\$13,853	\$126,400	\$138,300	-\$11,900	85%
Drew Park <sup>1</sup>	\$209,450	\$207,616	\$ 1,834	\$148,500	\$147,200	\$ 1,300	70%
East Tampa <sup>2</sup>	\$233,266	\$222,366	\$10,901	\$130,600	\$112,200	\$18,400	55%
Tampa Heights Riverfront	\$ 18,044	\$ 20,489	-\$ 2,445	\$ 15,500	\$ 17,600	-\$ 2,100	85%
Central Park <sup>3</sup>	\$0	\$0	\$0	\$0	\$0	\$0	0%
West Tampa	\$0	\$0	\$0	\$0	\$0	\$0	0%
<b>Total</b>	<b>\$1,112,565</b>	<b>\$1,141,391</b>	<b>-\$ 28,826</b>	<b>\$854,500</b>	<b>\$870,500</b>	<b>-\$16,000</b>	<b>77%</b>

Explanatory Notes:

<sup>1</sup> The Manager for Drew Park spends 30% of time on West Tampa outside of the CRA district.

<sup>2</sup> Per the Board's financial policy, all CRAs, with the exception of East Tampa cover 85% of staff salaries as the funding has been reduced.

<sup>3</sup> The Manager for Central Park also manages Downtown, Channel District, and Tampa Heights Riverfront which cover 85% of the salary.

# Tampa Community Redevelopment Agency TIF Revenue Calculation Comparison by CRA Millage Rate History Fiscal 2012 - Fiscal 2017

	FY 12	FY 13	FY 14	FY 15	FY 16	FY 17 (tbd)
City	0.0057326	0.0057326	0.0057326	0.0057326	0.0057326	0.0057326
County	0.0057391	0.0057374	0.0057356	0.0057339	0.0057339	0.0057322
Port	0.0001900	0.0001850	0.0001750	0.0001650	0.0001650	0.0001550
HART	0.0005000	0.0005000	0.0005000	0.0005000	0.0005000	0.0005000
Children's Board	0.0005000	0.0005000	0.0004828	0.0004589	0.0004589	0.0004589
<b>Total Millage</b>	<b>0.0126617</b>	<b>0.0126550</b>	<b>0.0126260</b>	<b>0.0125904</b>	<b>0.0125904</b>	<b>0.0125787</b>

## 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 2017 is 0.0116198.

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.

In FY2016, the County began selecting the TIF amount it will provide for the Original Core and the New-Core and the amount will not exceed 20% of their portion of the TIF (Ordinance 2005-137, Section 5.b).

In FY2015, the County began retaining 20% of its TIF increment for the Channel District, Drew Park, East Tampa & Ybor II CRAs (Ordinance 2005-137, Section 5.b).

In FY2010, the County began retaining 20% of the TIF increment for Tampa Heights Riverfront CRA (Ordinance 2005-137, Section 5.b).

In FY2004, the County began retaining 30% of its TIF contribution to the Ybor I CRA (Ordinance 2005-137, Section 5.b).

# Tampa Community Redevelopment Agency TIF Revenue Calculation by CRA Fiscal 2016 and Fiscal 2017

	FY16			FY17		
	Incremental TIF Assessment	Millage Rate	TIF Revenue @95%	Incremental TIF Assessment	Millage Rate	TIF Revenue @95%
Downtown-Non Core	\$1,140,561,137	0.0068565	\$7,429,245	\$1,229,542,220	0.0058876	\$6,877,100
Downtown-Core	\$413,522,295	0.0063565	\$2,497,127	\$459,177,086	0.0058876	\$2,568,278
Ybor City 1	\$139,667,205	0.0099113	\$1,315,073	\$152,005,708	0.0099001	\$1,429,634
Ybor City 2	\$16,343,194	0.0104847	\$162,786	\$23,336,915	0.0104734	\$232,195
Channel District	\$373,985,812	0.0104847	\$3,725,080	\$449,589,651	0.0104734	\$4,473,279
Drew Park	\$54,349,773	0.0104847	\$541,350	\$71,999,034	0.0104734	\$716,368
East Tampa	\$55,721,916	0.0104847	\$555,017	\$115,855,603	0.0104734	\$1,152,728
Tampa Heights	\$7,500,768	0.0104847	\$74,711	\$8,000,687	0.0104734	\$79,604
Central Park	\$6,063,255	0.0116315	\$66,999	\$7,251,843	0.0116198	\$80,052
West Tampa				\$41,701,630	0.0116198	\$460,336
	\$2,207,715,355		\$16,367,388	\$2,558,460,377		\$18,069,574