

City of Tampa Community Redevelopment Agency

Recommended Tax Increment Financing Budgets
For the Fiscal Year Ending September 30, 2018



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, 2018

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



Bob Buckhorn, Mayor

September 30, 2017

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, 2017, and ending September 30, 2018.

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. In FY18 The Tampa Housing Authority will break ground on two new apartment buildings and begin renovation of the Mary Bethune high-rise in West Tampa. The new buildings will provide 160 affordable, senior units and 250 family, mixed income units. The renovated Bethune building will add an additional 150 affordable housing apartments.



The reimagined City Center Plan is the most important project our City has undertaken. When completed, the center of our urban core will shift west to focus on a fully-utilized, recreational river and adjoining parks rather than a street or buildings. The West River Plan for developing the housing and infrastructure will connect the West Tampa neighborhoods into the parks and downtown.

This report details our fiscal 2018 budget recommendations, and additionally highlights some FY2017 redevelopment achievements, including:

- Framework Group opened 500 Harbour Island, a 235-unit residential in Downtown.
- West Palm Beach developer Bainbridge Companies will complete a \$43-million, 240-unit apartment complex called Bainbridge Ybor City on 12th Avenue in Ybor.
- Mercury Advisors began construction of the The Channel Club, a 24-story apartment complex including an urban Publix grocery store in the Channel District.
- College Hunks Hauling Junk moved into their newly renovated headquarters in Drew Park.
- In East Tampa, the CDC of Tampa completed Phase I of their Beacon Homes development, 4 of 17 affordable new single family homes.
- The Riverwalk extension into Tampa Heights will be completed by year's end.
- Tampa Housing Authority completed construction of the Tempo Apartments in Central Park.
- Construction is nearing completion on the Julian B. Lane Riverfront Park in West Tampa.

Honorable Chairman and Members of the Tampa Community Redevelopment Agency
September 30, 2017
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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 initial "B".

Bob Buckhorn
Mayor

Tampa Community Redevelopment Agency Board of Directors

Message from the Chairman



Guido Maniscalco

Tampa is the standard for what community redevelopment agencies are all about. We are a city that understands the benefits of CRAs and how they positively affect and create change throughout our communities.

From our facade grants to complete street projects, we have proven success in lifting up blighted areas and struggling neighborhoods with a beacon of hope for a better tomorrow.

Our CRAs act as partners in our Tampa renaissance. The proof of these accomplishments is seen all over this city from Drew Park to Downtown, East Tampa, and now West Tampa.

A solid infrastructure is the backbone of any successful city and CRAs act as a catalyst in making sure we do not neglect what is important in our neighborhoods, from sidewalks to adequate drainage and beyond.

Positive change is all around us. The investments we make will bear fruit for years to come.



Luis Viera,
Vice Chairman



Yvonne Yolie
Capin



Harry
Cohen



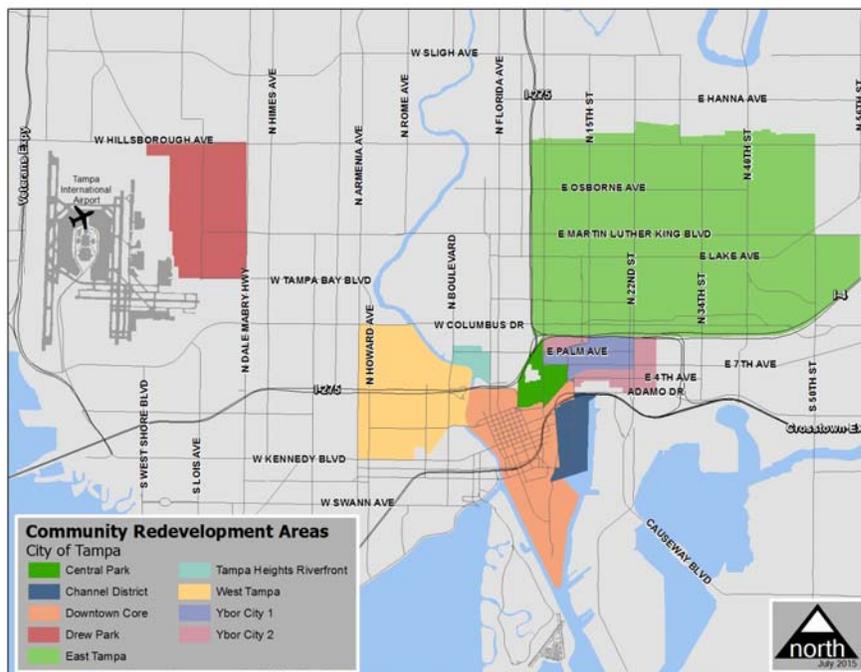
Charlie
Miranda



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.

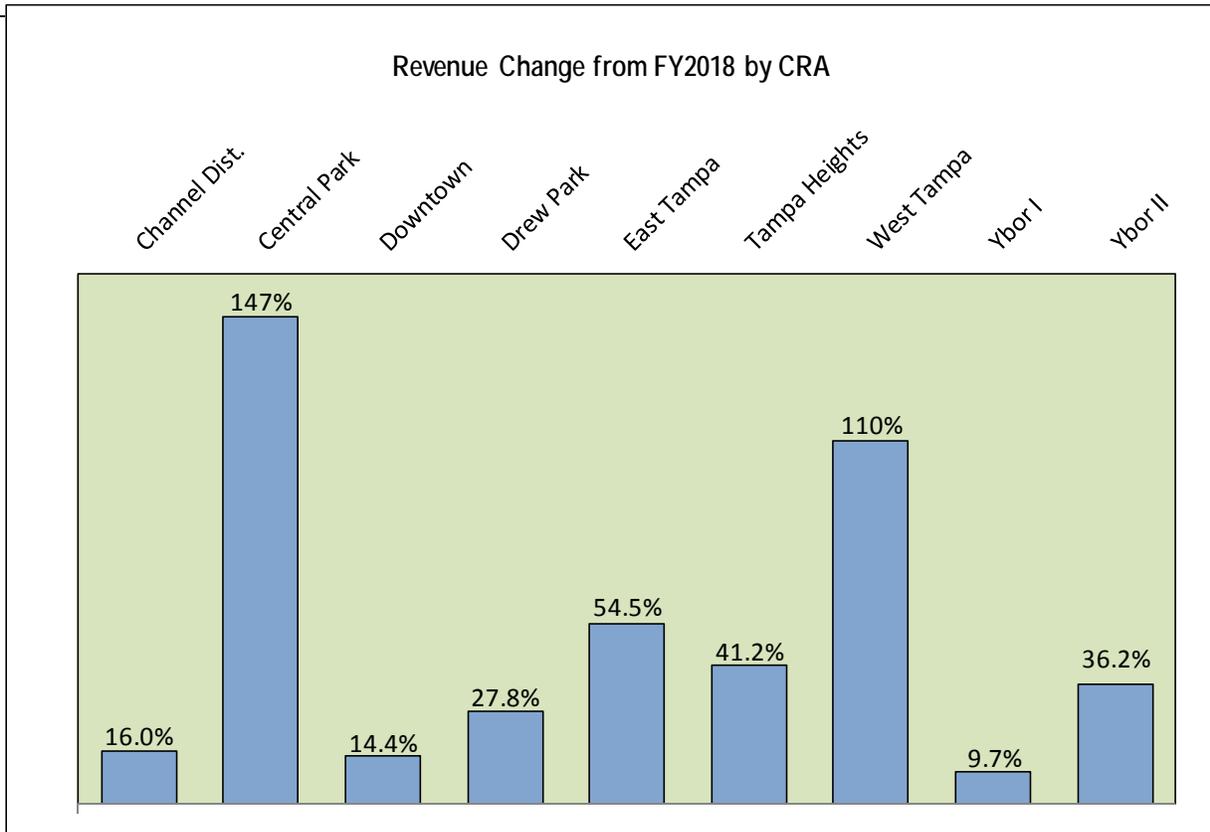
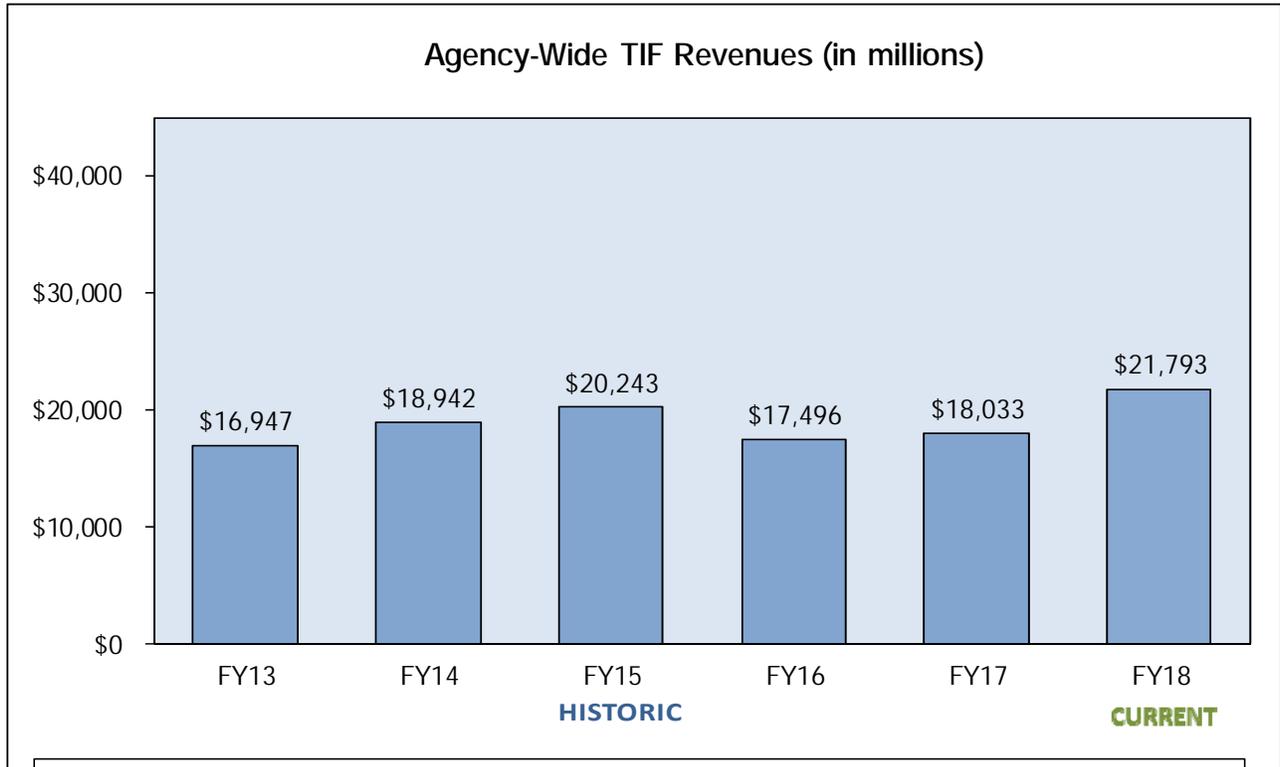
The actions we take are largely in three areas – investing TIF resources, creating effective incentive programs, and shaping the regulatory environment. By wisely using these key redevelopment tools, we provide a solid foundation for attracting private investment.

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 encourage the private sector to 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.

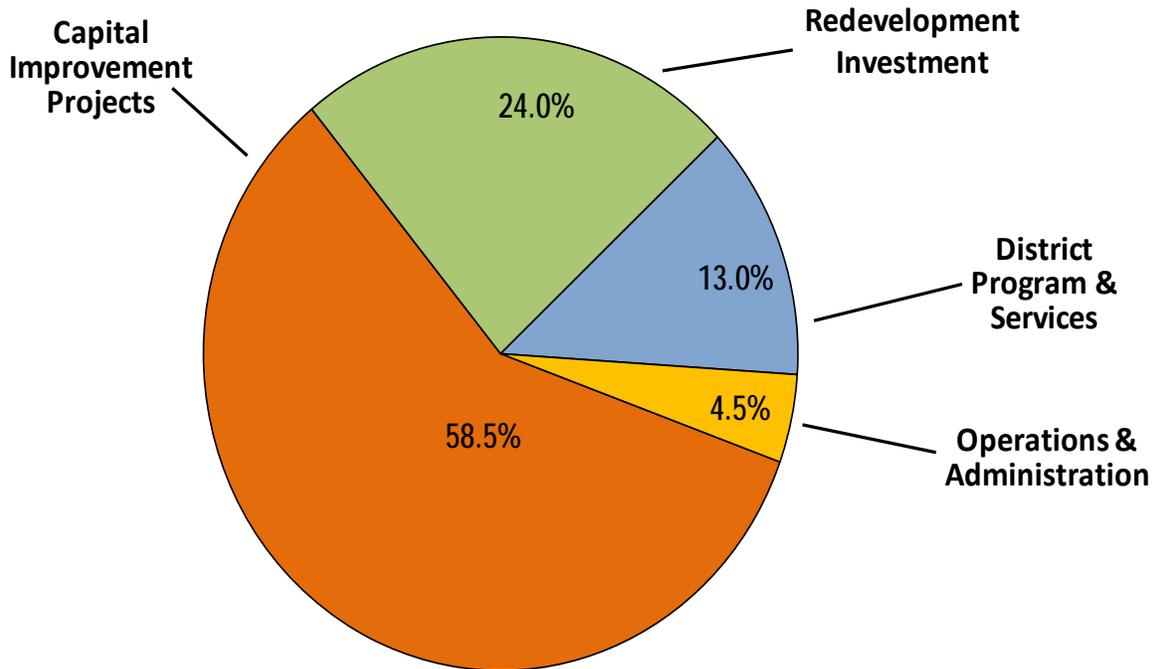


Tampa Community Redevelopment Agency Agency-Wide TIF Revenue Receipts



Tampa Community Redevelopment Agency TIF Budget and Expense Categories

95.5% percent of the Agency's TIF revenues are invested into district improvements and 4.5% is spent on administration. Administrative costs as a percentage of total TIF investment decreased approximately .6% from fiscal 2017.



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

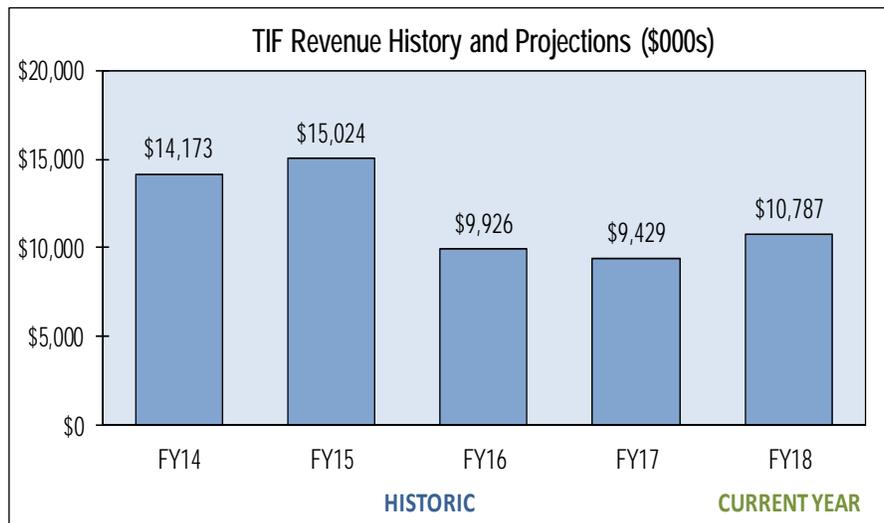


CRA Area (Acres)	870
CRA Base Year (New-Core Amendment 1988)	1983/1988
Base Year Taxable Assessment	\$454,090,045
Current Taxable Assessment	\$2,385,976,863
Change From Base Year (Increment)	\$1,931,886,818
Fiscal 2018 TIF Revenue	\$10,787,115 (Does not include County funds)

Taxable Values (\$):	June 2017	June 2016
• Single Family Residential	265,486,754	257,156,788
• Multi-Family	209,489,345	159,631,300
• Condos/Co-ops	466,773,737	429,879,873
• Improved Commercial	1,364,535,675	1,232,874,163
• Improved Industrial	16,041,936	14,617,567
• Institutional/Gov't/Agri.	17,079,720	16,024,420
• Miscellaneous*	11,045,468	8,400,572
• Vacant	35,524,228	24,224,668

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

Source: Hillsborough County Property Appraiser.



Tampa Community Redevelopment Agency Downtown Redevelopment Highlights

2017 Highlights

Private Sector Investments

- Framework Group completed construction of 500 Harbour Island, a 235-unit residential tower on Harbour Island.
- Carter and Associates is nearing completion of the construction of 362-unit residential tower at 915 North Franklin Street.
- Crescent Riverwalk began construction of their 394-unit apartment development at North Ashley Drive and Laurel Street.
- The Richman Group completed the construction of a 351-unit rental community on Morgan Street named Aurora Apartments. They opened for leasing in March of 2017.
- Related Group began construction of a 300-unit residential tower at Knights Run on Harbour Island called The Manor at Harbour Island.
- Strategic Property Partners has made significant progress on infrastructure improvements for the area renamed Water Street Tampa.

TIF and Non-TIF Funded Capital Improvements

- The Doyle Carlton segment of the Riverwalk construction was completed and opened to the public.
- The City completed the construction to convert Tyler and Cass Streets to two-way streets which included a two-way cycle track.
- \$20 million renovation of the Tampa Convention Center using TIF and Tourist Development dollars.
- City staff worked with FDOT on the coordination of the resurfacing projects for SR 60 on Jackson Street and Kennedy Boulevard for letting in FY 2017 and FY 2018 respectively.

Notable Events, Programs and Services

- USF and Skanska began construction on the 320,000 s.f. Morsani College of Medicine which will house 2,275 students and faculty.
- The Tampa Downtown Partnership launched a free, on-demand, point-to-point, low speed shuttle service within the special services district, partially funded by TIF. The Downtowner reached a ridership of 100,000 in the first 6 months.
- Four Green Fields restaurant was the successful bidder for rental space at Curtis Hixon Waterfront Park. Harpoon Harry's Crab House will be occupying rental space at the Convention Center.



Looking Forward

- Support construction efforts of the Water Street Tampa development just north of Amalie Arena.
- Assist with construction efforts by CSX of the train horn quiet zone project.
- Support the construction of new residential and commercial projects.
- Complete the negotiation of the 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>FY15</u>	<u>FY16</u>	<u>FY17</u>	<u>FY18</u>
Operations & Administration				
Salaries & Operating	\$93	\$138	\$126	\$129
District Programs & Services				
Marketing & Promotion	\$0	\$50	\$75	\$75
Streetcar Allocation	\$150	\$150	\$150	\$150
On-Demand Shuttle Service	\$0	\$275	\$0	\$450
Redevelopment Investment				
Convention Center Bond Payment	\$13,520	\$0	\$0	\$0
Convention Center Loan Repayment/Fees	\$0	\$0	\$0	\$4,329
Curtis Hixon Park Loan Repayment	\$1,000	\$2,000	\$0	\$0
Capital Improvement Projects				
Capital Improvement Projects	\$261	\$5,967	\$9,094	\$5,654
Train Horn Quiet Zone Project	\$0	\$1,346	\$0	\$0
	\$15,024	\$9,926	\$9,445	\$10,787

FY17 Expenditure Detail (000s)

District Programs & Services

Co-sponsorship of 2 Events including Gasparilla and Winter Village	\$19
Intowner Enhanced Bus Service Saturdays and Events	\$25
On-Demand Shuttle Service	\$300

Capital Improvement Projects

Land Acquisition adjacent to Riverwalk for park	\$350
Downtown Train Horn Quiet Zone Project	\$1,600

Tampa Community Redevelopment Agency
Downtown CRA
Fiscal Year 2018 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$129,000**

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.

On-Demand Shuttle Service **\$450,000**

On-Demand Shuttle Service

III. REDEVELOPMENT INVESTMENT

Convention Center Renovation Loan Repayment/Fees **\$4,329,220**

Loan payments/fees associated for the renovations of the Tampa Convention Center.

IV. CAPITAL IMPROVEMENT PROJECTS

Capital Improvement Projects **\$5,653,895**

Capital improvements within the CRA

\$10,787,115

Ybor City

Ybor City At A Glance¹



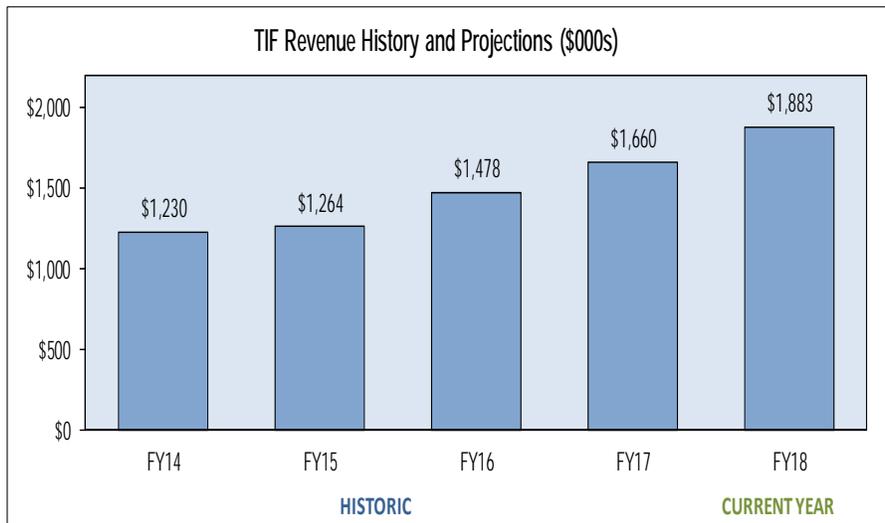
CRA Area (Acres)	409
CRA Base Year	1987 & 2003
Base Year Taxable Assessment	\$59,123,090
Current Taxable Assessment	\$257,661,985
Change From Base Year (Increment)	\$198,538,895
Fiscal 2018 TIF Revenue	\$1,882,690

Taxable Values (\$):	<u>June 2017</u>	<u>June 2016</u>
• Single Family Residential	14,093,175	11,471,363
• Multi-Family	3,089,354	2,529,176
• Condos/Co-ops	40,393,513	36,101,737
• Improved Commercial	163,064,016	149,637,756
• Improved Industrial	16,506,308	15,553,228
• Institutional/Govt./Agri.	4,600,775	3,896,395
• Miscellaneous ²	10,089,467	9,228,770
• Vacant	5,825,377	6,047,288

¹Ybor I and Ybor II CRAs combined.

²Mobile Homes, Retirement Homes, Misc. Res., Leasehold Interests, Non-Agri. Acreage, Other.

Source: Hillsborough County Property Appraiser.



Tampa Community Redevelopment Agency Ybor City Redevelopment Highlights

2017 Highlights

Private Sector Investments

- New business and expanding business development in FY17 include: Masonite and Advisar office and showroom; Rock Brothers Brewery; Asiatic Street Food and Noodle Bar; Arturo Fuente Warehouse; Fish Hawk Spirits Tasting Room; Snobachi; Cheezy's Bistro and Speakeasy; Kelly Days Firehouse Tavern; Stone Soup Company expansion; Vintage Picker Place; L3 Communications; Secure Set Academy; Burn Rubber sneaker boutique; TransferWise; and, several professional office spaces.
- Bainbridge Ybor City apartments will be completed fall, 2017. The \$43 million, 240-unit apartment complex is located on 12th Avenue.
- The CRA Façade Grant Program resulted in over \$713,000 in private investment leveraged with \$216,996 in grant funding.

TIF and non-TIF Funded Capital Improvements

- The 21st and 22nd Streets Improvement Project, an \$8.3 million FDOT project, was completed December 2016. FDOT transferred the roadway to the City of Tampa which then restricted truck traffic on the local roadways.
- New brick and granite pedestrian crosswalks were installed at the intersection of Palm Avenue and 19th Street.
- Ybor City engaged a specialized company to perform intensive pressure washing and gum removal of 7th Avenue sidewalks.
- Approximately \$210,000 was invested on district improvement projects such as historic district destination and street name sign replacements, pedestrian and traffic system enhancements, tree grate and litter basket lid replacements and garage improvements and security.
- Centennial Park will be enhanced with a new sound system, landscaping and the installation of an historic dominoes table.
- The City funded approximately \$36,000 for the design of East 7th Avenue streetscape and monument project.

Notable Events, Programs and Services

- Arturo Fuente Cigars completed a multi-million dollar warehouse facility to store their finished cigar products from the Dominican Republic for aging and distribution throughout the country.
- Rock Brothers Brewery renovated the historic corner building at 1901 N. 15th Street for a craft brew production facility, tasting room and upstairs listening room.
- The former vacant historic Larmon Furniture Warehouse building was completely renovated with new parking and landscaping to house two major corporate tenants, Masonite and Advisar.
- The former Don Vicente de Ybor Historic Inn was renovated into Casa Don Vicente professional office suites to house two corporate tenants, L3 Communications and Secure Set Academy.

Tampa Community Redevelopment Agency Ybor City Redevelopment Highlights

Notable Events, Programs and Services (continued)

- The historic Our Lady of Perpetual Help convent building north of Palm Avenue was renovated for professional law offices at a cost of \$2.5 million.
- YCDC Special Event Co-sponsorship Program funded 12 family-oriented art and cultural events.
- The Ybor City YES Team and Ambassador Program continue to provide district cleanliness and positive experiences for visitors.

Looking Forward

- A new iconic archway lights preservation project has been designed for 7th Avenue to replace the archway structures that were erected in 1990. The project will be funded over multiple years.
- Approximately 468 new residential units are under construction to include: Bainbridge Ybor City (240 units); Oliva (38 units); Casa Pedrosa (33 units); Casa Buchman (8 units); Casa Juan Gaulberto Gomez (21 units); and Casa Marti (128 units).
- A vacant nightclub at 1901 East 7th Avenue is being renovated into a craft brewery and Cajun inspired restaurant called Zydeco Brew Worx.
- A new 186-room boutique hotel at 15th Street and 7th Avenue is expected to be under construction in 2017 to incorporate two historic buildings, Las Novedades and Warren Building.



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

	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>	<u>FY18</u>
Operations & Administration				
Salaries & Operating	\$364	\$364	\$354	\$389
District Programs & Services				
Co-Sponsorships	\$62	\$120	\$135	\$163
Code Inspection	\$14	\$14	\$14	\$14
District Ambassadors	\$10	\$15	\$20	\$40
District Landscaping/Streetscape/Signage	\$100	\$130	\$175	\$155
District Promotions	\$185	\$185	\$85	\$66
Intensive Pressure Washing	\$28	\$40	\$40	\$85
Contractual Services	\$29	\$29	\$43	\$40
Parking Garage Upgrades	\$50	\$50	\$50	\$20
Streetcar Projects	\$138	\$138	\$138	\$138
Redevelopment Investment				
Façade Grant Program	\$100	\$125	\$185	\$203
Targeted Business Incentive Program	\$0	\$25	\$35	\$0
Iconic Archway Lights Preservation Project	\$0	\$0	\$75	\$110
Transfer to Debt Service	\$81	\$81	\$81	\$144
	\$1,161	\$1,316	\$1,430	\$1,567

FY17 Expenditure Detail (000s)

District Programs & Services	
Landscaping/Streetscape/Signage Maintenance and Replacement	\$64
Code Inspection Off Hours	\$11
District Promotions—Marketing Plan	\$91
District Promotions—Co-Sponsorships - 11 Events	\$144
District Ambassadors	\$20
Intensive Pressure Washing	\$40
Parking Garage Upgrades	\$13
Redevelopment Investment	
Façade Grant Program - 5 Grants	\$357

Tampa Community Redevelopment Agency

Ybor City CRA I

Fiscal Year 2018 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$299,500**

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. **\$90,000**

II. DISTRICT PROGRAMS & SERVICES

Contractual Services **\$40,000**

Miscellaneous expenses for contractual services needed to implement the CRA Plan.

District Landscaping, Streetscape, Signage **\$155,000**

Landscaping, signage and streetscape repairs.

Intensive Pressure Washing **\$84,608**

Intensive pressure washing of historic pavers and sidewalks.

District Ambassadors **\$40,046**

District Ambassadors provide assistance to visitors, provide tours and interface with the business community.

District Promotions **\$66,000**

Marketing use of billboards, radio ads, publication ads, airport and related signage.

Co-Sponsorships **\$163,000**

Co-sponsorship funding for new or expanded special events promoting economic development, cultural themes, family events and other district priorities.

Streetcar Projects **\$138,000**

Allocation to the streetcar system.

Code Inspection **\$14,007**

50% of the costs of a code enforcement inspector for coverage on weekend nights. Costs are shared with Ybor II CRA and Code Enforcement.

Parking Garage Improvements **\$20,000**

Parking garage upgrades.

III. REDEVELOPMENT INVESTMENT

Façade Improvement Program **\$203,000**

Iconic Archway Lights Preservation Project **\$110,000**

Transfer to Debt Service **\$143,897**

A portion of debt service payment for HUD 108 loan associated with Centro Ybor.

\$1,567,058

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

	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>	<u>FY18</u>
Operations & Administration				
Salaries & Operating	\$25	\$25	\$23	\$24
District Programs & Services				
Code Inspection	\$1	\$1	\$4	\$0
Streetcar Allocation	\$12	\$12	\$12	\$12
District Landscaping, Streetscape & Signage	\$12	\$34	\$65	\$59
YES Team Services	\$53	\$66	\$67	\$75
Redevelopment Investment				
Targeted Business Incentive	\$0	\$25	\$10	\$0
Iconic Archway Lights Preservation Project	\$0	\$0	\$25	\$85
Façade Grant Program	\$0	\$0	\$26	\$60
	\$103	\$163	\$232	\$315

FY17 Expenditure Detail (000s)

District Programs & Services	
Façade Grant Program - 2 Grants	\$27
District Landscaping, Streetscape, Signage	\$2
YES Team Services	\$49

Tampa Community Redevelopment Agency
Ybor City CRA II
Fiscal Year 2018 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating	\$24,100
A portion of Economic Development staff salaries related to the Community Redevelopment Plan and Vision Plan.	

II. DISTRICT PROGRAMS & SERVICES

YES Team Services	\$75,152
YES Team (Clean Team) services to common areas and public right-of-ways.	

District Landscaping, Streetscape, Signage	\$59,380
Landscaping, signage and streetscape repairs.	

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

III. REDEVELOPMENT INVESTMENT

Iconic Archway Lights Preservation Project	\$85,000
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Façade Grant Program	\$60,000
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IV. CAPITAL IMPROVEMENT PROJECTS	\$0
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	\$315,632
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Channel District

Channel District At A Glance



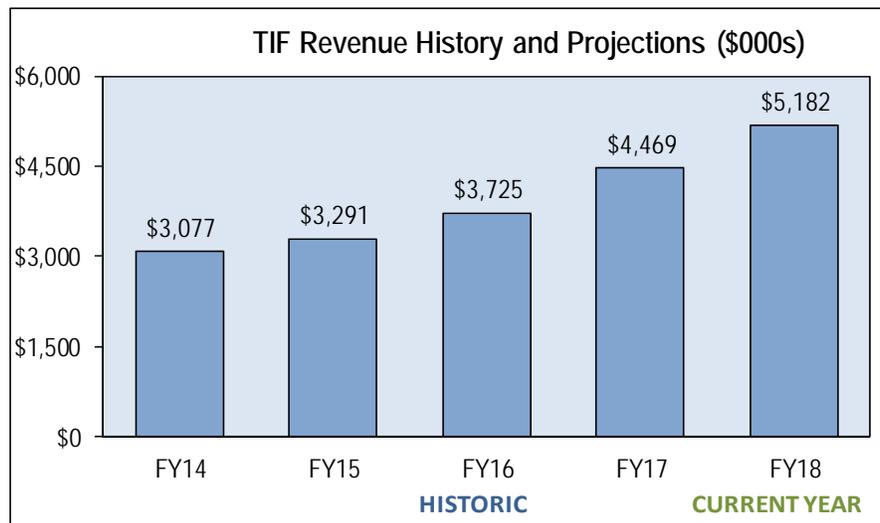
CRA Area (Acres)	221
CRA Base Year	2003
Base Year Taxable Assessment	\$39,869,871
Current Taxable Assessment	\$561,233,898
Change From Base Year (Increment)	\$521,364,027
Fiscal 2018 TIF Revenue	\$5,182,459



Taxable Values (\$)	June 2017	June 2016
• Single Family Residential	4,586,045	3,946,030
• Multi-Family	132,148,900	102,223,648
• Condos/Co-ops	321,809,888	291,332,837
• Improved Commercial	48,070,588	43,231,247
• Improved Industrial	13,483,592	9,286,837
• Institutional/Gov't/Agri.	5,621,458	5,039,821
• Miscellaneous*	23,324,110	21,513,768
• Vacant	12,189,317	12,885,334

*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

2017 Highlights

Private Sector Investments

- Florida Crystals completed the construction of a 300-unit apartment complex called The Fitzgerald on E. Kennedy Boulevard. The Grand Opening was June 9, 2017.
- Mercury Advisors began construction of the 24-story apartment complex called The Channel Club which includes an urban Publix grocery store.

TIF and non-TIF Funded Capital Improvements

- Stantec is contracted to complete the 12th Street Segment C Design in anticipation for construction in early 2018.
- The 12th Street Pump Station improvements were completed.
- Tampa Hillsborough Expressway Authority constructed the Deputy John Kotfila, Jr. Memorial Dog Park at the Selmon Greenway along Eva Street behind Belle Channelside Apartments.

Notable Events, Programs and Services

- The redevelopment of Channelside Drive from Cumberland to Kennedy is being designed.
- The CRA financially supported a number of special events, including the Flicks & Food Trucks, Light Up Channelside Independence Day, and New Year's Fireworks Shows and activities.
- The CRA provided financial support for Tampa Bay Wave to open a second location for their small business incubator in Channelside Bay Plaza.
- ZipCar launched their service in Tampa including a location at the SkyHouse parking structure.



Looking Forward

- Completion of the construction of The Channel Club, Publix, and The Fitzgerald developments.
- Completion of the Construction Documents for Madison Street Park.
- Support the resurgence of Channelside Bay Plaza.
- Complete the negotiation for the connection of Cumberland Avenue to Meridian Avenue.
- Encourage the development of additional residences and businesses throughout the district.
- Construction of a two new hotels at the corner of Kennedy Boulevard & Meridian Avenue.



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

	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>	<u>FY18</u>
Operations & Administration				
Salaries & Operating	\$93	\$138	\$126	\$129
District Programs & Services				
Streetcar Allocation	\$150	\$150	\$150	\$150
On-Demand Shuttle Service				\$150
Marketing and Promotions	\$85	\$85	\$85	\$85
Redevelopment Investment				
York Street Loan Repayment	\$653	\$0	\$0	\$0
Capital Improvement Projects				
Infrastructure Engineering		\$200	\$3,000	\$3,000
Capital Improvement Projects	\$2,310	\$3,152	\$1,112	\$1,668
	\$3,291	\$3,725	\$4,473	\$5,182

FY17 Expenditure Detail (000s)

Marketing and Promotions

Co-Sponsorship of 3 Events including Bikes & Brews and Art on 12th	\$15
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Capital Improvement Projects

Madison Street Project Engineering and Construction	\$175
12th Street Pump Station	\$1,250
12th Street & Kennedy Boulevard Improvements	\$93
On-Demand Shuttle service	\$90

Tampa Community Redevelopment Agency
Channel District CRA
Fiscal Year 2018 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$129,000**

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.

On-Demand Shuttle Service **\$150,000**

On-Demand Shuttle Service.

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 **\$1,668,459**

To fund various infrastructure and neighborhood improvements within the CRA.

\$5,182,459

Drew Park

Drew Park At A Glance

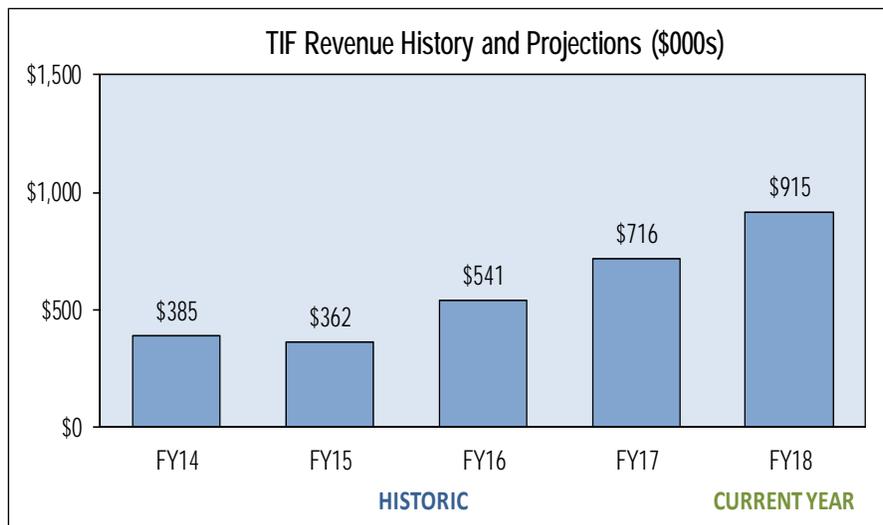


CRA Area (Acres)	829
CRA Base Year	2003
Base Year Taxable Assessment	\$168,033,380
Current Taxable Assessment	\$260,119,237
Change From Base Year (Increment)	\$92,085,857
Fiscal 2018 TIF Revenue	\$915,351

Taxable Values (\$):	<u>June 2017</u>	<u>June 2016</u>
• Single Family Residential	10,796,774	10,093,880
• Multi-Family	10,901,553	10,242,432
• Condos/Co-ops	379,330	344,845
• Improved Commercial	143,843,057	135,592,392
• Improved Industrial	84,203,497	74,376,454
• Institutional/Gov't/Agri.	1,365,984	1,241,804
• Miscellaneous*	1,914,895	1,780,407
• Vacant	6,714,147	6,360,200

*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

2017 Highlights

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 completed both interior and exterior renovations and moved its national headquarters, operations and call center to the facility, bringing 150 workers to the Drew Park site.
- The Galleria Plaza retail center on Hillsborough Avenue continued its renovations by leasing the vacant Bally's Total Fitness to Crunch Fitness, and the old Service Merchandise space to Altitude Trampoline Park.
- Star Quality Inc. has continued their investment in Drew Park with the construction of a 42,000 sf warehouse project on Coolidge Avenue.

TIF and non-TIF funded Capital Improvements

- JMT Engineering and David Connor & Associates were selected to design the new Tampa Bay Boulevard Linear Park. The design team along with CRA staff will engage the community to discuss park concepts and gather input.
- The Drew Park Community Markers construction contract was awarded and construction began on the four markers along Dale Mabry Hwy at the intersections of Alva, Cayuga, Osborne and South Avenues.
- 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 along with a public ceremony to unveil the Historic Marker along Tampa Bay Boulevard just west of Dale Mabry Highway.

Tampa Community Redevelopment Agency Drew Park Redevelopment Highlights

Notable Events, Programs and Services

- Five projects were approved during FY17 through the Business Façade Improvement Grant Program. These grants represent \$169,137 in Drew Park TIF funds which leveraged an additional \$1,159,334 in private investment.
- Unveiling of the historic marker on Tampa Bay Boulevard to commemorate the history of Drew Park.
- The start of construction of the Drew Park Community Markers along Dale Mabry Highway at the intersections of Alva, Cayuga, Osborne, and South.

Looking Forward

- Working with the Community Advisory Committee to identify the next priority from the Drew Park Streetscape & Beautification Master Plan.
- Continue with design and community engagement process for the construction of the Tampa Bay Boulevard Linear Park between Lois Avenue and Air Cargo Road.
- Exploring opportunities for development within the residential portion of the Drew Park CRA.
- Continue developing economic development opportunities in the district that assist businesses, support job creation, and improve the appearance of Drew Park through the Façade Improvement Grant Program.



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

	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>	<u>FY18</u>
Operations & Administration				
Salaries & Operating	\$144	\$149	\$150	\$67
District Programs & Services				
District Maintenance	\$0	\$0	\$30	\$30
Redevelopment Investment				
Façade Grant Program	\$0	\$50	\$100	\$100
Capital Improvement Projects				
Neighborhood Infrastructure Improvements	\$218	\$342	\$436	\$718
	\$362	\$541	\$716	\$915

FY17 Expenditure Detail (000s)

Façade Grant Program	
2 Façade Grants	\$65
Capital Improvement Projects	
Neighborhood Improvements	\$190
District Maintenance	\$2

Tampa Community Redevelopment Agency
Drew Park CRA
Fiscal Year 2018 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$67,200**

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 **\$718,151**

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.

\$915,351

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30

East Tampa

East Tampa At A Glance

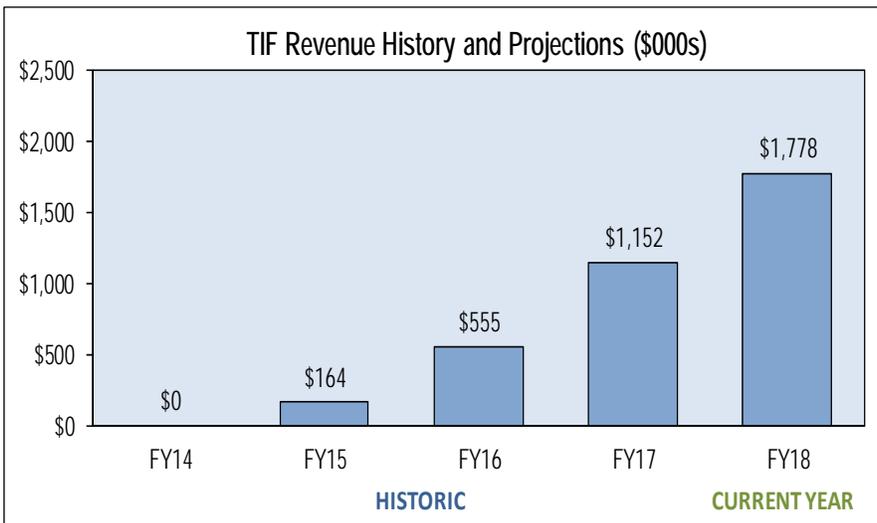


CRA Area (Acres)	4,817
CRA Base Year	2003
Base Year Taxable Assessment	\$492,472,827
Current Taxable Assessment	\$671,363,358
Change From Base Year (Increment)	\$178,890,531
Fiscal 2018 TIF Revenue	\$1,778,206

Taxable Values (\$):	<u>June 2017</u>	<u>June 2016</u>
• Single Family Residential	311,004,700	272,573,418
• Multi-Family	62,470,108	57,331,684
• Condos/Co-ops	0	0
• Improved Commercial	185,701,953	178,165,862
• Improved Industrial	69,571,763	64,618,746
• Institutional/Gov't/Agri.	15,736,781	11,774,273
• Miscellaneous*	4,691,235	4,462,292
• Vacant	22,186,818	19,402,155

*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

2017 Highlights

Private Sector Investments

- CGM Services, Inc. invested \$4 million to construct a 90,000 sf, four story office/storage/warehouse building on E. Dr. Martin Luther King Blvd.
- CDC of Tampa completed Phase I (four single family homes) of Beacon Homes Development at N. 34th Street and E. 28th Avenue.
- Construction of the new 8,000 sf , Dollar Tree Retail Store on E. Hillsborough Avenue at N. 15th Street.

TIF and non-TIF Funded Capital Improvements

- Invested \$75,000 of TIF funds to install a new restroom facility at Ragan Park Community Center at E. Lake Avenue and N. 12th Street.
- Completed \$30,000 in upgraded lighting under “Bright Lights Safe Nights” Program.
- The Agency invested \$82,055 of TIF funds under the Business Façade Improvement Program to rehabilitate two storefronts with a matching private investment of \$329,419.

Notable Events, Programs and Services

- Crime reduction efforts by the Tampa Police Department contributed to a 27.6% decrease in Part I Crimes from October 2016-May 2017, compared to October 2015-May 2016.
- From October 2016 to the end of May 2017, the Environmental Crimes Unit (ECU) made 2 felony and 4 misdemeanor arrests, and have 3 pending cases. They collaborated in the removal of more than 20 tons of debris from East Tampa neighborhoods, investigated 108 cases, handled 65 complaints, and made 438 citizen contacts.
- The Neighborhood Enhancement Division completed its twelfth year of the “Summer Youth Program,” employing 40 East Tampa youths. The team assisted the Environmental Crimes Unit and Solid Waste Department with removal of over 1,180 tons of debris and illegal dumping. The team provided routine maintenance to over 104 miles of major thoroughfares and residential corridors. They also responded to 356 residential service calls.
- The Agency invested \$35,000 in TIF funds for the ninth 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

- Construction of the Beacon Homes Development, nine additional single family new 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 to invest in Small Business Development Training Programs.
- 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>FY15</u>	<u>FY16</u>	<u>FY17</u>	<u>FY18</u>
Operations & Administration				
Salaries & Operating (recurring cost)	\$19	\$112	\$131	\$135
District Programs & Services				
East Tampa Clean Team/Equipment	\$0	\$292	\$292	\$442
Environmental Detectives	\$0	\$128	\$128	\$128
Business Assistance Program	\$0	\$0	\$35	\$35
Commercial Business Façade	\$0	\$0	\$0	\$200
Marketing & Partnership Development	\$0	\$0	\$0	\$15
Utility and Lake Maintenance	\$0	\$0	\$54	\$63
Redevelopment Investment				
Land Assemblage	\$0	\$0	\$0	\$100
Capital Improvement Projects				
Neighborhood Infrastructure Improvements	\$144	\$23	\$513	\$660
	\$163	\$555	\$1,153	\$1,778

FY17 Expenditure Detail (000s)

District Programs & Services

Façade Grant Program - 2 Grants	\$72
East Tampa—Clean City	\$219
Environmental Detectives	\$96
Small Business Assistance	\$18
Utilities: Streetlights, Irrigation, Pond Maintenance, Water	\$47
Newsletter and Sponsorships	\$2

Redevelopment Investment

Land Assemblage	\$246
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Capital Improvement Projects

Neighborhood Infrastructure Improvements	\$68
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Tampa Community Redevelopment Agency East Tampa CRA Fiscal Year 2018 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$135,300**

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/Equipment **\$442,000**

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 and the replacement of a Lightning Loader for \$150,000.

Business Façade Grant **\$200,000**

Marketing and Newsletter **\$15,000**

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 **\$51,040**

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

III. REDEVELOPMENT INVESTMENT **\$0**

Land Assemblage **\$100,000**

IV. CAPITAL IMPROVEMENT PROJECTS

Neighborhood Infrastructure Improvements **\$659,866**

Install/improve neighborhood infrastructure, including sidewalks and streetlights.

\$1,778,206

Tampa Heights Riverfront

Tampa Heights Riverfront At A Glance

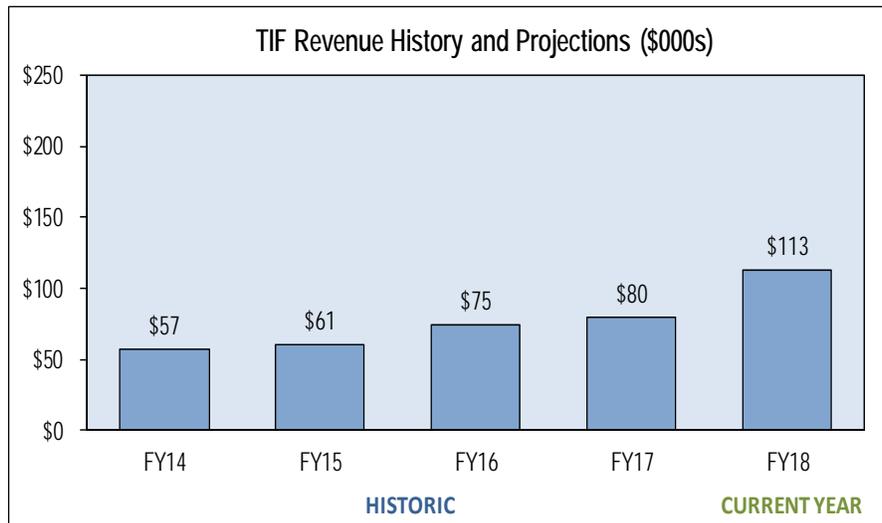


CRA Area (Acres)	77
CRA Base Year	2004
Base Year Taxable Assessment	\$8,464,415
Current Taxable Assessment	\$19,814,879
Change From Base Year (Increment)	\$11,350,464
Fiscal 2018 TIF Revenue	\$112,826

Taxable Values (\$):	<u>June 2017</u>	<u>June 2016</u>
• Single Family Residential	\$859,998	1,131,399
• Multi-Family	0	0
• Condos/Co-ops	0	0
• Improved Commercial	11,465,891	9,507,887
• Improved Industrial	1,318,283	1,198,439
• Institutional/Gov't/Agri.	0	0
• Miscellaneous*	\$897,679	854,519
• Vacant	\$5,273,028	3,772,858

*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

2017 Highlights

Private Sector Investments

- SoHo Capital completed approximately 60% of the building construction for The Pearl Apartments.
- SoHo Capital will complete the rehabilitation of the historic Armature Works Building as the Tampa Heights Market in the late fall.
- SoHo Capital commenced construction of the last segment of the Riverwalk.

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 4th 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 construction activities and utility coordination of the final segment of the Riverwalk.



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

	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>	<u>FY18</u>
Operations & Administration				
Salaries & Operating	\$17	\$18	\$16	\$31
District Programs & Services				
Professional/Contractual Services	\$20	\$0	\$0	\$0
Capital Improvement Projects				
Capital Improvement Projects Reserves	\$24	\$57	\$64	\$82
	\$61	\$75	\$80	\$113

Tampa Community Redevelopment Agency
Tampa Heights Riverfront CRA
Fiscal Year 2018 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$30,900**

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 **\$81,926**

Capital improvements within the CRA.

\$112,826

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	\$24,585,314
Change From Base Year (Increment)	\$17,883,519
Fiscal 2018 TIF Revenue	\$168,027



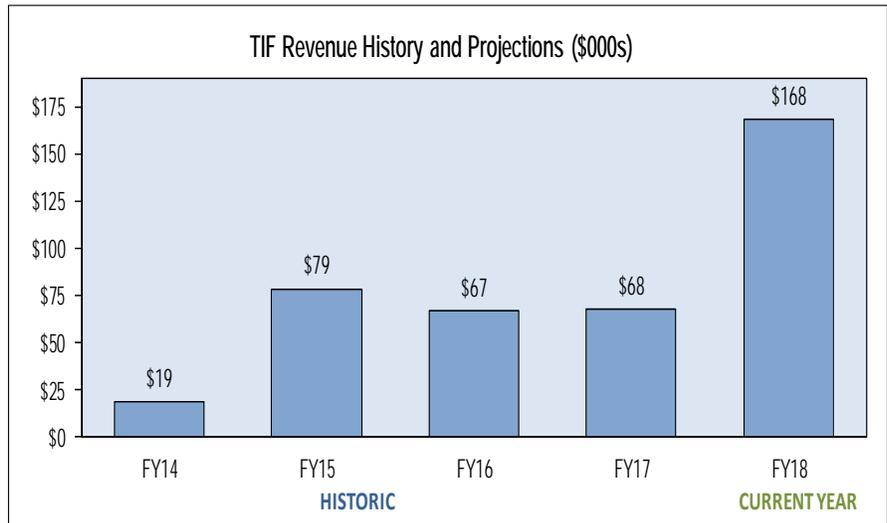
Taxable Values (\$):	<u>June 2017</u>	<u>June 2016</u>
• Single Family Residential	441,567	442,669
• Multi-Family	16,072,291	6,971,819
• Condos/Co-ops	0	0
• Improved Commercial	2,995,181	2,407,211
• Improved Industrial	146,894	133,540
• Institutional/Gov't/Agri.	1,913,337	1,020,682
• Miscellaneous*	551,114	501,031
• Vacant	2,464,930	2,476,686



*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

2017 Highlights

TIF and non-TIF funded Capital Improvements

- Parks and Recreation completed the redevelopment of Perry Harvey, Sr. Park.

Notable Events, Programs and Services

- The Tempo Apartment Complex construction is complete.
- Scott Street “Green Street” Improvement 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

- Recruitment of developer for vacant pads and retailers for the retail spaces at the Encore! Development.
- Support additional private sector initiatives that might evolve.



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

	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>	<u>FY18</u>
Operations & Administration				
Salaries & Operating	\$0	\$0	\$0	\$0
District Programs & Services				
Property Maintenance	\$0	\$0	\$0	\$1
Redevelopment Investment				
Urban Planning Services Loan Repayment	\$79	\$67	\$80	\$84
Capital Improvement Projects				
Capital Improvements within the CRA				\$83
	\$79	\$67	\$80	\$168

Tampa Community Redevelopment Agency
Central Park CRA
Fiscal Year 2018 TIF Budget

I. OPERATIONS & ADMINISTRATION	\$0
II. DISTRICT PROGRAMS AND SERVICES	\$0
Property Maintenance	\$500
Property Maintenance.	
III. REDEVELOPMENT INVESTMENT	
Urban Planning Services Loan Repayment	\$84,149
Loan repayment to the City’s General Fund for urban planning services associated with the creation of the CRA.	
IV. CAPITAL IMPROVEMENT PROJECTS	\$0
Capital Improvement Projects	\$83,378
Capital improvements within the CRA.	
	<hr/>
	\$168,027

West Tampa

West Tampa At A Glance

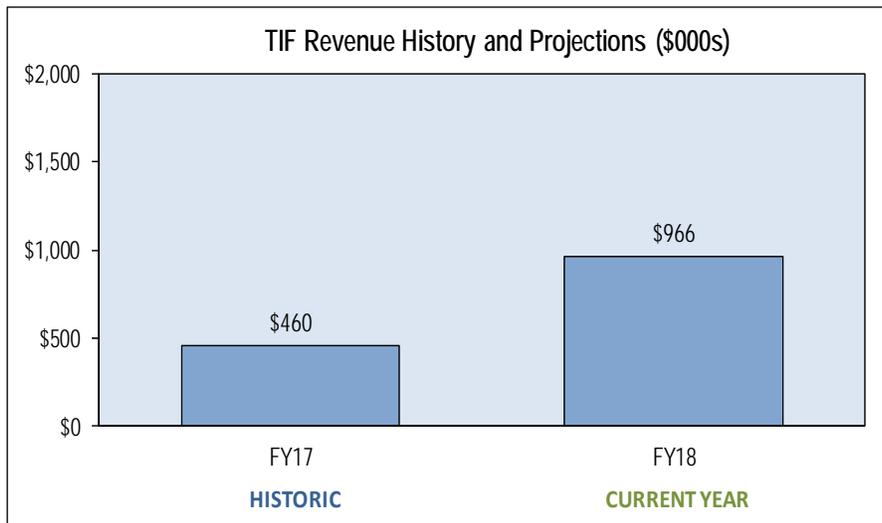


CRA Area (Acres)	964
CRA Base Year	2015
Base Year Taxable Assessment	\$274,135,648
Current Taxable Assessment	\$361,756,337
Change From Base Year (Increment)	\$87,620,689
Fiscal 2018 TIF Revenue	\$966,396

Taxable Values (\$):	<u>June 2017</u>	<u>June 2016</u>
• Single Family Residential	108,819,931	91,806,266
• Multi-Family	106,883,657	102,378,646
• Condos/Co-ops	2,241,211	2,196,928
• Improved Commercial	84,953,407	77,860,476
• Improved Industrial	27,036,598	24,126,808
• Institutional/Gov't/Agri.	17,120,989	4,031,630
• Miscellaneous*	581,765	531,088
• Vacant	14,118,779	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

2017 Highlights

Private Sector Investments

- Extensive multi-family and single family home development continues in the North Hyde Park area of the district with multiple West Tampa projects in the planning and permitting process or under construction:
 - Richman Group Apartments
 - Havana Square Apartments
 - West End II Townhomes
 - Fig Street Townhomes
 - Two office projects
 - Two new storage facilities

TIF and non-TIF Funded Capital Improvements

- The City began construction of the Julian B. Lane Riverfront Park which will connect the west side of the Hillsborough River to the Downtown core. Inspired by the communities desire for a place to come together with family and friends, the new park celebrates its history and the communities it serves.
- The Tampa Housing Authority completed relocation of all North Boulevard Homes and Bethune High Rise residents, began the demolition of North Boulevard Homes, and is moving forward with the redevelopment of the site.

Notable Events, Programs and Services

- The West Tampa CRA began the process of developing a Strategic Action Plan. The plan will guide the future redevelopment goals of the West Tampa CRA.



Tampa Community Redevelopment Agency West Tampa Redevelopment Highlights

Looking Forward

- Working with the West Tampa CAC and community to complete a comprehensive community based Strategic Action Plan for the West Tampa CRA.
- Major capital projects construction during 2018:
 - Completion and grand opening of the \$35 million Julian B. Lane Riverfront Park.
 - Tampa Housing Authority began the first phase of demolition at North Boulevard Homes, to be followed with the rehabilitation of the Bethune High Rise project, and the construction of a new senior housing facility at the corner of Rome Avenue & Main Street.
 - The construction of the East West Green Spine along Cass Street connection to Downtown.
 - 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
Budget Allocation History (000s)

	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>	<u>FY18</u>
Operations & Administration				
Salaries & Operating	\$0	\$0	\$0	\$78
District Programs & Services				
Professional/Contractual Services	\$0	\$0	\$0	\$0
Capital Improvement Projects				
Capital Improvement Projects Reserves	\$0	\$0	\$460	\$888
	\$0	\$0	\$460	\$966

FY17 Expenditure Detail (000s)

Contractual and Professional Services

West Tampa CRA Strategic Action Plan	\$100,000
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Tampa Community Redevelopment Agency
West Tampa CRA
Fiscal Year 2018 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$78,300**

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 **\$888,096**

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

\$966,396

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 FY17 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	\$129,000
Ybor I	Salaries and Operating	\$299,500
	Code Inspection	\$14,007
Tampa Heights Riverfront	Salaries and Operating	\$30,900
East Tampa	Salaries and Operating	\$180,100
	Clean Team/Youth Program	\$292,000
	Environmental Detective	\$128,000
Channel District	Salaries and Operating	\$129,000
Drew Park	Salaries and Operating	\$65,200
Ybor II	Salaries and Operating	\$24,100
Central Park	Loan Repayment for Urban Planning Services	\$84,149
West Tampa	Salaries and Operating	\$78,300
Total Consideration		\$1,454,256

**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 _____, 2017, 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").

W I T N E S S E T H:

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, 2017, and shall expire on September 30, 2018, 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.

CRA	Budget/Service Line Item	Not to Exceed
Downtown	Salaries and Operating	\$129,000
Ybor I	Salaries and Operating	\$299,500
	Code Inspection	\$14,007
Tampa Heights Riverfront	Salaries and Operating	\$30,900
East Tampa	Salaries and Operating	\$180,100
	Clean Team/Youth Program	\$292,000
	Environmental Detective	\$128,000
Channel District	Salaries and Operating	\$129,000
Drew Park	Salaries and Operating	\$65,200
Ybor II	Salaries and Operating	\$24,100
Central Park	Loan Repayment for Urban Planning Services	\$84,149

West Tampa	Salaries and Operating	\$78,300
Total Consideration		\$1,454,256

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, four hundred fifty-four thousand, two hundred and fifty-six dollars (\$1,454,256) 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. _____.

JORGE MARTIN
SENIOR 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. 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.

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.

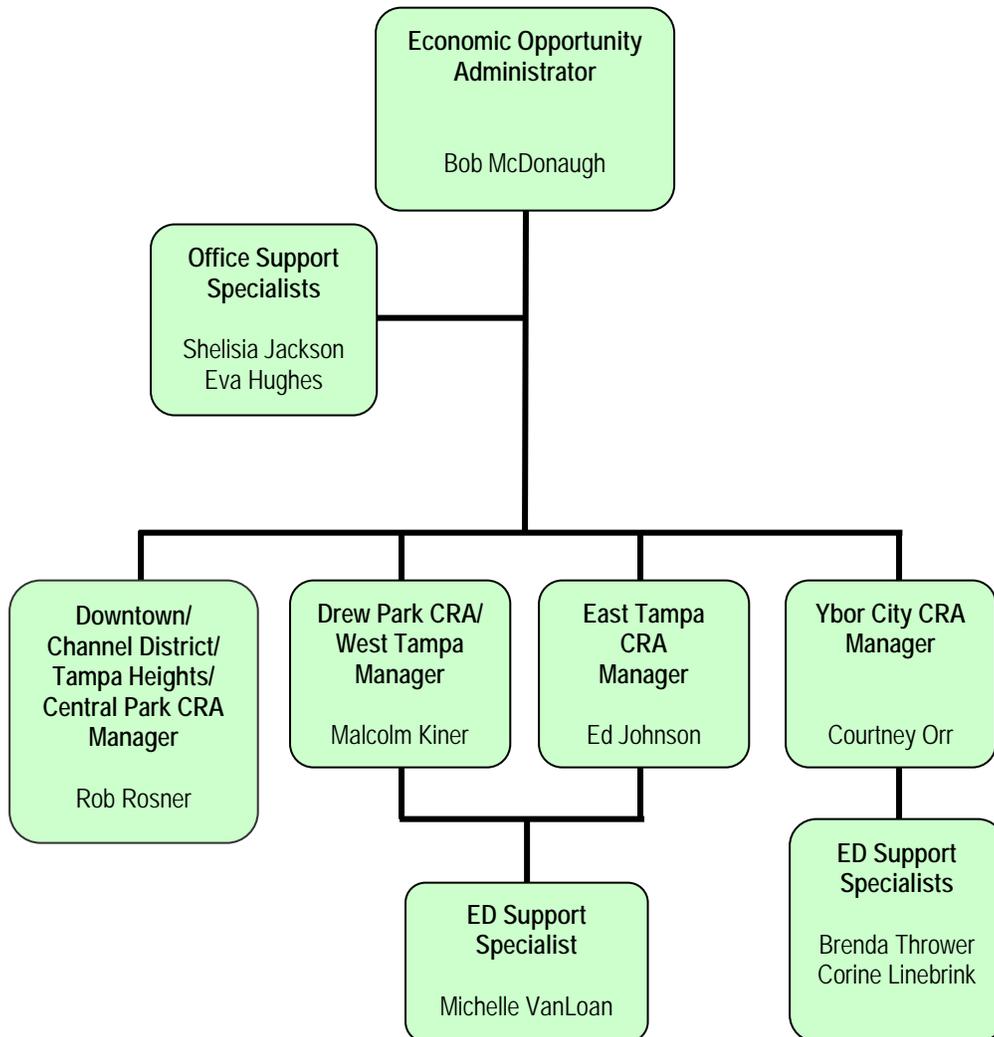
- The financing shall rely on the credit of the CRA/TIF only.
- Back up funding sources including, but not limited to utility taxes, parking revenues, and/or the City's general funds shall not be used as a back-up pledge toward any financing.
- The terms and amounts of potential financing shall be dictated 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 2018 and Fiscal 2017

CRA	Total Allocated Staff Costs			Portion Funded by TIF			% Portion Fund by TIF
	FY18	FY17	Increase (Decrease)	FY18	FY17	Increase (Decrease)	
Downtown	\$151,765	\$147,148	\$4,617	\$129,000	\$126,400	\$2,600	85%
Ybor City	\$380,706	\$357,509	\$23,197	\$323,600	\$307,100	\$16,500	85%
Channel District	\$151,765	\$147,148	\$4,617	\$129,000	\$126,400	\$2,600	85%
Drew Park ¹	\$76,706	\$209,450	-\$132,744	\$65,200	\$148,500	-\$83,300	85%
East Tampa ²	\$245,091	\$233,266	\$11,824	\$134,800	\$130,600	\$4,200	55%
Tampa Heights Riverfront	\$36,353	\$18,044	\$18,309	\$30,900	\$15,500	\$15,400	85%
Central Park ³	\$0	\$0	\$0	\$0	\$0	\$0	0%
West Tampa	\$92,118	\$0	\$92,118	\$78,300	\$0	\$0	85%
Total	\$1,134,503	\$1,112,565	\$ 21,938	\$890,800	\$854,500	\$36,300	79%

Explanatory Notes:

¹ 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.

² The Manager for Central Park also manages Downtown, Channel District and Tampa Heights which cover 85% of the salary.

Tampa Community Redevelopment Agency TIF Revenue Calculation Comparison by CRA Millage Rate History Fiscal 2013 - Fiscal 2018

	FY13	FY14	FY15	FY16	FY17	FY18 (tbd)
City	0.0057326	0.0057326	0.0057326	0.0057326	0.0057326	0.0057326
County	0.0057374	0.0057356	0.0057339	0.0057322	0.0057322	0.0057322
Port	0.0001850	0.0001750	0.0001650	0.0001550	0.0001450	0.0001450
HART	0.0005000	0.0005000	0.0005000	0.0005000	0.0005000	0.0005000
Children's Board	0.0005000	0.0004828	0.0458900	0.0458900	0.0458900	0.0458900
Total Millage	0.0126550	0.0126260	0.0580215	0.0580098	0.0579998	0.0579998

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 2018 is 0.0116098.

In FY2017, the Downtown CRAs no longer receive TIF from HART or Children's Board.

In FY2017, the County began retaining 30% of the TIF increment for the Central Park CRA, per the interlocal agreement dated 10/15/2014.

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 2017 and Fiscal 2018

	FY17			FY18		
	Incremental TIF Assessment	Millage Rate	TIF Revenue @ 95%	Incremental TIF Assessment	Millage Rate	TIF Revenue @ 95%
Downtown-Non Core	\$1,229,542,220	0.0058776	\$6,865,419	\$1,374,082,943	0.0058776	\$7,672,495
Downtown-Core	\$459,177,086	0.0058776	\$2,563,916	\$557,803,875	0.0058776	\$3,114,621
Ybor City 1	\$152,005,708	0.0098901	\$1,428,190	\$166,785,750	0.0098901	\$1,567,058
Ybor City 2	\$23,336,915	0.0104634	\$231,973	\$31,753,145	0.0104634	\$315,632
Channel District	\$449,589,651	0.0104634	\$4,469,007	\$521,364,027	0.0104634	\$5,182,459
Drew Park	\$71,999,034	0.0104634	\$715,684	\$92,085,857	0.0104634	\$915,351
East Tampa	\$115,855,603	0.0104634	\$1,151,627	\$178,890,531	0.0104634	\$1,778,206
Tampa Heights	\$8,000,687	0.0104634	\$79,528	\$11,350,464	0.0104634	\$112,826
Central Park	\$7,251,843	0.0098901	\$68,136	\$17,883,519	0.0098901	\$168,027
West Tampa	\$41,701,630	0.0116098	\$459,940	\$87,620,689	0.0116098	\$966,396
	\$2,558,460,377		\$18,033,422	\$3,039,620,800		\$21,793,070