

City of Tampa Community Redevelopment Agency

Recommended Tax Increment Financing Budgets
For the Fiscal Year Ending September 30, 2020



Downtown



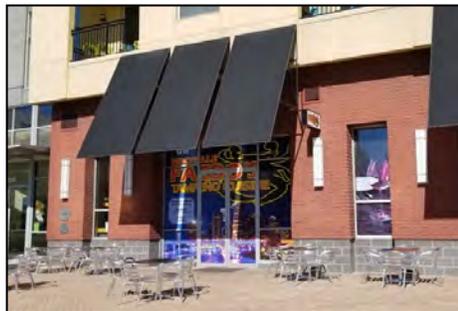
Channel District



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, 2020

Jane Castor, Mayor
Dennis Rogero, Chief Financial Officer



CITY OF TAMPA

— OFFICE OF THE MAYOR —

Jane Castor, Mayor

September 6, 2019

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, 2019, and ending September 30, 2020.



Through the targeted spending in our CRA areas, CRA taxable values continue to trend upward. 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 look forward to collaborating with the CRA Board over the next few years focusing on affordable housing, workforce development, and transportation issues in our CRA areas. Together we can make a difference in the lives of our residents and in fostering healthy businesses.

This report details our fiscal 2020 budget recommendations, and additionally highlights some FY2019 redevelopment achievements, including:

- The Tampa Convention Center added two new restaurants, renovated the concession areas, built improvements along the Riverwalk, and built a new Sail Plaza.
- The vacant historic Oliva Cigar Factory was completed and opened as the Casa Oliva, a 38-unit, loft-style apartment complex on Palm Avenue in Ybor.
- Liberty Group completed their 10-story, dual-brand hotel under the flags of Hampton Inn and Home2 Suites along with a Starbucks in the Channel District.
- HCC completed their new \$23 million Allied Health Building. The four-story, 62,670 s.f. building contains a simulated hospital creating conditions found in real-life situations.
- In East Tampa, the CDC of Tampa completed all 13 single-family homes in the Beacon Homes Development Program at N. 34th Street and E. 28th Avenue.
- SoHo Capital commenced the construction of The Heights Union, a new office building complex in Tampa Heights Riverfront.
- Encore! Opened its second retail space with a new barber shop in Central Park.
- The West Tampa CRA Completed their Strategic Action Plan, and their subcommittees are developing projects and programs to assist residents and small businesses.

Honorable Chairman and Members of the Tampa Community Redevelopment Agency
September 6, 2019
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 black ink that reads "Jane Castor". The signature is written in a cursive, flowing style.

Jane Castor

Tampa Community Redevelopment Agency Board of Directors

Message from the Chairman



Joseph Citro

In partnership with the private sector and many dedicated community stakeholders, we continue to enhance the quality of life in our redeveloping communities through the strategic investment of resources. With expanded focus on housing choices, workforce development, and broad economic opportunities, we will revitalize the areas with the greatest needs.

Many significant achievements were accomplished in Fiscal Year 2019. Residential and commercial developments are on the rise in all of the CRA areas which include: East Tampa, Ybor, Channel District, Central Park, Downtown, West Tampa, Tampa Heights, and Drew Park. We also invested in renovations and improvements to our neighborhood parks, like Herman Massey, Jose Marti, Williams Park, Vila Brothers, Freedom Park, Forest Hills and Greco Sports Complex to name a few. We continue to strive to make significant infrastructure and quality of life improvements in all of the CRA neighborhoods.

We are excited for continued CRA growth, investing our resources in ways to transform the quality of life for all that live, work, and play in the City of Tampa.



John Dingfelder



Charlie Miranda



Bill Carlson



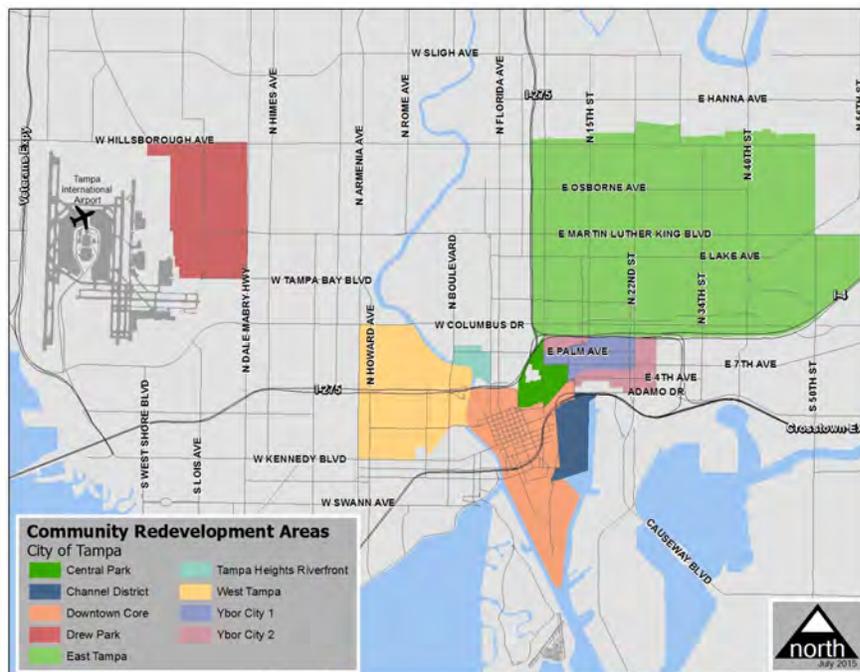
Orlando Gudes



Guido Maniscalco



Luis Viera



Tampa Community Redevelopment Agency Overview

Urban Development: Making All Areas 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.

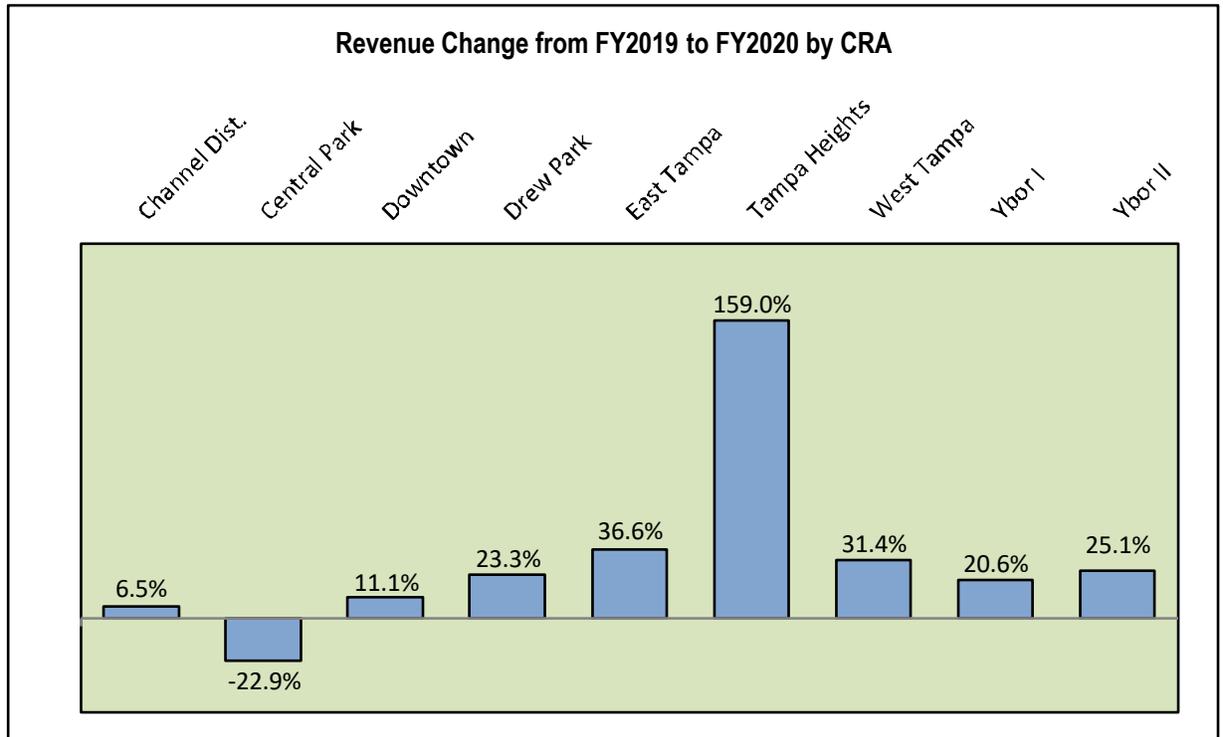
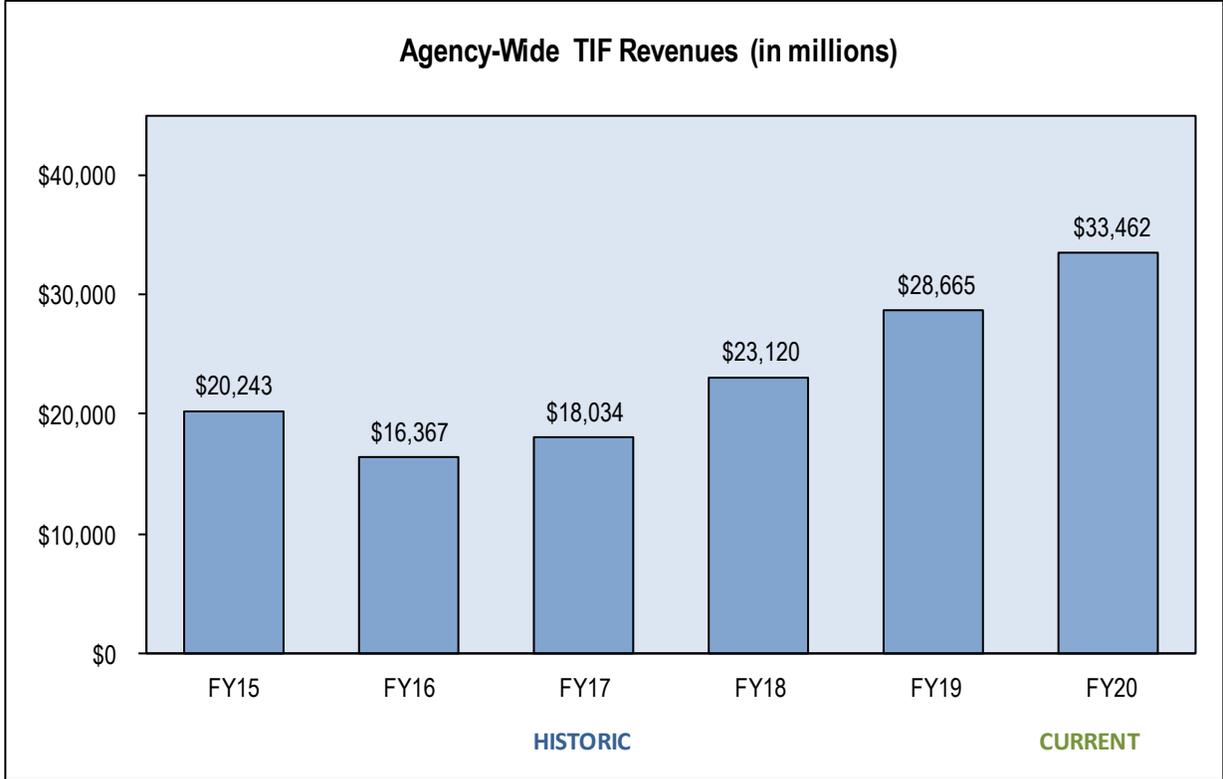
The actions we take are largely in three areas – investing TIF resources, creating effective incentive programs, and shaping the regulatory environment. By wisely using these key redevelopment tools, we provide a solid foundation for attracting private investment.

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.

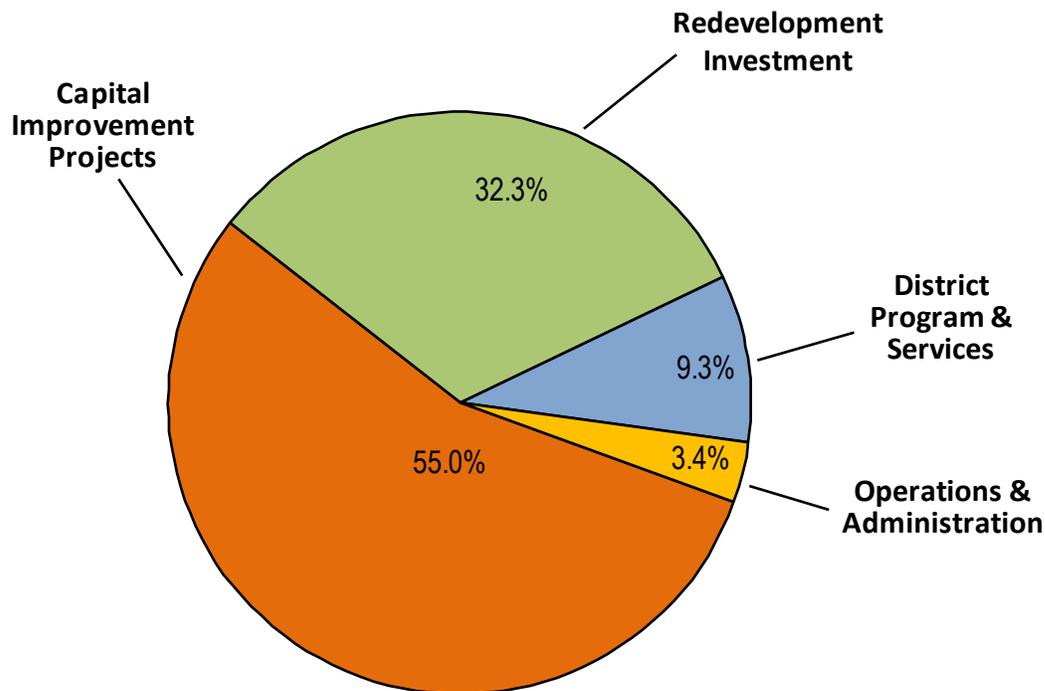


Tampa Community Redevelopment Agency Agency-Wide TIF Revenue Receipts



Tampa Community Redevelopment Agency TIF Budget and Expense Categories

96.6% percent of the Agency's TIF revenues are invested into district improvements and 3.4% is spent on administration. Administrative costs as a percentage of total TIF investment continue to decrease, a reduction of approximately .3% from fiscal 2019.



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	\$2,950,654,408
Change From Base Year (Increment)	\$2,496,564,363
Fiscal 2020 TIF Revenue (Does not include County funds)	\$14,995,539

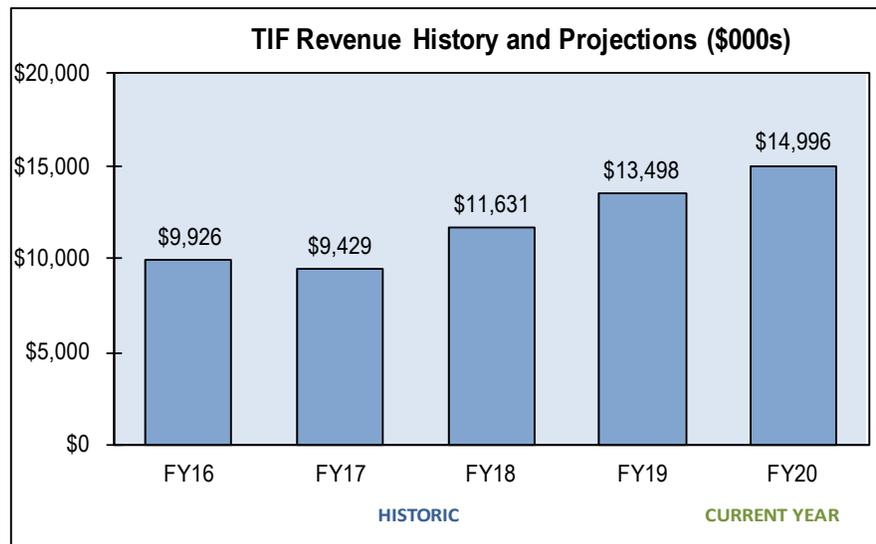


Taxable Values (\$):	<u>June 2019</u>	<u>June 2018</u>
• Single Family Residential	286,794,207	275,431,812
• Multi-Family	464,786,689	383,879,088
• Condos/Co-ops	542,000,794	506,709,734
• Improved Commercial	1,573,523,738	1,467,496,603
• Improved Industrial	19,874,467	17,013,448
• Institutional/Gov't/Agri.	19,134,828	18,058,606
• Miscellaneous*	14,257,144	11,624,438
• Vacant	30,282,541	21,160,766



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

Source: Hillsborough County Property Appraiser.



Tampa Community Redevelopment Agency Downtown Redevelopment Highlights

2019 Highlights

Private Sector Investments

- Crescent Riverwalk completed construction of Novel Riverwalk, a 394-unit apartment development at North Ashley Drive and Laurel Street.
- HRI Properties completed the site remediation at the former City Hall Parking Lot at Jackson and Florida Streets. The foundation work for the project has commenced for the new hotel, restaurant, retail space, and 127 public parking spaces. The project is planned to be complete by December 2020.
- Feldman Equities and Two Roads Development is building a new \$350 million, 53-story mixed-use tower, Riverwalk Place. The new building on the Hillsborough River will include office space, luxury condominium units, and retail with direct access to the Riverwalk.
- Strategic Property Partners (Jeff Vinik) made significant construction progress in redeveloping its property north of Amalie Arena, currently known as the Water Street Tampa. Construction of the new 519-room JW Marriott is structurally topped out.

TIF and Non-TIF Funded Capital Improvements

- The Tampa Convention Center added two new restaurants, renovated the concession areas, built improvements along the Riverwalk, and built a new Sail Plaza.
- Big Ray's Fish Camp completed construction in August of 2019.



Notable Events, Programs and Services

- USF and Skanska have significantly progressed on the construction of the new facility for the Morsani College of Medicine at the corner of Channelside Drive and Meridian Avenue.
- Harpoon Harry's Crab House opened for business in January 2019 at the Convention Center.

Looking Forward

- Support construction efforts of the Water Street Tampa Master Infrastructure Project north of Amalie Arena.
- Support the construction of new hotel, residential, and commercial projects.
- Complete the construction of the connection of Cumberland Avenue to Meridian Avenue.
- Continue CRA financial support of downtown activities and cultural events that promote economic development.
- Rehabilitation of Herman Massey Park.
- Additional improvements to the Riverwalk at the Straz Performing Arts Center.



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

	<u>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>
Operations & Administration				
Salaries & Operating	\$126	\$129	\$159	\$163
District Programs & Services				
Marketing & Promotion	\$75	\$75	\$80	\$50
Streetcar Allocation	\$150	\$150	\$150	\$150
Cross Bay Ferry	\$0	\$0	\$0	\$150
On-Demand Shuttle Service	\$0	\$450	\$450	\$0
Redevelopment Investment				
Convention Center Loan Repayment/Fees	\$0	\$4,329	\$4,256	\$4,183
Master Infrastructure Agreement	\$0	\$0	\$6,000	\$5,000
Capital Improvement Projects				
Capital Improvement Projects	\$9,078	\$6,498	\$2,403	\$4,152
Riverwalk and Public Realm Improvements	\$0	\$0	\$0	\$1,148
	\$9,429	\$11,631	\$13,498	\$14,996

Tampa Community Redevelopment Agency Downtown CRA Fiscal Year 2020 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$162,600**

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 **\$50,000**

District marketing and promotion of special events and cultural activities.

Streetcar Projects **\$150,000**

Allocation to the streetcar system.

Cross Bay Ferry **\$150,000**

Allocation to the Cross Bay Ferry.

III. REDEVELOPMENT INVESTMENT

Convention Center Renovation Loan Repayment/Fees **\$4,182,900**

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

Master Infrastructure Agreement **\$5,000,000**

IV. CAPITAL IMPROVEMENT PROJECTS

Capital Improvement Projects **\$4,152,539**

Capital improvements within the CRA.

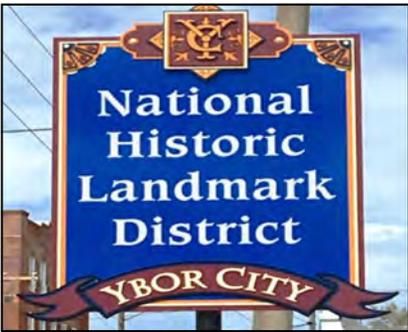
Additional Riverwalk and Public Realm Improvements. **\$1,147,500**

\$14,995,539

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Ybor City

Ybor City At A Glance¹



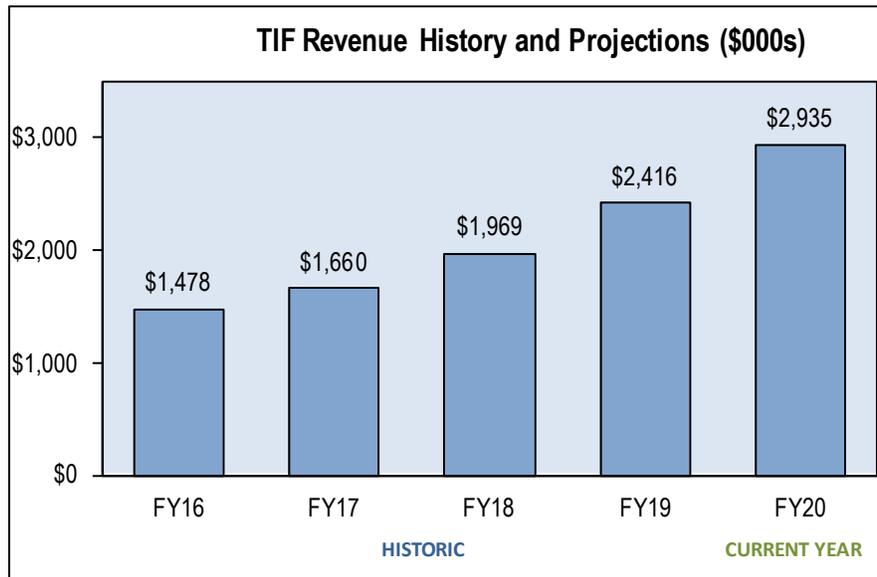
CRA Area (Acres)	409
CRA Base Year	1987 & 2002
Base Year Taxable Assessment	\$59,123,090
Current Taxable Assessment	\$354,828,227
Change From Base Year (Increment)	\$295,705,137
Fiscal 2020 TIF Revenue	\$2,935,494

Taxable Values (\$):	<u>June 2019</u>	<u>June 2018</u>
• Single Family Residential	19,606,279	16,279,288
• Multi-Family	41,485,749	15,064,280
• Condos/Co-ops	59,572,749	52,492,807
• Improved Commercial	193,774,165	182,287,959
• Improved Industrial	19,491,117	18,105,041
• Institutional/Govt./Agri.	2,238,216	2,060,450
• Miscellaneous ²	11,599,209	10,545,819
• Vacant	7,060,743	5,756,422

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

2019 Highlights

Private Sector Investments

- Several new development projects and business expansions were announced in FY19 that include: Masonite Corporate Headquarters; Ybor Hotel; Entrepreneur Collaborative Center New Building; Dysfunctional Grace; Silver Meteor Gallery; Santo Stefano Italian Restaurant; The Barter House Restaurant; The Bolita Lounge; BarrieHaus Brewery; The Power Station Film Company; Tucker Hall professional offices; German American Club; Centro Ybor AMC Theater professional office conversion; Bridal Shop; The Paper Seahorse; Copper Shaker; Doing Really Inspirational Projects (DRIP); Chill Popsicles; Zydeco Brew Werks expansion; Ybor Beverage Company; 7th and Grove restaurant; Al's Finger Lickin' Soul Food; Vintage Roost Market; Auto Solutions Car Shop; and several other infill mixed-use developments.
- The vacant historic Oliva Cigar Factory was completed and opened as the Casa Oliva, a 38-unit, loft-style apartment complex on Palm Avenue, opened yielding 100% occupancy in a few short months.
- The Columbia Restaurant Group made significant investments in Ybor City to include: a new decorative arcade (contiguous arches) for the historic Columbia restaurant; parking lot resurfacing; new legal offices and the renovation of the historic Ferlita Macaroni Factory into Santa Stefano Italian Restaurant to open in 2020.
- CRA approved two Ybor CRA Façade Grants resulting in \$115,568 of private investment leveraged with \$92,953 in Tax Increment Finance dollars. An additional grant is pending for September.

TIF and non-TIF Funded Capital Improvements

- CRA district improvement projects totaled approximately \$450,000. These included the following projects: Ybor district signage program repairs/replacements; pedestrian and traffic system enhancements; Palm Avenue Monument and 7th Avenue Gateway Arch column repairs, tuck pointing and pressure washing; city parking garage restroom renovations, garage clock repairs, parking space striping and camera upgrades; 7th Avenue street amenity and paver repairs; tree grate painting and maintenance project; district tree trimming and replacements; and Palm Avenue median landscaping and irrigation improvements.
- Upgrades to Centennial Park included new landscaping; an irrigation system; an electrical timer system; palm tree replacements and the installation of a new sound system. The Immigrant Statue, installed in 1991 and a registered City of Tampa Public Art piece, is scheduled for repairs in FY20.

Tampa Community Redevelopment Agency

Ybor City Redevelopment Highlights

Notable Events, Programs and Services

- The YCDC, in partnership with the Hillsborough County City Planning Commission, hired VHB as the consultant for the Ybor City Vision Plan update. Several community meetings and engagement workshops took place along with outreach to the Community Redevelopment Agency to develop the final document along with a five-year strategic action plan.
- The Community Infrastructure Needs Grant Program was created in FY18 to help developers and residents fund necessary right-of-way infrastructure improvements up to \$50k. One business applied and received funding.
- The Ybor City Community Amenity Program, also created in FY18 to attract targeted neighborhood businesses to the district, provides city permit cost relief up to \$10,000.
- YCDC contracted with Law and Law Holdings to provide YES Team districtwide cleaning and landscaping services to Ybor CRAs 1 and 2. The Ambassador Program continues to provide positive experiences for visitors.
- Ybor City continues to support the TECO Line Streetcar with an annual financial contribution shared between the Downtown, Channel District and Ybor CRAs. The streetcar ridership has tripled since October 2018 with the implementation of free service and expanded hours.
- The YCDC Special Event Co-sponsorship Grant Program funded 15 family-oriented, arts and cultural special events aimed at driving consumers to Ybor City.
- YCDC, Saint Leo University and the Entrepreneur Collaborative Center collaborated to launch the pilot MBA Student Capstone Project for Ybor City businesses that will receive a comprehensive business analysis to help with advancement.

Looking Forward

- The results of the Ybor City Vision Plan to be presented and approved by the CRA that includes a five-year strategic action plan that the YCDC will start to implement in FY20.
- Construction drawings are underway to replace the 7th Avenue deteriorated archway light structures installed almost 20 years ago. The City and TECO will be phasing and funding the project over multiple fiscal years beginning in FY20.
- The opening of several significant development projects involving the renovation of historic buildings: Ybor Hotel on 7th Avenue (historic Los Novedades Building); the German American Club renovation and addition; Santo Stephano Italian Restaurant (historic Ferlita Macaroni Factory); and Casa Socarras mixed-use project (Cadreacha building).
- The groundbreaking of a five-story, mixed-use project with retail and residential to include 237 mid-rise apartments and a parking garage on the eastern edge of the district.
- Progress has been made on several other development projects such as the Cadrecha Building that Tucker Hall will call home. A 56,000 s.f. office building is under construction at 1309 E. 6th Avenue that will be Masonite's national headquarters and bring 300 employees. Additional projects include: Casa Socarras, a four-story 25,300 s.f. commercial office with a roof top bar; Casa Bombero, restoration of an old fire station on 8th Avenue with 9,000 sf of office space; building restoration for office, commercial and rooftop bar at the corner of 21st Street and 7th Avenue; and commencement of the 7th Avenue streetscape completion and monument to 26th Street.

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

	<u>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>
Operations & Administration				
Salaries & Operating	\$354	\$393	\$347	\$375
District Programs & Services				
Co-Sponsorships	\$135	\$163	\$125	\$172
Code Inspection	\$14	\$14	\$14	\$14
District Ambassadors	\$20	\$40	\$7	\$0
District Landscaping/Streetscape/Signage	\$173	\$152	\$538	\$1,093
District Promotions	\$85	\$66	\$90	\$100
Intensive Pressure Washing	\$40	\$84	\$140	\$150
Contractual Services	\$43	\$113	\$80	\$85
Parking Garage Upgrades	\$50	\$20	\$40	\$50
Streetcar Allocation	\$138	\$138	\$138	\$138
Redevelopment Investment				
Façade Grant Program	\$185	\$203	\$55	\$44
Targeted Business Incentive Program	\$35	\$0	\$0	\$5
Iconic Archway Lights Preservation Project	\$75	\$110	\$250	\$65
Infrastructure Needs Grant Program	\$0	\$0	\$100	\$28
Transfer to Debt Service	\$81	\$144	\$0	\$0
	\$1,428	\$1,640	\$1,924	\$2,319

Tampa Community Redevelopment Agency Ybor City CRA I Fiscal Year 2020 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating	\$326,300
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.	\$48,600

II. DISTRICT PROGRAMS & SERVICES

Contractual Services	\$85,000
Miscellaneous expenses for contractual services needed to implement the CRA Plan.	
District Landscaping, Streetscape, Signage	\$1,092,474
Landscaping, signage and streetscape repairs.	
Intensive Pressure Washing	\$150,000
Intensive pressure washing of historic pavers and sidewalks.	
District Ambassadors	\$0
District Ambassadors provide assistance to visitors, provide tours and interface with the business community.	
District Promotions	\$100,000
Marketing use of billboards, radio ads, publication ads, airport and related signage.	
Co-Sponsorships	\$172,400
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	\$50,000
Parking garage upgrades.	
III. REDEVELOPMENT INVESTMENT	
Façade Improvement Program	\$44,000
Targeted Business Incentive Program	\$5,000
Iconic Archway Lights Preservation Project	\$65,000
Infrastructure Needs Grant Program	\$28,000
	\$2,318,781

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

	<u>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>
Operations & Administration				
Salaries & Operating	\$23	\$24	\$24	\$26
District Programs & Services				
Code Inspection	\$4	\$0	\$0	\$0
Streetcar Allocation	\$12	\$12	\$12	\$12
District Landscaping, Streetscape & Signage	\$65	\$73	\$225	\$276
YES Team Services	\$67	\$75	\$75	\$50
Redevelopment Investment				
Targeted Business Incentive	\$10	\$0	\$0	\$5
Iconic Archway Lights Preservation Project	\$25	\$85	\$100	\$90
Infrastructure Needs Grant Project	\$0	\$0	\$57	\$70
Façade Grant Program	\$26	\$60	\$0	\$88
	\$232	\$329	\$493	\$617



Tampa Community Redevelopment Agency
Ybor City CRA II
Fiscal Year 2020 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$26,100**

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

II. DISTRICT PROGRAMS & SERVICES

YES Team Services **\$50,000**

YES Team (Clean Team) services to common areas and public right-of-ways.

District Landscaping, Streetscape, Signage **\$275,613**

Landscaping, signage and streetscape repairs.

Streetcar Projects **\$12,000**

Allocation to the streetcar system.

III. REDEVELOPMENT INVESTMENT

Targeted Business Incentive Program **5,000**

Iconic Archway Lights Preservation Project **\$90,000**

Façade Grant Program **\$88,000**

Infrastructure Needs Grant Program **\$70,000**

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

\$616,713

Channel District

Channel District At A Glance

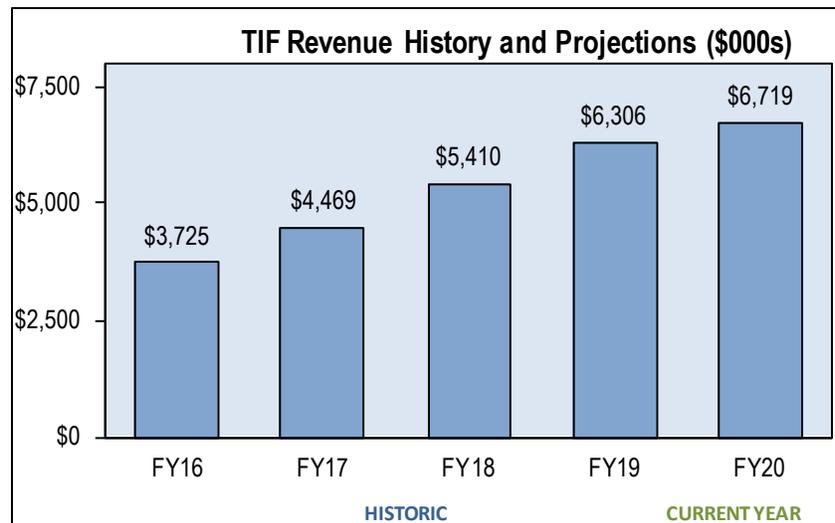


CRA Area (Acres)	221
CRA Base Year	2003
Base Year Taxable Assessment	\$39,869,871
Current Taxable Assessment	\$688,276,202
Change From Base Year (Increment)	\$648,406,331
Fiscal 2020 TIF Revenue	\$6,718,757

Taxable Values (\$)	<u>June 2019</u>	<u>June 2018</u>
• Single Family Residential	5,580,976	5,555,217
• Multi-Family	264,115,540	182,816,282
• Condos/Co-ops	302,054,108	345,909,843
• Improved Commercial	68,955,388	61,662,735
• Improved Industrial	15,541,837	14,144,444
• Institutional/Gov't/Agri.	6,168,372	6,122,920
• Miscellaneous*	17,119,788	24,061,854
• Vacant	8,740,193	8,187,255

*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

2019 Highlights

Private Sector Investments

- Liberty Group completed their 10-story, dual-brand hotel under the flags of Hampton Inn and Home2 Suites along with a Starbucks.
- Mercury Advisors completed their 24-story apartment complex, The Channel Club, which includes an urban Publix grocery store.
- SPP rebranded Channelside Bay Plaza to Sparkman Wharf. The first phase has successfully opened with renovations underway on the remainder of the building.

TIF and non-TIF Funded Capital Improvements

- Stantec completed the design of the 12th Street Segment C. Construction to begin September 2019.
- Madison Street Park began construction in June 2019.

Notable Events, Programs and Services

- The design for the redevelopment of Channelside Drive from Cumberland to Kennedy is near completion. The new design will improve walkability along the corridor and is based on complete streets principals.
- The implementation of the remainder of the redevelopment project for streetscape and public realm improvement is underway.



Looking Forward

- Commencement of the construction of Eleve61 developments.
- Completion of the Construction Documents for District Wide Improvements Project.
- Support the resurgence of Sparkman Wharf.
- Encourage the development of additional residences and businesses throughout the district.
- Support the redevelopment of the Williams Oil site to a new mixed-use residential tower.



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

	<u>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>
Operations & Administration				
Salaries & Operating	\$126	\$129	\$140	\$150
District Programs & Services				
Streetcar Allocation	\$150	\$150	\$150	\$150
On-Demand Shuttle Service	\$0	\$150	\$150	\$0
Redevelopment Investment				
Capital Improvement Projects				
Infrastructure Engineering	\$3,000	\$3,000	\$5,781	\$6,419
Capital Improvement Projects	\$1,108	\$1,896	\$0	\$0
	\$4,469	\$5,410	\$6,306	\$6,719

Tampa Community Redevelopment Agency
Channel District CRA
Fiscal Year 2020 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$150,400**

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.

III. REDEVELOPMENT INVESTMENT **\$0**

IV. CAPITAL IMPROVEMENT PROJECTS

Infrastructure Engineering/Analysis/Mgmt. **\$6,418,357**

Design and engineering services for infrastructure and neighborhood improvements.

Infrastructure/Neighborhood Improvements **\$0**

To fund various infrastructure and neighborhood improvements within the CRA.

\$6,718,757

Drew Park

Drew Park At A Glance

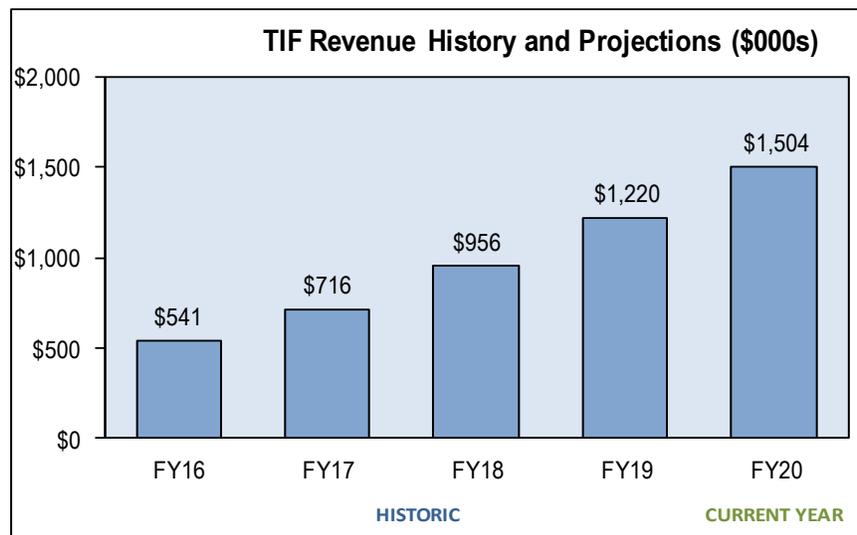


CRA Area (Acres)	829
CRA Base Year	2003
Base Year Taxable Assessment	\$168,033,380
Current Taxable Assessment	\$313,147,103
Change From Base Year (Increment)	\$145,113,723
Fiscal 2020 TIF Revenue	\$1,503,662

Taxable Values (\$):	<u>June 2019</u>	<u>June 2018</u>
• Single Family Residential	13,492,145	11,908,100
• Multi-Family	13,937,131	11,951,110
• Condos/Co-ops	468,353	429,369
• Improved Commercial	176,308,982	161,997,528
• Improved Industrial	98,379,492	89,518,637
• Institutional/Gov't/Agri.	1,652,840	1,502,582
• Miscellaneous*	2,312,426	2,102,351
• Vacant	6,595,734	6,317,140

*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 2019

Private Sector Investments

- The Drew Park's façade Grant program has remained successful. Two grants awarded in FY 19 for \$71,110, leveraging an additional \$189,947 in private sector investment.
- HCC completed their new \$23 million Allied Health Building. The four-story, 62,670 s.f. building contains a simulated hospital allowing multiple health science programs to work together, creating conditions found in real-life situations. Hillsborough Community College also recently celebrated their 50th Anniversary with a series of events.
- The Stadium Center Project is under construction along Dale Mabry Highway. The project consists of a new Radison Country Inn and Suites (147 rooms), Econolodge (121 rooms), and a TyVy pet hotel and veterinary clinic. The development also includes a renovated 23,000 s.f. building for restaurants and retail along with another 5,700 s.f. outparcel for retail lease with over 600 parking spaces throughout the development.
- 3,200 s.f. of new warehouse space and 2,000 s.f. of office space was constructed on the corner of Martin Luther King Jr. Boulevard and Lois Avenue. The new spaces are currently all occupied by new businesses.
- CAE USA is building a new \$40 million 250,000 s.f. facility across the street from Drew Park along Air Cargo Road at Osborne Avenue. CAE will relocate 500 existing employees to the new facility as well as create 100 new jobs. The company specializes in training and simulation in three market segments including military, commercial aviation, and health care. It is expected that the additional foot traffic on the CRA boarder will have a positive business impact on the CRA and its local small businesses and restaurants.

TIF and non-TIF funded Capital Improvements

- The Drew Park Streetscape & Beautification Master Plan identified projects throughout the redevelopment area to eliminate flooding issues as well as help with aesthetics and pedestrian connectivity. The next project from the Master Plan is the Tampa Bay Boulevard Linear Park from Lois Avenue to Air Cargo Rd. The Drew Park CRA is currently under contract with McKenzie Contracting to construct the Park. The park will feature 8' walkways, additional on-street parking, historical signage reflecting the history of Drew Field, new trees, sitting areas, updated cross walks, and the addition of sidewalks on the north side of Tampa Bay Boulevard.

Tampa Community Redevelopment Agency Drew Park Redevelopment Highlights

Notable Events, Programs and Services

- The Drew Park Façade Grant continues to be an attractive tool for redevelopment throughout the area. The grant provides up to \$50,000 in matching funds for improvement to the exterior of a commercial building.
- The Drew Park Fencing Grant program is active for commercial properties. The grant provides up to \$5,000 in matching funds for decorative fencing to improve aesthetics and security.

Looking Forward

- The CAC and community are preparing to update the Drew Park Strategic Action Plan. The CAC will work with the community to identify the goals for the area moving forward and update their plan to reflect those goals.
- Complete 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>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>
Operations & Administration				
Salaries & Operating	\$150	\$67	\$74	\$82
District Programs & Services				
District Maintenance	\$30	\$30	\$38	\$26
Strategic Action Plan Update	\$0	\$0	\$0	\$75
Redevelopment Investment				
Façade Grant Program	\$100	\$100	\$0	\$100
Capital Improvement Projects				
Neighborhood Infrastructure Improvements	\$436	\$758	\$1,107	\$1,221
	\$716	\$955	\$1,219	\$1,504

Tampa Community Redevelopment Agency Drew Park CRA Fiscal Year 2020 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$81,800**

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 **\$26,000**

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

Strategic Action Plan Update **\$75,000**

III. REDEVELOPMENT INVESTMENT **\$0**

IV. CAPITAL IMPROVEMENT PROJECTS

Neighborhood Infrastructure Improvements **\$1,220,862**

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.

\$1,503,662

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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	\$871,778,818
Change From Base Year (Increment)	\$379,305,991
Fiscal 2020 TIF Revenue	\$3,930,351

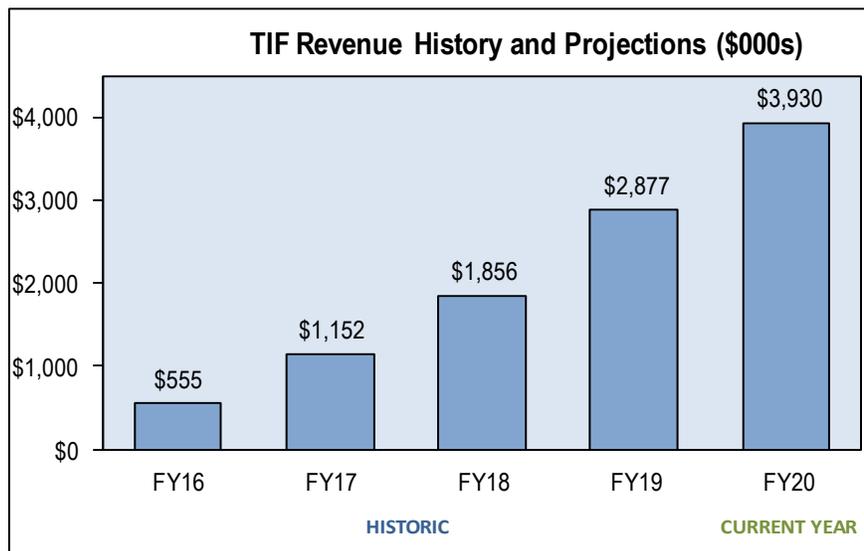
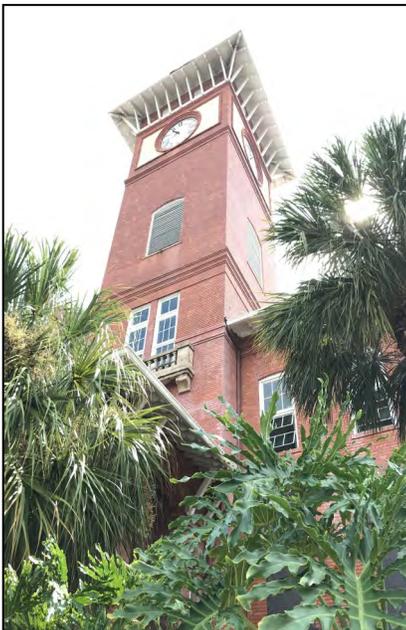


Taxable Values (\$):	<u>June 2019</u>	<u>June 2018</u>
• Single Family Residential	440,093,687	374,476,179
• Multi-Family	75,715,746	68,150,526
• Condos/Co-ops	0	0
• Improved Commercial	213,122,321	210,776,540
• Improved Industrial	90,576,578	71,191,958
• Institutional/Gov't/Agri.	16,717,739	15,189,999
• Miscellaneous*	4,322,418	4,041,940
• Vacant	31,230,329	26,311,518



*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

2019 Highlights

Private Sector Investments

- CDC of Tampa completed all 13 single-family homes in the Beacon Homes Development Program at N. 34th Street and E. 28th Avenue.
- Domain Homes completed 39 single-family homes and have sold 25 homes in the Urban 360 Program.

TIF and non-TIF Funded Capital Improvements

- Invested \$500,000 of TIF funds for street resurfacing from Hillsborough Avenue south to McBerry Avenue and Nebraska Avenue to N. 15th Street.
- Completed \$30,000 in upgraded lighting under “Bright Lights Safe Nights” Program.
- The Agency invested \$72,114 of TIF funds under the Business Façade Improvement Program to rehabilitate two buildings with a matching private investment of \$541,368.

Notable Events, Programs and Services

- Crime reduction efforts by the Tampa Police Department contributed to a 2.5% decrease in Part I Crimes and 7.1% decrease in Part II Crimes from October 2018 - Jul 2019, compared to October 2017 - Jul 2018.
- From October 2018 to the end of July 2019, the Environmental Crimes Unit (ECU) made 1 felony and 16 misdemeanor arrests, and have 7 pending cases. They collaborated in the removal of more than 689 tons of debris from East Tampa neighborhoods, investigated 115 cases, handled 137 complaints, and made 356 citizen contacts.
- The Neighborhood Enhancement Division completed its thirteenth year of the “Summer Youth Program,” employing 46 East Tampa youths. The team assisted the Environmental Crimes Unit and Solid Waste Department with removal of over 1,280 tons of debris and illegal dumping, replanted the rights of way along N. 29th Street and Lake Avenue, and replanted the N. 22nd Street round-a-bout. The team provided routine maintenance to over 104 miles of major thoroughfares and residential corridors. Additionally, they responded to 456 residential service calls.
- The Agency invested \$35,000 in TIF funds for the 12th 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

- Commence construction of the 34th Street Safety & Enhancement Project.
- Construction of an additional 35 new single-family homes by Domain Homes within the East Tampa CRA.
- Continue investment in real estate along the 21st and 22nd Streets 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.
- Implement \$500,000 Housing Rehabilitation Loan & Grant Program.
- Implement \$400,000 Homebuyer Down Payment Assistance & Homebuyer Club Program.



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

	<u>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>
Operations & Administration				
Salaries & Operating (recurring cost)	\$131	\$135	\$196	\$205
District Programs & Services				
East Tampa Clean Team/Equipment	\$292	\$442	\$371	\$426
Environmental Detective/Equipment	\$128	\$128	\$168	\$144
Business Assistance Program	\$35	\$35	\$35	\$0
Commercial Business Façade	\$0	\$200	\$0	\$0
Marketing & Partnership Development	\$0	\$15	\$11	\$17
Utility and Lake Maintenance	\$54	\$63	\$30	\$70
Redevelopment Investment				
Land Assemblage	\$0	\$100	\$0	\$0
Homebuyer Down Payment Assistance Program	\$0	\$0	\$0	\$400
Rehabilitation Loans and Grants	\$0	\$0	\$0	\$500
Tree Trimming Grant	\$0	\$0	\$0	\$100
Public Art	\$0	\$0	\$0	\$75
Neighborhood Association Improvement Grant	\$0	\$0	\$0	\$50
Capital Improvement Projects				
Neighborhood Infrastructure Improvements	\$512	\$738	\$2,069	\$1,943
	\$1,152	\$1,856	\$2,881	\$3,930

Tampa Community Redevelopment Agency East Tampa CRA Fiscal Year 2020 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$204,700**

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

II. DISTRICT PROGRAMS & SERVICES

Environmental Detective **\$144,140**

Dedicated environmental detective to investigate environmental offenses and remediate and reduce illegal dumping.

East Tampa Clean Team/Youth Program/Equipment **\$425,921**

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 \$78,531.

Marketing and Newsletter **\$17,500**

Streetlight Operating Expense **\$50,000**

Community Lake Annual Maintenance **\$20,000**

III. REDEVELOPMENT INVESTMENT

Homebuyer Down Payment Assistance Program **400,000**

Rehab Loans and Grants **500,000**

Tree Trimming Grant **100,000**

Public Art **75,000**

Neighborhood Association Improvement Program **\$50,000**

IV. CAPITAL IMPROVEMENT PROJECTS

Neighborhood Infrastructure Improvements/Street Resurfacing **\$1,943,090**

Install/improve neighborhood infrastructure, including sidewalks and streetlights.

\$3,930,351

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Tampa Heights Riverfront

Tampa Heights Riverfront At A Glance

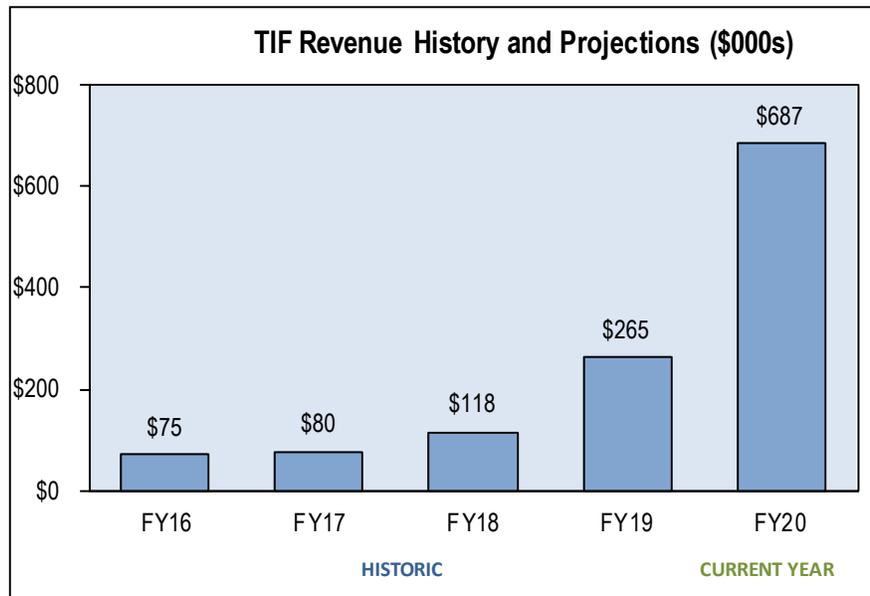


CRA Area (Acres)	77
CRA Base Year	2004
Base Year Taxable Assessment	\$8,464,415
Current Taxable Assessment	\$74,752,154
Change From Base Year (Increment)	\$66,287,739
Fiscal 2020 TIF Revenue	\$686,871

Taxable Values (\$):	<u>June 2019</u>	<u>June 2018</u>
• Single Family Residential	814,871	888,949
• Multi-Family	48,866,300	10,739,085
• Condos/Co-ops	0	0
• Improved Commercial	17,176,672	12,651,536
• Improved Industrial	0	992,606
• Institutional/Gov't/Agri.	0	0
• Miscellaneous*	0	891,087
• Vacant	7,894,311	7,896,656

*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

2019 Highlights

Private Sector Investments

- SoHo Capital completed the construction for the multi-building complex of The Pearl Apartments and reached an occupancy of approximately 93% in 2019.
- SoHo Capital commenced the construction of a new office building complex called The Heights Union.
- SoHo Capital has added additional food venues including Stone's Throw, and BAR @ Armature.
- Ulele will be expanding their indoor restaurant space into the adjacent building to the north.

TIF and non-TIF Funded Capital Improvements

- Phase 1 of the roadway improvements on Palm Avenue is nearly complete. Additional work is planned for installation of round-a-bouts in the coming year.

Notable Events, Programs and Services

- Armature Works hosted multiple night markets and holiday events, highlighting the potential for this venue to support strong commercial and recreational activities.
- Water Works Park held numerous events and activities, 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 roadway infrastructure.



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

	<u>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>
Operations & Administration				
Salaries & Operating	\$16	\$31	\$25	\$28
District Programs & Services				
Capital Improvement Projects				
Capital Improvement Projects Reserves	\$64	\$87	\$240	\$659
	\$80	\$118	\$265	\$687



Tampa Community Redevelopment Agency
Tampa Heights Riverfront CRA
Fiscal Year 2020 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$28,400**

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 **\$658,471**

Capital improvements within the CRA.

\$686,871

Central Park

Central Park At A Glance

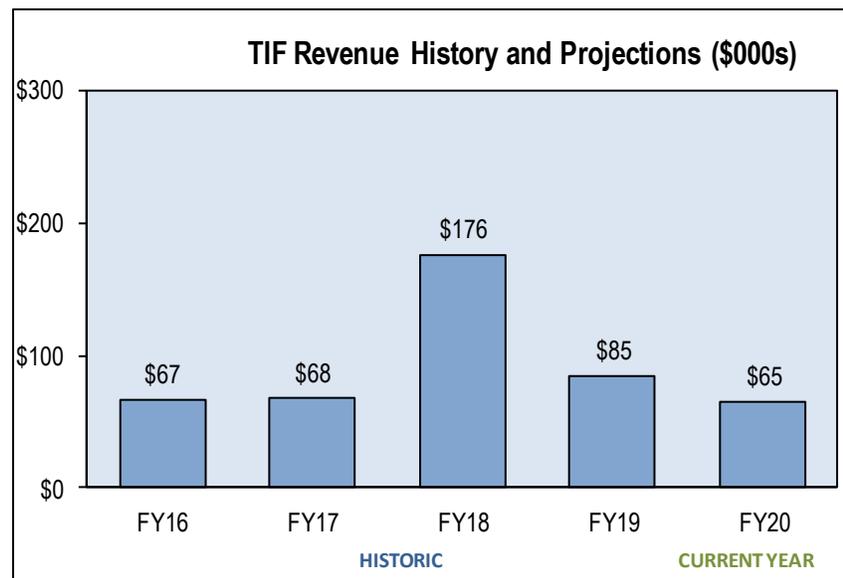


CRA Area (Acres)	143
CRA Base Year	2006
Base Year Taxable Assessment	\$6,701,795
Current Taxable Assessment	\$13,338,029
Change From Base Year (Increment)	\$6,636,234
Fiscal 2020 TIF Revenue	\$65,151

Taxable Values (\$):	<u>June 2019</u>	<u>June 2018</u>
• Single Family Residential	861,539	514,145
• Multi-Family	304,425	7,492,949
• Condos/Co-ops	0	0
• Improved Commercial	3,897,032	3,338,845
• Improved Industrial	221,100	201,000
• Institutional/Gov't/Agri.	4,530,683	669,692
• Miscellaneous*	666,806	606,205
• Vacant	2,856,444	2,487,078

*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

2019 Highlights

Notable Events, Programs and Services

- The Tempo Apartment Complex opened in March 2019.
- Lot 9 of the Encore! Development is under negotiation for another residential development.
- Encore! Opened its second retail space with a new barber shop.

Looking Forward

- The Tampa Housing Authority's future Meacham Urban Farm at the Middle School site.
- Recruitment of 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>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>
Operations & Administration				
Salaries & Operating	\$0	\$1	\$5	\$11
District Programs & Services				
Property Maintenance	\$0	\$0	\$1	\$0
Redevelopment Investment				
Urban Planning Services Loan Repayment	\$68	\$84	\$0	\$0
Capital Improvement Projects				
Capital Improvements within the CRA	\$0	\$91	\$79	\$54
	\$68	\$176	\$85	\$65



Tampa Community Redevelopment Agency
Central Park CRA
Fiscal Year 2020 TIF Budget

I. OPERATIONS & ADMINISTRATION	\$11,250
II. DISTRICT PROGRAMS AND SERVICES	
III. REDEVELOPMENT INVESTMENT	\$0
IV. CAPITAL IMPROVEMENT PROJECTS	\$0
Capital Improvement Projects	\$53,901
Capital improvements within the CRA.	
	<hr/> \$65,151

West Tampa

West Tampa At A Glance

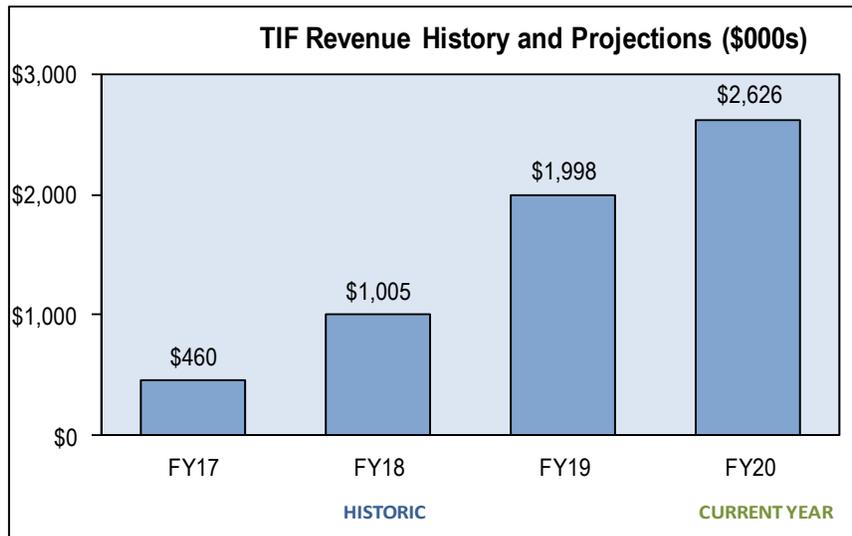


CRA Area (Acres)	964
CRA Base Year	2015
Base Year Taxable Assessment	\$274,135,648
Current Taxable Assessment	\$503,444,156
Change From Base Year (Increment)	\$229,308,508
Fiscal 2020 TIF Revenue	\$2,625,772

Taxable Values (\$):	<u>June 2019</u>	<u>June 2018</u>
• Single Family Residential	157,797,738	130,216,694
• Multi-Family	175,048,367	162,331,431
• Condos/Co-ops	2,407,970	2,287,021
• Improved Commercial	103,710,876	93,092,979
• Improved Industrial	45,405,660	44,546,002
• Institutional/Gov't/Agri.	4,526,743	4,038,636
• Miscellaneous*	638,370	608,307
• Vacant	13,908,432	11,519,895

*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

2019 Highlights

Private Sector Investments

- Extensive 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:
 - Clinical Research of West Tampa
 - Psomi Bakery
 - Bay Cannon Beer Company
 - Views at North Hyde Park
 - Cass Street Deli
 - 301 N. Rome
- Lennar's Phase II of their successful West End Townhomes.

TIF and non-TIF Funded Capital Improvements

- The City of Tampa began constructing the Cypress Street Outfall. The project consists of the construction of a dual box culvert from the existing stub at Cass Street and North Boulevard to Rome Avenue. Another box culvert will connect at Cass Street and Rome Avenue and run south towards Kennedy Boulevard.
- The City of Tampa completed the design for phase two of the East-West Green Spine Cycle track. The urban trail/cycle track along Cass Street will connect North Hyde Park from Howard to the Hillsborough River.

Notable Events, Programs and Services

- The West Tampa CRA Completed the Strategic Action Plan, and has now created subcommittees to look into projects and programs in the areas of: economic development, infrastructure, special events, and housing.



Tampa Community Redevelopment Agency **West Tampa Redevelopment Highlights**

Looking Forward

- Working with the West Tampa CAC and subcommittees to create programs and projects for the West Tampa CRA.
- Major capital projects undergoing construction during 2020:
 - Tampa Housing Authority is underway with the construction of Renaissance at West River on the corner of Main Street and Rome Avenue and also broke ground on the rehabilitation of the Bethune High Rise project.
 - The construction of the East West Green Spine, as well as the Cypress Street Outfall stormwater project along Cass Street.
 - 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>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>
Operations & Administration				
Salaries & Operating	\$0	\$78	\$92	\$105
District Programs & Services				
Marketing and Promotion	\$0	\$0	\$0	\$20
Capital Improvement Projects				
Capital Improvement Projects Reserves	\$460	\$927	\$1,906	\$2,501
	\$460	\$1,005	\$1,998	\$2,626

Tampa Community Redevelopment Agency
West Tampa CRA
Fiscal Year 2020 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$104,400**

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

II. DISTRICT PROGRAMS & SERVICES

Marketing and Promotions **\$20,000**

III. REDEVELOPMENT INVESTMENT **\$0**

IV. CAPITAL IMPROVEMENT PROJECTS

Neighborhood Infrastructure Improvements **\$2,501,372**

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

\$2,625,772

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 **FY19** 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, Housing and Community Development, 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	\$162,600
Ybor I	Salaries and Operating	\$374,900
	Code Inspection	\$14,007
Tampa Heights Riverfront	Salaries and Operating	\$28,400
East Tampa	Salaries and Operating	\$204,700
	Clean Team/Youth Program	\$425,921
	Environmental Detective	\$144,140
Channel District	Salaries and Operating	\$150,400
Drew Park	Salaries and Operating	\$81,800
Ybor II	Salaries and Operating	\$26,100
Central Park	Salaries and Operating	\$11,250
West Tampa	Salaries and Operating	\$104,400
Total Consideration		\$1,728,618

**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 _____, 2019, 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, 2019, and shall expire on September 30, 2020, 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	\$162,600
Ybor I	Salaries and Operating	\$374,900
	Code Inspection	\$14,007
Tampa Heights Riverfront	Salaries and Operating	\$28,400
East Tampa	Salaries and Operating	\$204,700
	Clean Team/Youth Program	\$425,921
	Environmental Detective	\$144,140
Channel District	Salaries and Operating	\$150,400
Drew Park	Salaries and Operating	\$81,800
Ybor II	Salaries and Operating	\$26,100
Central Park	Salaries and Operating	\$11,250
West Tampa	Salaries and Operating	\$104,400
Total Consideration		\$1,728,618

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, seven hundred twenty-eight thousand, six hundred and eighteen dollars (\$1,728,618) 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)
JANE CASTOR, 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
DEPUTY 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

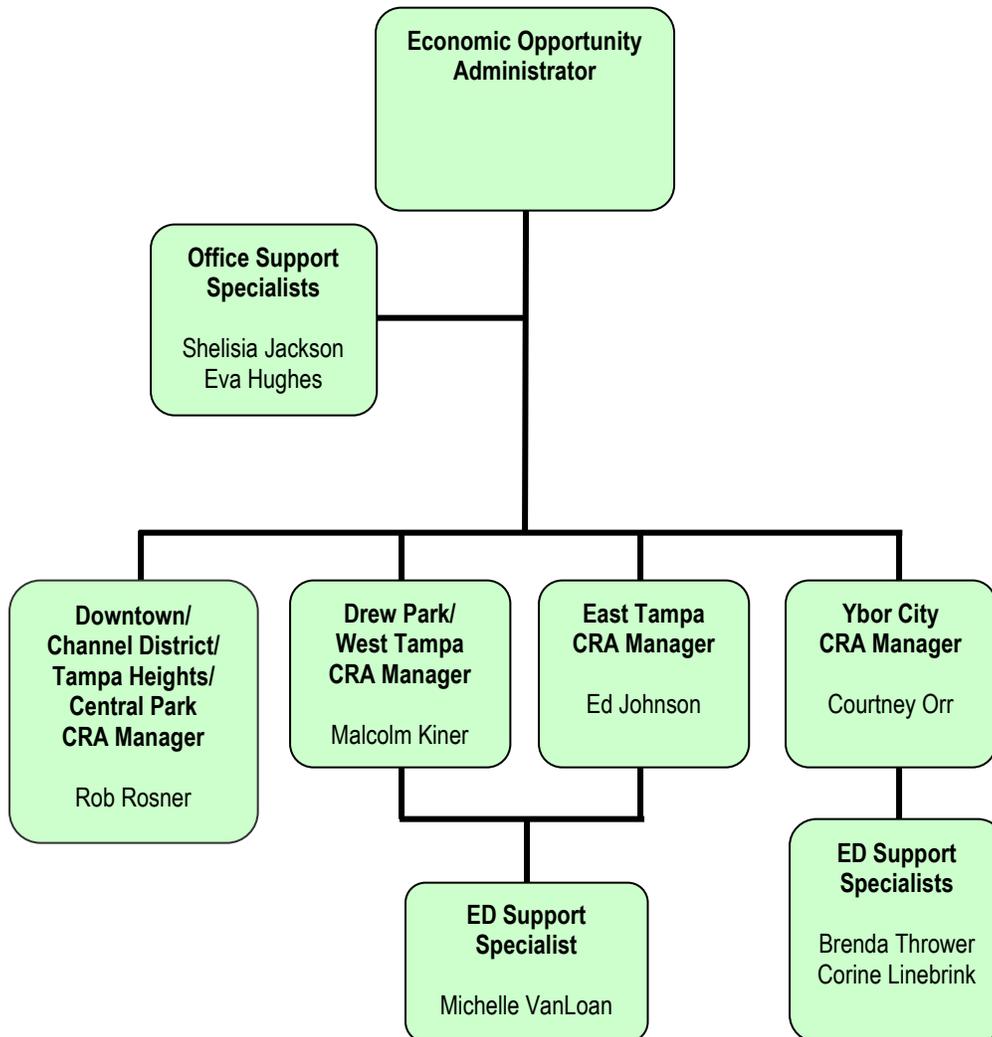
Special Conditions

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.

Adopted March 22, 2007

Tampa Community Redevelopment Agency Department of Economic and Urban Development



Tampa Community Redevelopment Agency City of Tampa Departmental Staff Allocated Cost Comparison Fiscal 2020 and Fiscal 2019

CRA	Total Allocated Staff Costs			Portion Funded by TIF			% Portion Fund by TIF
	FY20	FY19	Increase (Decrease)	FY20	FY19	Increase (Decrease)	
Downtown	\$171,647	\$163,529	\$8,118	\$145,900	\$139,000	\$6,900	85%
Ybor City	\$414,588	\$402,471	\$12,118	\$352,400	\$342,100	\$10,300	85%
Channel District	\$171,647	\$163,529	\$8,118	\$145,900	\$139,000	\$6,900	85%
Drew Park	\$90,000	\$87,294	\$2,706	\$76,500	\$74,200	\$2,300	85%
East Tampa	\$237,529	\$228,235	\$9,294	\$201,900	\$194,000	\$7,900	85%
Tampa Heights Riverfront	\$30,824	\$29,176	\$1,647	\$26,200	\$24,800	\$1,400	85%
Central Park	\$8,000	\$5,765	\$2,235	\$6,800	\$4,900	\$1,900	85%
West Tampa	\$107,765	\$104,588	\$3,176	\$91,600	\$88,900	\$2,700	85%
Total	\$1,232,000	\$1,184,587	\$47,412	\$1,047,200	\$1,006,900	\$40,300	85%

Tampa Community Redevelopment Agency TIF Revenue Calculation Comparison by CRA Millage Rate History Fiscal 2015 - Fiscal 2020

	FY15	FY16	FY17	FY18	FY19	FY20
City	0.0057326	0.0057326	0.0057326	0.0062076	0.0062076	0.0062076
County	0.0057339	0.0057322	0.0057322	0.0057309	0.0057309	0.0057309
Port	0.0001650	0.0001550	0.0001450	0.0001300	0.0001150	0.0001150
HART	0.0005000	0.0005000	0.0005000	0.0005000	0.0005000	0.0005000
Children's Board	0.0004589	0.0004589	0.0004589	0.0004589	0.0004589	0.0004589
Total Millage	0.0125904	0.0125787	0.0125687	0.0130274	0.0130124	0.0130124

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 2020 is 0.0120535.

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 2019 and Fiscal 2020

	FY19			FY20		
	Incremental TIF Assessment	Millage Rate	TIF Revenue @ 95%	Incremental TIF Assessment	Millage Rate	TIF Revenue @ 95%
Downtown-Non Core	\$1,606,592,830	0.0063226	\$9,649,952	\$1,734,642,699	0.0063226	\$10,419,079
Downtown-Core	\$640,691,620	0.0063226	\$3,848,295	\$761,921,664	0.0063226	\$4,576,460
Ybor City 1	\$195,892,686	0.0103342	\$1,923,180	\$236,188,086	0.0103342	\$2,318,781
Ybor City 2	\$47,576,290	0.0109073	\$492,983	\$59,517,051	0.0109073	\$616,713
Channel District	\$608,590,679	0.0109073	\$6,306,189	\$648,406,331	0.0109073	\$6,718,757
Drew Park	\$117,693,437	0.0109073	\$1,219,534	\$145,113,723	0.0109073	\$1,503,661
East Tampa	\$277,665,833	0.0109073	\$2,877,161	\$379,305,991	0.0109073	\$3,930,351
Tampa Heights	\$25,595,504	0.0109073	\$265,219	\$66,287,739	0.0109073	\$686,870
Central Park	\$8,608,119	0.0103342	\$84,510	\$6,636,234	0.0103342	\$65,151
West Tampa	\$174,505,317	0.0120535	\$1,998,230	\$229,308,508	0.0120535	\$2,625,772
	\$3,703,412,315		\$28,665,253	\$4,267,328,026		\$33,461,595