City of Tampa

Community Redevelopment Agency

Recommended Tax Increment Financing Budgets
For the Fiscal Year Ending September 30, 2015

Downtown

Ybor City

Channel District

Drew Park

East Tampa

Tampa Heights Riverfront

Central Park

City of Tampa

Community Redevelopment Agency

Recommended Tax Increment Financing Budgets
For the Fiscal Year Ending September 30, 2015

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

Bob Buckhorn, Mayor

September 30, 2014

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, 2014 and ending September 30, 2015.

Our overall TIF revenue increased nearly 7% this year. Much like last year, the increase is largely attributable to growth in the Downtown and Channel District neighborhoods. Another piece of great news is that the East Tampa CRA is once again receiving funding, following a two year absence. Tampa Heights Riverfront and Ybor City 1 and 2 CRAs experienced nominal growth this year. On a not so positive note, Drew Park is facing another year of reduced revenue.

Even with overall increased growth, we must continue to seize every opportunity to capture additional resources in order to maintain our positive momentum. With this in mind, the recommended budgets reflect the allocation of TIF revenues in a manner that enhances each community's ability to leverage non-TIF resources and to continue participating in non-TIF funded activities.

In addition to detailing our fiscal 2015 budget recommendations, this report also highlights some of our past year redevelopment achievements, including:

- Le Meridien Hotel opened in the Classic Federal Courthouse on North Florida Avenue.
- Ybor City continued to attract an eclectic mix of new businesses, including Wandering Eye Gallery, Tabanara Cigars and Ybor City Jazz House.
- Novare Group started constructing the 320-unit Skyhouse Channelside apartment tower.
- In Drew Park, Grady Avenue utility and street improvements were completed and the reconstruction of Lois Avenue was started.
- In East Tampa, Ron Harjani invested $600,000 to expand the Beauty Essence Retail Center on East Hillsborough Avenue.
- Ulele Restaurant opened in the historic Water Works building in Tampa Heights Riverfront, and the completely redeveloped Water Works Park opened to the public.
- In Central Park, construction started on the new 25,000 square-foot Robert Saunders Library.

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 great city.

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,

Bob Buckhorn
Mayor

Tampa Community Redevelopment Agency
Board of Directors

Message from the Chairman

Frank Reddick

In partnership with the private sector and many dedicated community stakeholders, we continue to enhance the quality of life in our redeveloping neighborhoods. A number of these success stories are highlighted throughout this report.

Fiscal year 2014 was a great year for redevelopment. For example, we celebrated the opening of Le Meridien Hotel in the Classic Federal Courthouse in Downtown, and the completely redeveloped Water Works Park is sure to become a regional destination. Throughout all of our neighborhoods, significant infrastructure and public realm improvements continue to attract new residents and businesses to Tampa.

We look forward to continue making significant improvements in each of our redeveloping communities in the year ahead.

Yvonne Yolie Capin, Vice Chairman

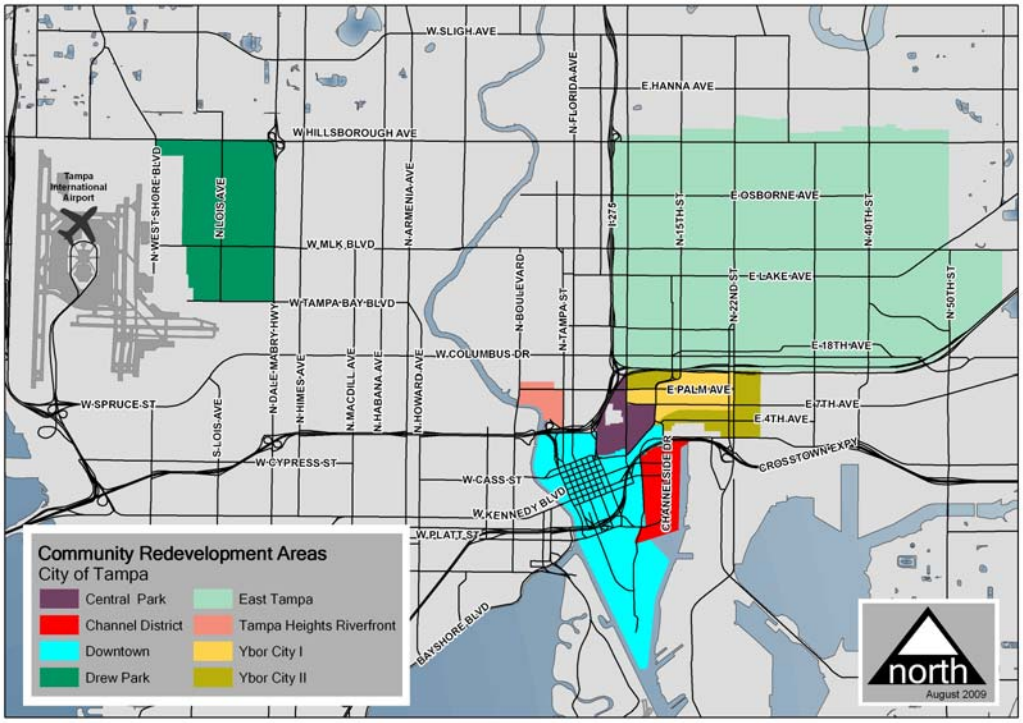
Charlie Miranda

Mike Suarez

Lisa Montelione

Mary Mulhern

Harry Cohen



Tampa Community Redevelopment Agency
Overview

Urban Development: Making All Parts Of Our City Vibrant

Our goal is to improve areas within the City of Tampa that have not traditionally benefitted from significant private sector investment and where deteriorating property conditions have resulted in a relatively lower tax base. Through the investment of tax increment financing (TIF) dollars and sustained economic redevelopment, our goal is to make all of our redevelopment areas economically vibrant, safe and attractive.

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

Our work is guided by certain key principles:

- **Community Collaboration -** We proactively engage the talents and energies of our citizens and key stakeholders in revitalizing our communities.

- **Financial Stewardship -** As stewards of public resources, we provide transparent financial planning and reporting, and ensure that the CRA is a prudent investor in public/private partnerships.

- **Inspiration** - We bring the best talent possible to our urban planning and design review efforts with the goal of inspiring our communities to create attractive, "livable" places.

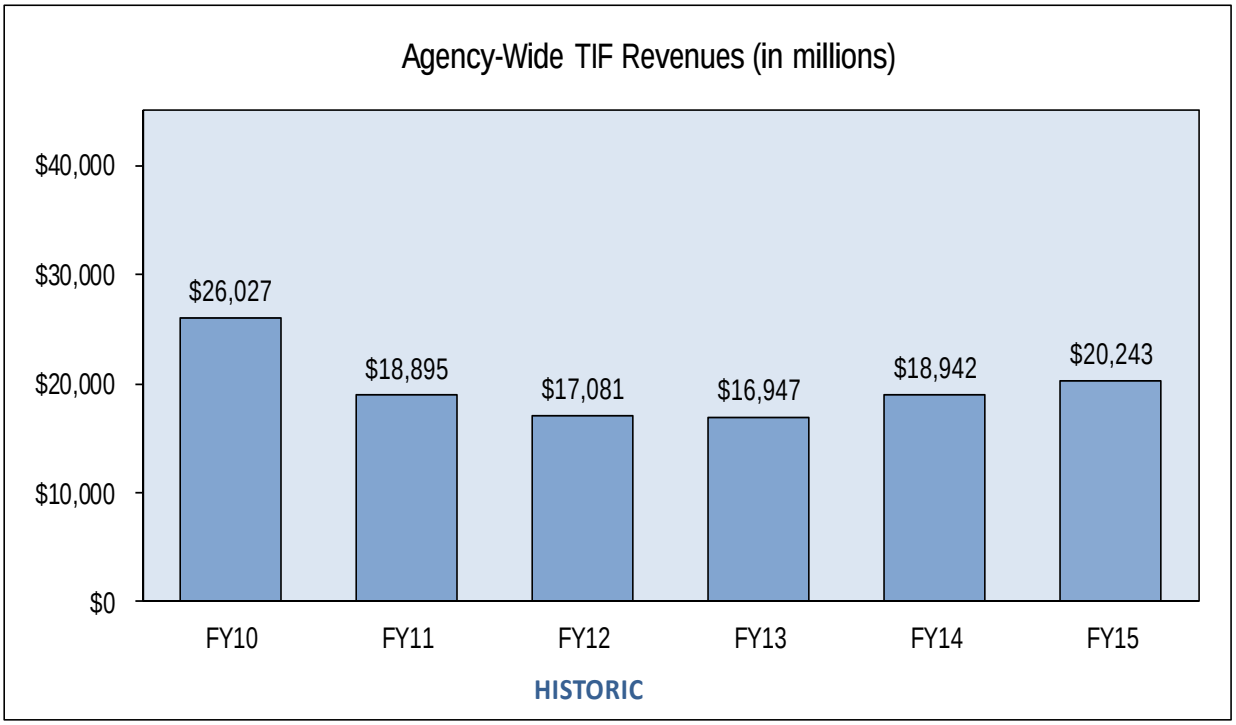
- **Market Perspective -** Our efforts are successful because we allow the private sector to profitably respond to market demands with reasonable risk.

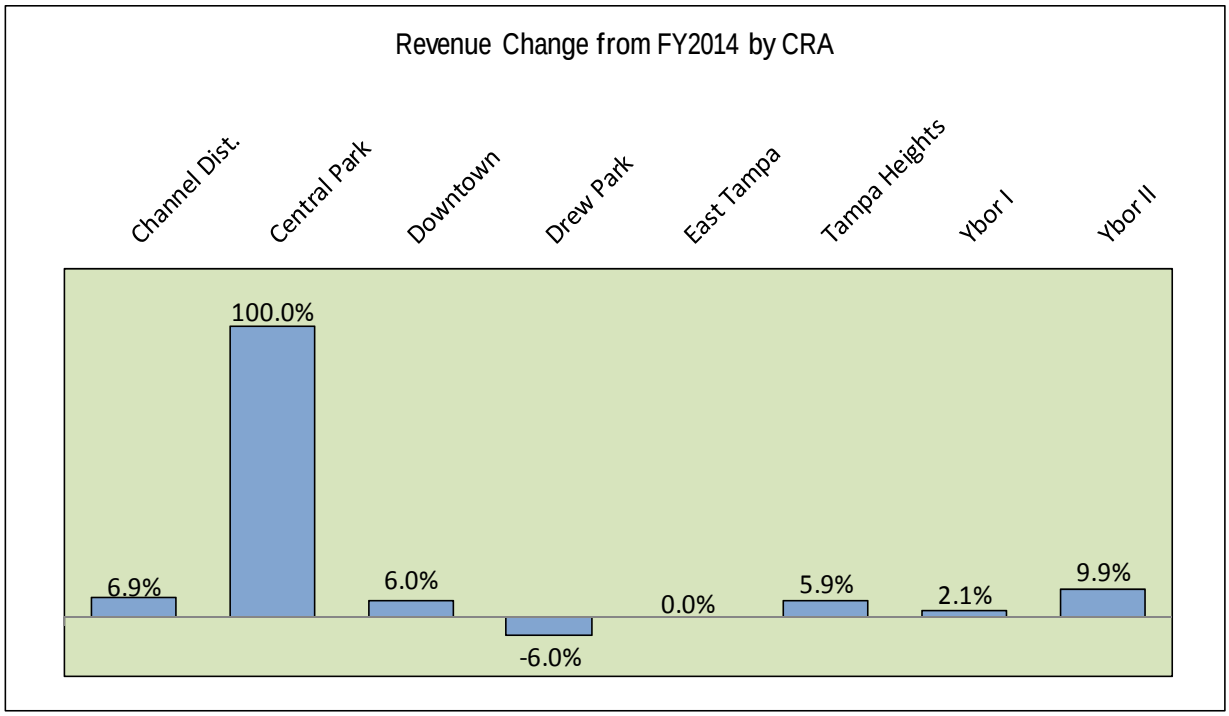
- **Outcome Accountability -** We measure our success based on achieving results such as improved community aesthetics, improved quality of life, and increasing tax revenues.

Tampa Community Redevelopment Agency

Agency-Wide TIF Revenue Receipts

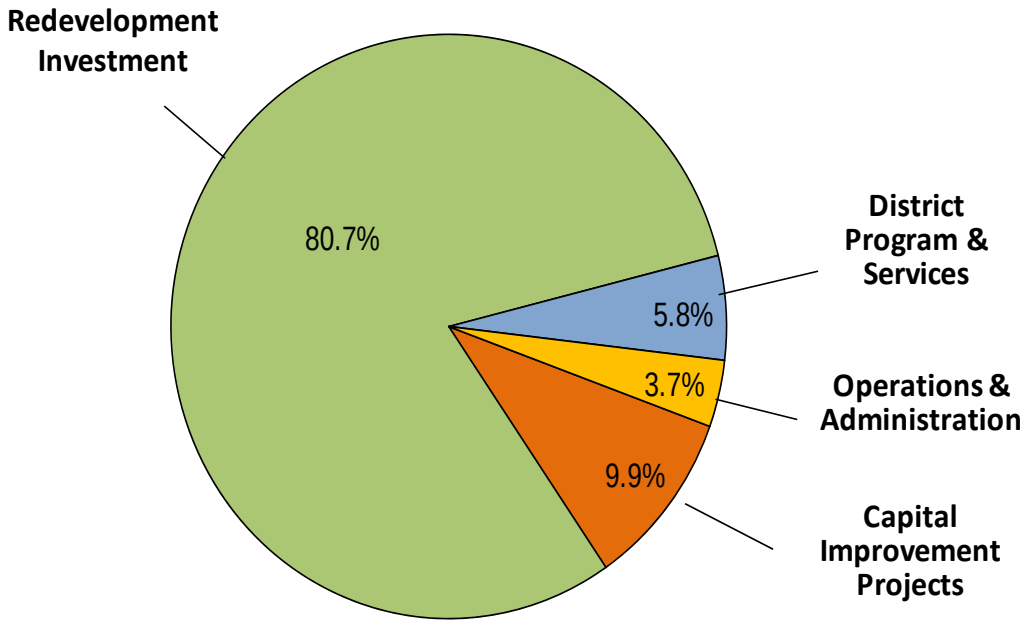
Agency-wide FY15 TIF revenues increased nearly 7% over FY14. Strong private sector interest in the Tampa market and general improvements in the state and federal economies are positive indicators of continued growth in the years to come.





Tampa Community Redevelopment Agency
TIF Budget and Expense Categories

96.3% percent of the Agency's TIF revenues are invested into district improvements and 3.7% is spent on administration. Administrative costs as a percentage of total TIF investment increased 7% from fiscal 2014. Overhead expenses last year totaled $701,256 and are projected this year at approximately $754,297.



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

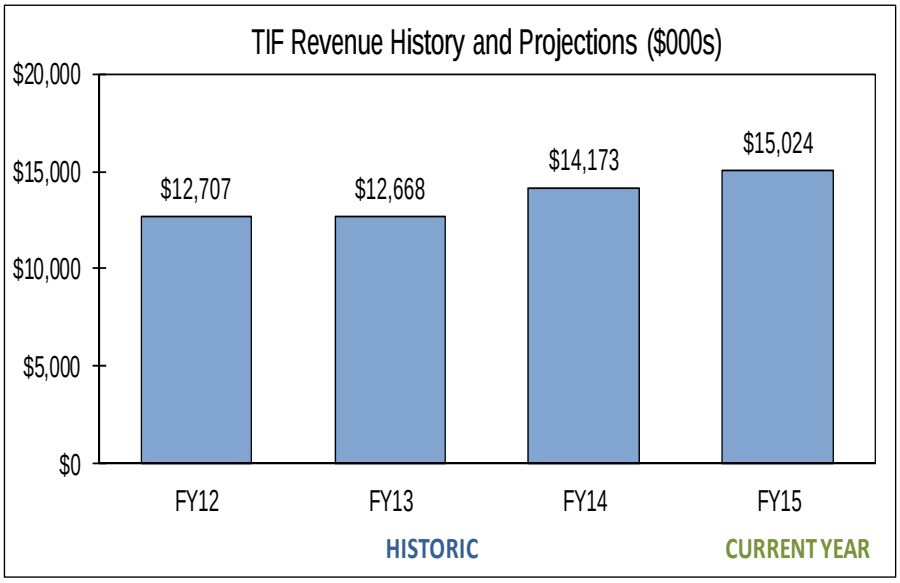
Downtown At A Glance

CRA Area (Acres)	870
CRA Base Year (New-Core Amendment 1988)	1983/1988
Base Year Taxable Assessment	$454,090,045
Current Taxable Assessment	$1,716,636,318
Change From Base Year (Increment)	$1,262,546,273
Fiscal 2015 TIF Revenue	$15,024,156

Taxable Values ($):	June 2014	June 2013
• Single Family Residential	237,244,877	223,324,703
• Multi-Family	145,858,243	130,036,597
• Condos/Co-ops	369,655,451	330,310,176
• Improved Commercial	922,079,265	916,147,219
• Improved Industrial	10,066,193	9,391,535
• Institutional/Gov't/Agri.	17,357,046	17,710,865
• Miscellaneous*	4,837,854	4,813,755
• Vacant	9,537,489	9,938,720

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

Source: Hillsborough County Property Appraiser.



Tampa Community Redevelopment Agency

Downtown Redevelopment Highlights

2014 Highlights

Private Sector Investments

- Le Meridien Hotel opened in the Classic Federal Courthouse on N. Florida Avenue.
- Aloft Hotel opened in the former Mercantile Bank office building on Ashley Street.
- Construction of the 80-unit Madison Heights apartment complex on N. Marion Street neared completion.
- Several new restaurants and other businesses opened, including TooJays and Wayl of a Good Time.

TIF and Non-TIF Funded Capital Improvements

- Construction continued on the Kennedy Boulevard Plaza segment of the Tampa Riverwalk.

Notable Events, Programs and Services

- Cyclehop, LLC launched the Coast Bike Share program. Thirty bicycle hubs will be located throughout Downtown, Hyde Park Ybor City, Davis Island and Channelside.
- The “Frames on Franklin” public art display was unveiled at the Crosstown Expressway access ramp.
- Curtis Hixon Waterfront Park was home to a number of outdoor entertainment and recreational activities, including the Tampa Bay Margarita Festival and the River O’ Green Festival.
- The CRA advisory committee financially supported unique cultural events, such as Tampa Bay Fashion Week and Veg Fest.

Looking Forward

- Support the construction of new development projects.
- Continue CRA financial support of downtown activities and cultural events that promote economic development.
- Support implementation of priority InVision Tampa Plan initiatives.

Tampa Community Redevelopment Agency

Downtown CRA
Budget Allocation History (000s)

	FY12	FY13	FY14	FY15
Operations & Administration				
Salaries & Operating	$97	$68	$86	$92
District Programs & Services				
Marketing & Promotion	$0	$0	$50	$0
Streetcar Projects	$150	$150	$150	$150
Redevelopment Investment				
Convention Center Bond Payment	$12,459	$12,450	$13,520	$13,520
Curtis Hixon Park Loan Repayment*	$0	$0	$270	$1,000
Capital Improvement Projects				
Capital Improvement Projects	$0	$0	$97	$262
	$12,707	**$12,668**	**$14,173**	**$15,024**

*Per Resolution 2008-0375.

Tampa Community Redevelopment Agency

Downtown CRA
Fiscal Year 2015 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **$92,700**

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

II. CONTRACTUAL & PROFESSIONAL SERVICES

Streetcar Projects **$150,000**

Allocation to the streetcar system.

III. REDEVELOPMENT INVESTMENT

Convention Center Bond Payment **$13,520,138**

Bond payments/fees associated with development of the Tampa Convention Center.

Curtis Hixon Park Loan Repayment*

Repayment of funds loaned from the 2001A Capital Investment Tax fund for the construction of Curtis Hixon Park. **$1,000,000**

IV. CAPITAL IMPROVEMENT PROJECTS

Capital Improvement Projects **$261,318**

Capital improvements within the CRA.

$15,024,156

*Per Resolution 2008-0375.

Ybor City

Ybor City At A Glance[1]

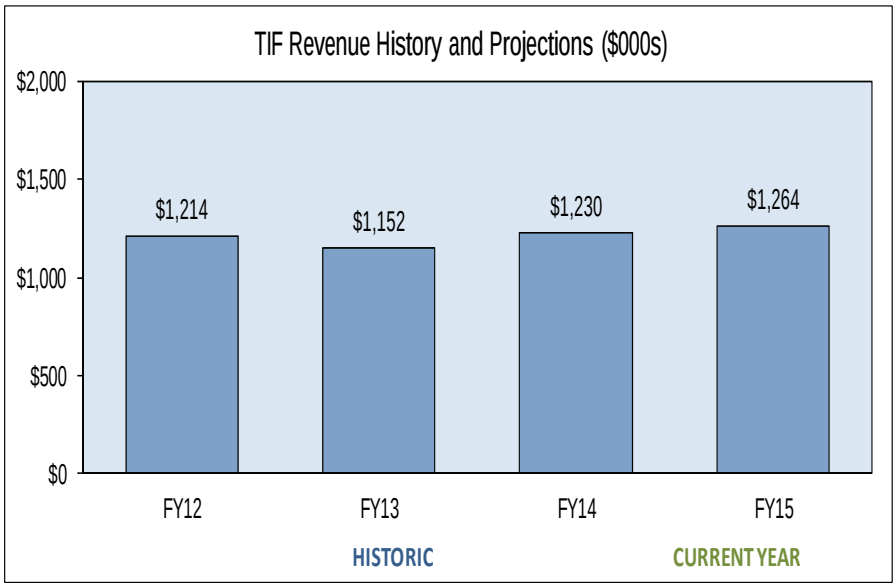
CRA Area (Acres)	409
CRA Base Year	1987 & 2002
Base Year Taxable Assessment	$59,123,090
Current Taxable Assessment	$192,576,491
Change From Base Year (Increment)	$133,453,401
Fiscal 2015 TIF Revenue	$1,263,614

Taxable Values ($):	June 2014	June 2012
• Single Family Residential	9,535,170	9,250,492
• Multi-Family	2,021,922	1,873,868
• Condos/Co-ops	28,082,669	23,935,188
• Improved Commercial	124,049,740	122,013,834
• Improved Industrial	14,046,859	14,524,932
• Institutional/Govt./Agri.	2,697,304	3,356,175
• Miscellaneous[2]	7,914,167	7,874,327
• Vacant	4,228,660	5,207,585

[1]Ybor 1 and Ybor 2 CRAs combined.

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

Source: Hillsborough County Property Appraiser.



Tampa Community Redevelopment Agency
Ybor City Redevelopment Highlights

2014 Highlights

Private Sector Investments

- Several new and expanded businesses opened, including Tequilas, Ginos Pizza and Brew, Screening One, Czar at The Ritz Ybor, Mace Multimedia, 20/20 Companies, AA-USA, CORE Training & Consulting, Cristino's Coal Oven Pizza, Casa de Lala, Wandering Eye Gallery, Ybor City Jazz House, 7-Eleven, AI Collaborative, Seven Marketing, Coppertail Brewery Company, Cigar City & Mead, Ybor City Collectables, Tabanera Cigars, Pollo Garden and several other professional office businesses.
- Approximately $200,000 of private sector investment leveraged $60,000 of Business Facade Improvement Grant funds to rehabilitate two historic properties in Ybor CRA 1.

TIF and non-TIF Funded Capital Improvements

- The Agency invested over $200,000 in district-wide streetscape improvements including signage, tree replacement, new paver installation, red brick restoration, historic lampposts with LED lighting, parking lot landscaping, garage equipment upgrades and restroom improvements.
- The Agency invested approximately $50,000 in alley improvements, sidewalk repairs and ADA upgrades.
- Hillsborough County Sheriff's Office completed the Fallen Heroes/9-11 Memorial Park on the edge of their parking lot and streetcar station.

Notable Events, Programs and Services

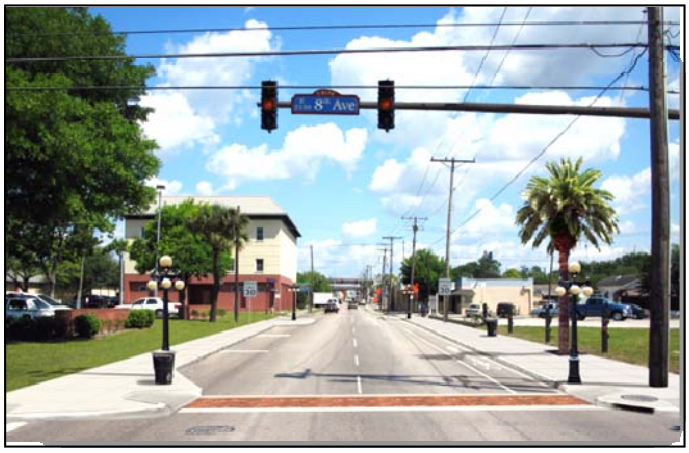
- The I-4/Selmon Connector opened and provides easier access for commercial truck traffic to and from Port Tampa Bay.
- Hillsborough County will establish a new Entrepreneur Collaborative Center and relocate the Small Business Development Center from Temple Terrace.
- The Cuban Club and El Pasaje owners vacated the alley between their properties to create a new functional space to host special events.
- Two historic casitas were moved to 19th Street to serve as the home of the Tampa Baseball Museum and the Hillsborough County Law Enforcement Museum
- Ten family-oriented art and cultural events were funded through the YCDC Special Event Co-Sponsorship Program.
- The Ybor City Business Watch continues to be an effective district-wide crime prevention program, significantly improving communication between Tampa Police and Ybor merchants.
- The District Marketing Program continues to engage social media, creative partnerships, seasonal promotional campaigns to attract more visitors to Ybor City and generate positive publicity.
- Initiated the installation of LED lighting in the historic globes and TECO street lights.
- The YES Team and Ybor Ambassador Program continued to provide district cleanliness and positive experiences for visitors.
- CTTV's Ybor Flavors continues to gain popularity and has increased viewership on Cable TV, website, Facebook and YouTube stations.

Tampa Community Redevelopment Agency

Ybor City Redevelopment Highlights

Looking Forward

- Utilize the Ybor City Task Force to implement crime reduction strategies and coordinate the enforcement of City regulations.
- Promote the historic district for new residential and hotel development through district marketing efforts, planning efforts, and soliciting development proposals.
- Continue the annual Special Events Co-Sponsorship Grant Program to attract daytime early evening visitors to Ybor City.
- Continue the Façade Grant Program to stimulate private investment and improve properties.
- Promote Ybor City year-round by implementing the FY15 District Marketing Plan.
- Continue to invest in district-wide streetscape and landscape improvement projects to maintain the historic district aesthetics.
- Complete installation of LED lighting for the historic globe lamps and promote the Mayor's initiative "Bright Lights, Safe Nights" program.
- Coordinate with FDOT and City Departments for the improvements (beautification and traffic calming) to 21st & 22nd Streets.
- Coordinate with the implementation of the InVision Tampa Plan that includes the Nebraska/ Hillsborough Corridor and West River Plans, as well as the $1.4 million HUD Challenge Fund Grant for the Nebraska Hillsborough Corridor Plan.



Tampa Community Redevelopment Agency

Ybor City CRA 1
Budget Allocation History (000s)

	FY12	FY13	FY14	FY15
Operations & Administration				
Salaries & Operating	$362	$340	$352	$364
District Programs & Services				
Co-Sponsorships	$40	$40	$50	$62
Code Inspection	$14	$14	$14	$14
District Ambassadors	$0	$0	$10	$10
District Landscaping/Streetscape/Signage	$3	$100	$100	$100
District Promotions	$186	$175	$185	$185
Intensive Pressure Washing	$14	$28	$28	$28
Contractual Services	$0	$0	$29	$29
Equipment	$0	$50	$50	$50
Street Sweeping	$0	$0	$0	$0
Streetcar Projects	$135	$138	$138	$138
Redevelopment Investment				
Façade Grant Program	$0	$100	$100	$100
Transfer to Debt Service	$332	$81	$81	$81
	$1,086	**$1,066**	**$1,137**	**$1,161**

Tampa Community Redevelopment Agency
Ybor City CRA 1
Fiscal Year 201 TIF Budget

I. OPERATIONS & ADMINISTRATION	
Salaries & Operating	**$296,300**
A portion of Economic Development staff salaries related to the Community Redevelopment Plan and Vision Plan.	
	$67,268
Operating expenses related to the Community Redevelopment Plan and Vision Plan.	
II. DISTRICT PROGRAMS & SERVICES	
Contractual Services	**$28,858**
Miscellaneous expenses for contractual services needed to implement the CRA Plan.	
District Landscaping, Streetscape, Signage	**$100,000**
Landscaping, signage and streetscape repairs.	
Intensive Pressure Washing	**$28,033**
Intensive pressure washing of historic pavers and sidewalks.	
District Ambassadors	**$10,000**
District Ambassadors provide assistance to visitors, provide tours and interface with the business community.	
District Promotions	**$185,000**
Marketing use of billboards, radio ads, publication ads, airport and related signage.	
Co-Sponsorships	**$62,153**
Co-sponsorship funding for new or expanded special events promoting economic development, cultural themes, family events and other district priorities.	
Façade Improvement Program	**$100,000**
Award of façade improvement grants.	
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.	
Equipment	**$50,000**
Parking garage equipment upgrades.	
III. REDEVELOPMENT INVESTMENT	
Transfer to Debt Service	**$80,972**
A portion of debt service payment for HUD 108 loan associated with Centro Ybor.	
	$1,160,591

Tampa Community Redevelopment Agency

Ybor City CRA 2
Budget Allocation History (000s)

	FY12	FY13	FY14	FY15
Operations & Administration				
Salaries & Operating	$40	$26	$25	$25
District Programs & Services				
Code Inspection	$2	$1	$1	$1
Streetcar Projects	$15	$12	$12	$12
District Landscaping, Streetscape & Signage	$0	$0	$9	$12
YES Team Services	$71	$47	$47	$52
	$128	**$86**	**$94**	**$103**

Tampa Community Redevelopment Agency

Ybor City CRA 2
Fiscal Year 2015 TIF Budget

I. OPERATIONS & ADMINISTRATION	
Salaries & Operating A portion of Economic Development staff salaries related to the Community Redevelopment Plan and Vision Plan.	**$25,200**
II. DISTRICT PROGRAMS & SERVICES	
YES Team Services YES Team (Clean Team) services to common areas and public right-of-ways.	**$52,320**
District Landscaping, Streetscape, Signage Landscaping, signage and streetscape repairs.	**$12,285**
Streetcar Projects Allocation to the streetcar system.	**$12,000**
Code Inspection 50% of the costs of a code enforcement inspector for coverage on weekend nights. Costs are shared with Ybor II CRA and the Code Enforcement & Business Tax Department.	**$1,218**
III. REDEVELOPMENT INVESTMENT	**$0**
IV. CAPITAL IMPROVEMENT PROJECTS	**$0**
	$103,023

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Channel District

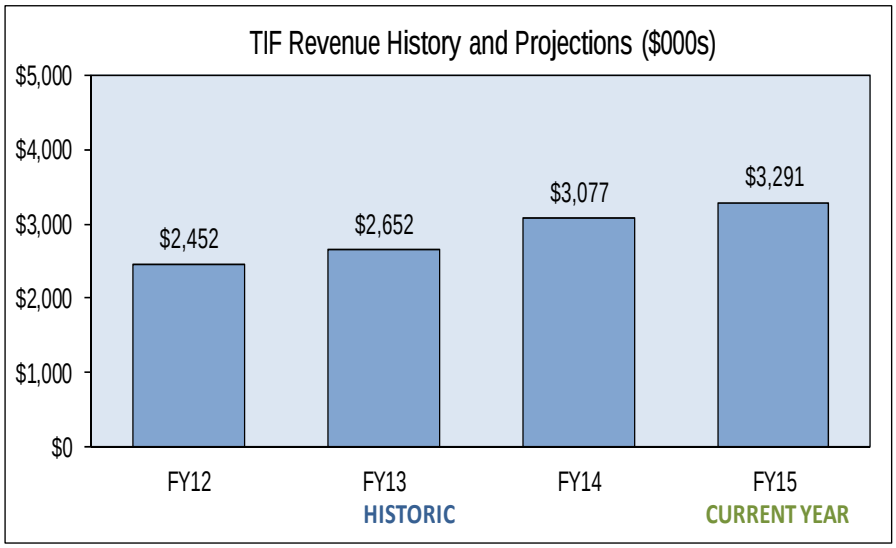
Channel District At A Glance

CRA Area (Acres)	221
CRA Base Year	2003
Base Year Taxable Assessment	$39,869,871
Current Taxable Assessment	$369,867,796
Change From Base Year (Increment)	$329,997,925
Fiscal 2015 TIF Revenue	$3,290,500

Taxable Values ($)	June 2014	June 2013
• Single Family Residential	3,241,464	2,641,366
• Multi-Family	30,775,725	0
• Condos/Co-ops	249,789,787	234,422,330
• Improved Commercial	35,373,837	29,715,429
• Improved Industrial	13,522,584	13,680,031
• Institutional/Gov't/Agri.	4,815,441	320,400
• Miscellaneous*	18,274,743	23,119,418
• Vacant	14,074,215	13,856,614

*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

2014 Highlights

Private Sector Investments

- Novare Group started constructing the 23-story Skyhouse Channelside apartment tower on 12th Street.
- Mercury Advisors moved forward with plans to construct the 24-story Martin development on Madison Street.
- A number of new businesses opened in the district, including Maloney's Local Irish Pub, Park and Ride, and Harbourside Animal Hospital.

TIF and non-TIF Funded Capital Improvements

- Dallas 1 Construction started the redevelopment of Madison Street. Work includes burying the overhead utility lines, stormwater upgrades and various public realm improvements.
- Kimmins started construction of the12th Street Segment B improvements, including water, stormwater and wastewater system upgrades.

Notable Events, Programs and Services

- The City acquired nearly one acre of land on Madison Street for a new public park.
- The CRA financially supported a number of recreation and cultural events, including Flicks and Food Trucks and the Light up Channelside Summer Fireworks series.
- Port Tampa Bay engaged Bermello Ajimil & Partners to create a land-use master plan for all of the port-owned property in the Channel District.

Looking Forward

- Complete the Madison Street improvement project.
- Completion of the Skyhouse Channelside and Martin developments.
- Complete the design work for the Madison Street Park.
- Complete the brownfields designation and environmental remediation work at the future Madison Street Park site.
- Support the resurgence of Channelside Bay Plaza.

Tampa Community Redevelopment Agency

Channel District CRA
Budget Allocation History (000s)

	FY12	FY13	FY14	FY15
Operations & Administration				
Salaries & Operating	$93	$75	$86	$93
District Programs & Services				
Streetcar Projects	$150	$150	$150	$150
Marketing and Promotion	$0	$0	$50	$85
Redevelopment Investment				
York Street Loan Repayment	$1,306	$1,306	$1,306	$653
Capital Improvement Projects				
12th St./Kennedy Blvd. Improvements	$789	$0	$0	$0
Infrastructure Engineering/Analysis/Mgmt.	$114	$1,121	$0	$150
Property Acquisition	$0	$0	$1,485	$0
Infrastructure/Neighborhood Improvements	$0	$0	$0	$2,159
	$2,452	**$2,652**	**$3,077**	**$3,290**

Tampa Community Redevelopment Agency

Channel District CRA
Fiscal Year 2015 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **$92,700**

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

II. CONTRACTUAL AND PROFESSIONAL SERVICES

Streetcar Projects **$150,000**

Allocation to the streetcar system.

Marketing & Promotion **$85,000**

District marketing and promotion of special events and cultural activities.

III. REDEVELOPMENT INVESTMENT

York Street Loan Repayment **$653,021**

Debt service on BB&T $6 million bank note for construction of the stormwater basin and related improvements.

IV. CAPITAL IMPROVEMENT PROJECTS

Infrastructure Engineering/Analysis/Mgmt. **$150,000**

Design and engineering services for infrastructure and neighborhood improvements.

Infrastructure/Neighborhood Improvements **$2,159,779**

Infrastructure and neighborhood improvements within the CRA.

$3,290,500

Drew Park

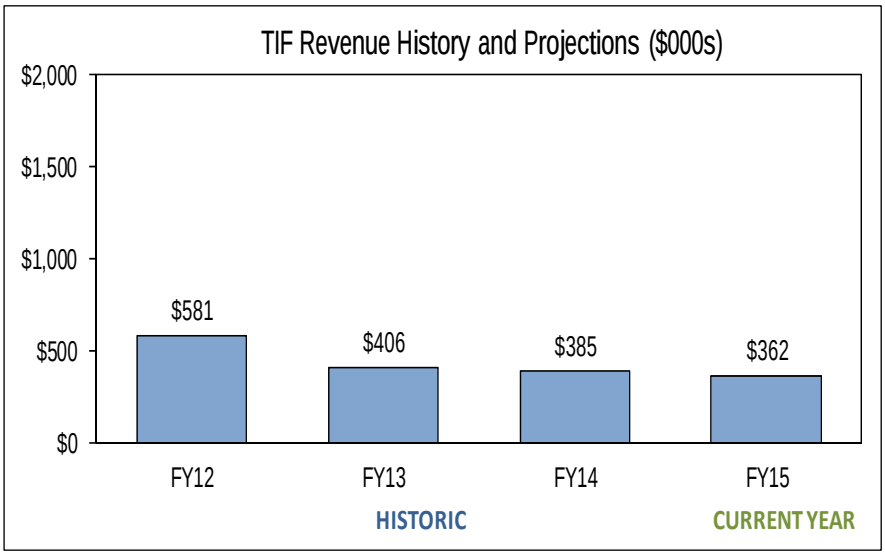
Drew Park At A Glance

CRA Area (Acres)	829
CRA Base Year	2003
Base Year Taxable Assessment	$168,033,380
Current Taxable Assessment	$204,363,673
Change From Base Year (Increment)	$36,330,293
Fiscal 2015 TIF Revenue	$362,259

Taxable Values ($):	June 2014	June 2013
• Single Family Residential	9,051,971	9,099,663
• Multi-Family	8,710,791	8,517,636
• Condos/Co-ops	264,447	239,350
• Improved Commercial	114,489,440	107,053,814
• Improved Industrial	62,625,670	69,071,097
• Institutional/Gov't/Agri.	2,229,008	2,465,959
• Miscellaneous*	1,501,828	1,503,237
• Vacant	5,490,518	4,885,435

*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 2014

Private Sector Investments

- Electric Supply, Inc. began constructing a 35,000 square foot expansion of their facility on Manhattan Avenue and MLK Blvd. The $3 million project will consolidate operations from a building outside the CRA and add a parking lot.
- Two new restaurants, Mr. Empanada and Drew Park Stadium Café, had successful grand openings. Both restaurants upgraded existing facilities and are popular additions to the area.

TIF and non-TIF funded Capital Improvements

- Construction on the Stormwater, Right-of-Way, and Streetscape improvements along Grady Avenue was completed in Spring 2014. The $6 million project includes installation of curb and gutter, pipes, and box culverts to eliminate ditches; water main and sanitary sewer upgrades; on-street parking, sidewalks, bike lanes, and landscaping. Project is funded by SWFWMD, Drew Park TIF, and the City.
- Construction continued on the Lois Avenue Stormwater, Right-of-Way, and Streetscape improvements. In addition to the stormwater, water, sewer, and street upgrades, the $15.9 million project will transform the appearance of Lois Avenue, the major gateway through Drew Park, by covering the large drainage ditches, adding landscaping, decorative sidewalks and streetscape elements. The project is funded by SWFWMD, Florida Department of Environmental Protection, Drew Park TIF, and the City. The project will be completed by Summer 2015.
- Final design of the Drew Park Community Markers was completed and will be submitted to the Florida Department of Transportation for approval.

Notable Events, Programs and Services

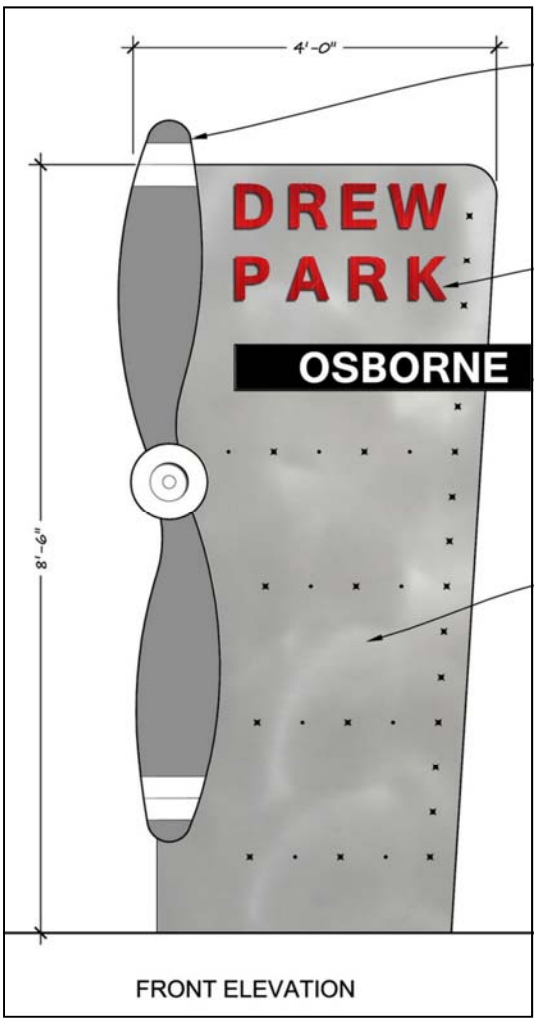
- Five projects were approved and under construction during FY 14 to date through the Business Façade Improvement Grant Program. These grants represent $160,198 in Drew Park TIF funds which leveraged an additional $331,186 in private investment.

Tampa Community Redevelopment Agency

Drew Park Redevelopment Highlights

Looking Forward

- Complete construction of the Stormwater, Right-of-Way, and Streetscape Improvements along Lois Avenue.
- Complete construction of the Drew Park Community Markers along Dale Mabry Highway at the intersections of Alva, Cayuga, Osborne and South.
- Complete construction of the Electric Supply, Inc. expansion.
- Continue to assist businesses, support job creation, and improve the appearance of Drew Park through the Façade Improvement Grant Program.
- Complete the community planning process and develop detailed plans for a linear park within the Tampa Bay Blvd. median between Lois Ave. and Air Cargo Road.



Tampa Community Redevelopment Agency

Drew Park CRA
Budget Allocation History (000s)

	FY12	FY13	FY14	FY15
Operations & Administration				
Salaries & Operating	$147	$136	$137	144
District Programs & Services				
Marketing & Promotion	$10	$10	$0	0
Redevelopment Investment				
Business Assistance Program	$10	$0	$0	0
Capital Improvement Projects				
Neighborhood Infrastructure Improvements	$0	$260	$248	218
Stormwater Improvements	$414	$0	$0	0
	$581	**$406**	**$385**	**$362**

Tampa Community Redevelopment Agency

Drew Park CRA
Fiscal Year 2015 TIF Budget

I. OPERATIONS & ADMINISTRATION	
Salaries & Operating	**$144,000**
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	**$218,259**
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.	
	$362,259

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East Tampa

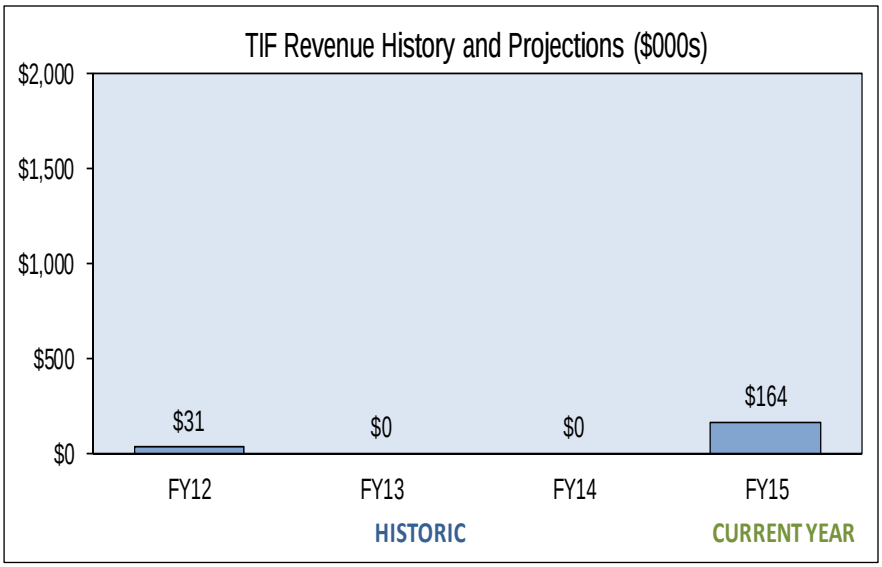
East Tampa At A Glance

CRA Area (Acres)	4,817
CRA Base Year	2003
Base Year Taxable Assessment	$492,472,827
Current Taxable Assessment	$508,879,965
Change From Base Year (Increment)	$16,407,138
Fiscal 2015 TIF Revenue	$163,600

Taxable Values ($):	June 2014	June 2013
• Single Family Residential	221,360,865	195,681,926
• Multi-Family	50,574,865	48,430,724
• Condos/Co-ops	0	0
• Improved Commercial	147,884,157	138,544,866
• Improved Industrial	56,533,662	61,271,184
• Institutional/Gov't/Agri.	11,256,543	11,297,495
• Miscellaneous*	3,964,625	3,847,887
• Vacant	17,305,248	15,785,243

*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

2014 Highlights

Private Sector Investments

- Ron Harjani invested more than $600,000 to construct the 10,200 SF Beauty Essence Retail Center at 3016 E. Hillsborough Avenue, doubling the existing commercial space.
- Commercial store upgraded for three tenant retail spaces at 2115 E. Hillsborough with an investment of more than $100,000. The building sat vacant for more than six years.

TIF and non-TIF Funded Capital Improvements

- Installed pedestrian lighting at the Robert S. Cole Community Lake, an investment of $125,000 in response to resident requests.
- Completed $500,000 repaving project of the neighborhood bounded by N. 15th and N. 22nd Streets, and Dr. Martin Luther King Jr. Boulevard and Osborne Avenue.

Notable Events, Programs and Services

- Crime reduction efforts by the Tampa Police Department contributed to a 0.1% increase in Part I Crimes from October 2013-May 2014, compared to October 2012-May 2013.
- Since October 2013, the Environmental Crimes Unit (ECU) has made five (5) felony and ten (10) misdemeanor arrests, and have four (4) pending cases. They have collaborated in the removal of more than sixty-seven (67) tons of debris from East Tampa neighborhoods and eliminated twenty-six (26) illegal dumping sites.
- The Neighborhood Enhancement Division completed its ninth year of the "Summer Youth Program," employing thirty-six (36) East Tampa youths. The team assists the Environmental Crimes Unit with removal of debris and illegal dumping.
- The Agency invested $35,000 in TIF funds for the fifth year to partner with the Hillsborough County Small Business Investment Center to provide on-site counseling services and community workshops for area small businesses.
- The Agency invested $105,916 of TIF funds under the Business Façade Improvement Program to rehabilitate three storefronts with a matching private investment of $302,456.
- The Agency invested $40,000 to acquire properties for future redevelopment.
- HART installed new Metro Rapid bus stations along N. Nebraska Ave. The new stations are part of a larger initiative to improve bus service throughout the area.

Tampa Community Redevelopment Agency

East Tampa Redevelopment Highlights

Looking Forward

- Construction of the 6,000 SF Bible Truth Ministries' retail and community center at 34th Street and Chelsea Avenue.
- Construction of the 120,000 SF Walmart Super Center at Hillsborough Avenue and 19th Street.
- Construction of a new 25,000 SF retail center at Hillsborough Avenue and N. 32nd Street.
- Continue the Façade Grant Program to provide matching grants to businesses for storefront improvements.
- Continue EPA Brownfields Assessment Grant activities by conducting outreach and education activities, identifying potential properties for redevelopment and conducting environmental assessments.
- Continue to invest in neighborhood infrastructure projects selected by the Community Advisory Committee.

Tampa Community Redevelopment Agency

East Tampa CRA
Budget Allocation History (000s)

	FY12	FY13	FY14	FY15
Operations & Administration				
Salaries & Operating (recurring cost)	$31	$0	$0	$19
Capital Improvement Projects				
Neighborhood Infrastructure	$0	$0	$0	$144
	$31	**$0**	**$0**	**$164**

Tampa Community Redevelopment Agency

East Tampa CRA
Fiscal Year 2015 TIF Budget

I. OPERATIONS & ADMINISTRATION	
Salaries & Operating	**$19,429**
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	**$144,171**
Install/improve neighborhood infrastructure, including sidewalks and streetlights.	
	$163,600

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Tampa Heights Riverfront

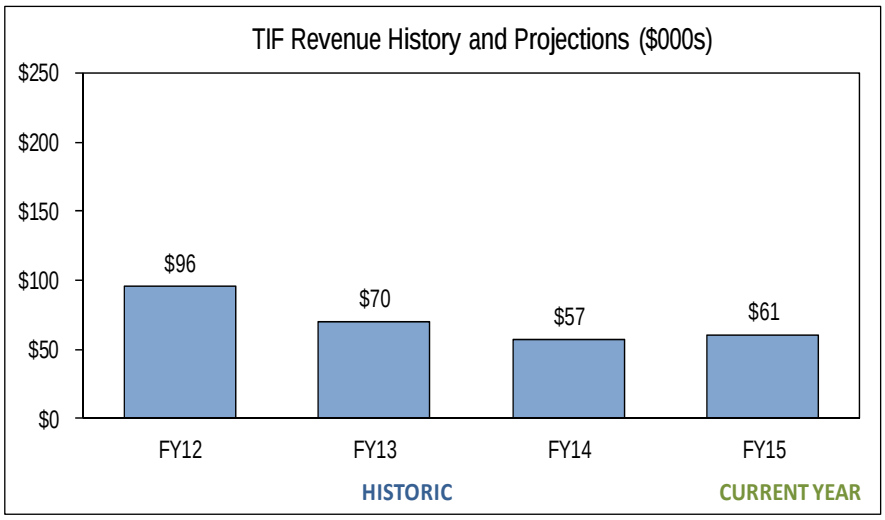
Tampa Heights Riverfront At A Glance

CRA Area (Acres)	77
CRA Base Year	2004
Base Year Taxable Assessment	$8,464,415
Current Taxable Assessment	$14,543,697
Change From Base Year (Increment)	$6,079,282
Fiscal 2015 TIF Revenue	$60,618

Taxable Values ($):	June 2014	June 2013
• Single Family Residential	755,466	740,050
• Multi-Family	0	0
• Condos/Co-ops	0	0
• Improved Commercial	8,397,430	8,090,066
• Improved Industrial	990,445	974,020
• Institutional/Gov't/Agri.	0	0
• Miscellaneous*	345,306	345,306
• Vacant	4,055,050	4,047,256

*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

2014 Highlights

Private Sector Investments

- Ulele Restaurant opened in the former Water Works building.
- Soho Capital began restoring the exterior of the historic Tampa Armature Works building.

TIF and non-TIF Funded Capital Improvements

- Parks and Recreation completed the $7 million redevelopment of Water Works Park and the expansion and restoration of Ulele Spring.

Notable Events, Programs and Services

- The Sierra Club donated $100,000 towards the redevelopment of Water Works Park.
- Several dozen neighborhood volunteers helped plant new foliage around Ulele Spring.

Looking Forward

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

Tampa Community Redevelopment Agency

Tampa Heights Riverfront CRA
Budget Allocation History (000s)

	FY12	FY13	FY14	FY15
Operations & Administration				
Salaries & Operating	$66	$14	$15	$16
District Programs & Services				
Marketing & Promotions	$0	$0	$0	$20
Capital Improvement Projects				
Capital Improvement Projects	$30	$56	$42	$24
	$96	**$70**	**$57**	**$60**

Tampa Community Redevelopment Agency

Tampa Heights Riverfront CRA
Fiscal Year 2015 TIF Budget

I. OPERATIONS & ADMINISTRATION	
Salaries & Operating	**$16,700**
A portion of Economic Development staff salaries and operating expenses related to the Community Redevelopment Plan.	
II. DISTRICT PROGRAMS & SERVICES	
Marketing & Promotion	**$20,000**
To fund special events in Water Works Park that promote economic development.	
III. REDEVELOPMENT INVESTMENT	**$0**
IV. CAPITAL IMPROVEMENT PROJECTS	
Capital Improvement Projects	**$23,918**
Capital improvements within the CRA.	
	$60,618

Central Park

Central Park At A Glance

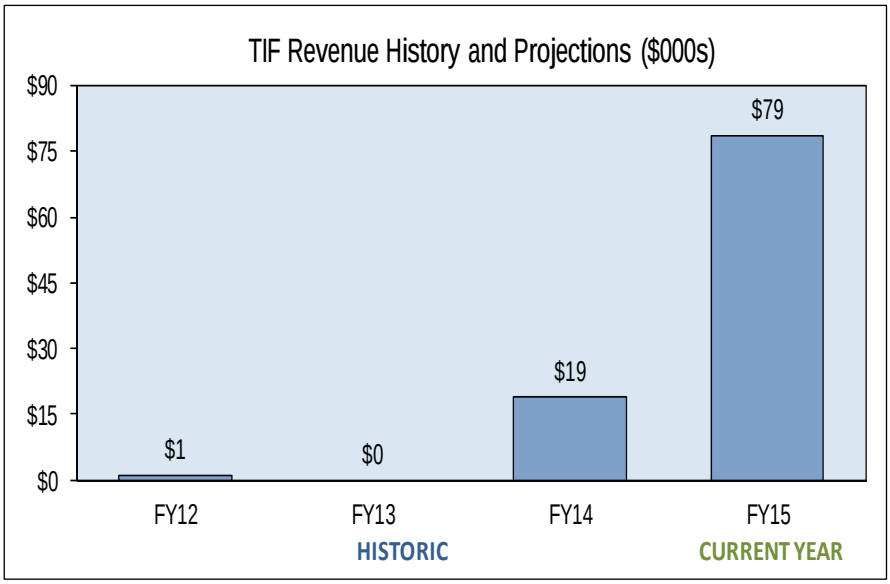
CRA Area (Acres)	143
CRA Base Year	2006
Base Year Taxable Assessment	$6,701,795
Current Taxable Assessment	$13,814,778
Change From Base Year (Increment)	$7,112,983
Fiscal 2015 TIF Revenue	$78,677

Taxable Values ($):	June 2014	June 2013
• Single Family Residential	412,902	374,361
• Multi-Family[1]	193,009	3,317,839
• Condos/Co-ops	0	0
• Improved Commercial	2,340,960	2,344,667
• Improved Industrial	111,100	306,750
• Institutional/Gov't/Agri.	9,157,286	703,855
• Miscellaneous*	413,542	375,947
• Vacant	1,185,979	991,611

[1]THA housing units at Encore regained tax-exempt status.

*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

2014 Highlights

Private Sector Investments

- Pinnacle Group Holdings, Inc. signed a purchase contract for 5 acres of land at Encore and announced plans to construct a 28-story hotel/condo/retail development.

TIF and non-TIF funded Capital Improvements

- Hillsborough County began constructing the new 25,000 square-foot Robert Saunders Library on North Nebraska Avenue.

Notable Events, Programs and Services

- The *Trio* apartment complex opened at Encore.
- Construction started on *The Reed* senior apartment complex at Encore.
- The Tampa Housing Authority moved forward with plans to lease the Meacham Middle School site from the school district to develop an urban garden.
- EPA grant-funded environmental remediation activities were completed on city-owned property at 1103 North Nebraska Avenue.

Looking Forward

- Support construction of the *Tempo* apartment complex and other vertical construction at Encore.
- Opening of the new Robert Saunders Library.
- Begin construction of Perry Harvey, Sr. Park.
- Support additional private sector initiatives that might evolve.

Tampa Community Redevelopment Agency

Central Park CRA
Budget Allocation History (000s)

	FY12	FY13	FY14	FY15
Operations & Administration				
Salaries & Operating	$1	$0	$0	$0
District Programs & Services				
Property Maintenance	$0	$0	$19	$0
Redevelopment Investment				
Urban Planning Services Loan Repayment	$0	$0	$0	$78
	$1	**$0**	**$19**	**$78**

Tampa Community Redevelopment Agency

Central Park CRA
Fiscal Year 2015 TIF Budget

I. OPERATIONS & ADMINISTRATION	**$0**
II. DISTRICT PROGRAMS AND SERVICES	**$0**
III. REDEVELOPMENT INVESTMENT	
Urban Planning Services Loan Repayment	**$78,677**
Loan repayment to the City's General Fund for urban planning services associated with the creation of the CRA.	
IV. CAPITAL IMPROVEMENT PROJECTS	**$0**
	$78,677

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 FY14 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	$92,700
	Loan Repayment	$1,000,000
Ybor I	Salaries and Operating	$296,300
	Code Inspection	$14,007
Tampa Heights Riverfront	Salaries and Operating	$16,700
East Tampa	Salaries and Operating	$111,500
	Clean Team/Youth Program	$291,939
	Environmental Detective	$123,750
Channel District	Salaries and Operating	$92,700
Drew Park	Salaries and Operating	$144,000
Ybor II	Salaries and Operating	$25,200
	Code Inspection	$1,218
Central Park	Loan Repayment for Urban Planning Services	$78,677
Total Consideration		**$2,288,691**

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 _____, 2014, 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, under the Redevelopment Act, the Agency may contract with such other persons, public or private, as it deems necessary and appropriate for it to carry out its duties and responsibilities; and

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

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

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

ARTICLE I. REDEVELOPMENT SERVICES; PUBLIC IMPROVEMENTS

A. The City shall carry out or cause to be carried out, a revitalization and redevelopment program in the Redevelopment Areas consisting of, but not limited to, the following:

1. Assist the Agency in the acquisition of real property by identifying, justifying, assembling, negotiating and monitoring the acquisition of real property by purchase, condemnation, gift, exchange or other lawful means;

2. Assist the Agency in identifying, justifying, negotiating and monitoring the rehabilitation of real property in the manner prescribed by the Agency;

3. Assist the Agency in developing structure relocation plans for any historic structures determined worthy of preservation and for which relocation is required;

4. Serve as a representative of the Agency in seeking the aid and cooperation of other public agency bodies and private organizations and to coordinate the Redevelopment Plans with the activities of said public bodies and private organizations in order to achieve the purposes of redevelopment in the highest public interests possible;

5. Act as a representative of the Agency for real property owned by the Agency within the Redevelopment Area or real property in the Redevelopment Areas which is within the control, direction, supervision or management of the Agency;

6. Identify, propose, market and negotiate through approved practice methods such agreements for specific properties located within the Redevelopment Areas which provide for uses which are in the best interests of the Agency and further the redevelopment of the Redevelopment Areas pursuant to the Redevelopment Plans;

7. Advertise, promote and market through approved practice methods the sale of real property in accordance with the Redevelopment Plans and other applicable laws, regulations, policies and plans;

8. Assist the Agency to cause the demolition or clearance, or both, of buildings, structures and other improvements within the Redevelopment Areas which are owned or acquired by the Agency or any other person and which are to be redeveloped in accordance with, or as contemplated by, the Redevelopment Plans;

9. Assist the Agency to cause the preparation of building and development sites in the Redevelopment Areas;

10. Coordinate and monitor the relocation of persons displaced by redevelopment within the Redevelopment Areas;

11. Plan, execute and monitor specific programs involving the private sector that stimulate the economy in the Redevelopment Areas;

12. Create and cause to be used a marketing campaign that seeks to attract investment, development and enterprises in the Redevelopment Areas;

13. Conduct a promotional campaign that attracts visitors to the Redevelopment Areas from within and without the Tampa Bay metropolitan area;

14. Conduct educational and informational sessions for owners of real property located within the Redevelopment Areas;

15. Coordinate, through the City's Department of Growth Management and Development Services, the referral of persons from the Redevelopment Areas that are seeking financial assistance for various purposes within the Redevelopment Areas; and

16. Study the periphery of the Redevelopment Areas to evaluate the potential for expansion of the district.

17. Assist the Agency in implementing and executing environmental public health/safety programs including, but not limited to, clean-up of illegal dump sites, litter control, code enforcement, and other related activities.

18. Provide funding, as needed, for planning, legal and/or financial studies with said costs to be reimbursed from tax increment proceeds when available.

B. During the term of this Agreement the City shall recommend to the Agency the implementation, construction or installation of public improvements which are necessary to effectuate the Redevelopment Plans. Subject to the funding and approval of such public improvements by the Agency pursuant to this Agreement, the City shall implement, construct or install such public improvements.

C. In order to properly provide the services described in Paragraphs A and B herein above, the City shall,

1. Provide the Agency with recommendations on zoning matters, modifications to the Redevelopment Plans or such other matters as may be requested by the Agency;

2. Seek alternative funding sources from both the public and private sector that will assist in funding redevelopment activities that complement the intent and purpose of the Redevelopment Plans;

3. Involve the seven-member “tax increment revenue” sub-committee of the East Tampa Community Revitalization Partnership in monitoring of the East Tampa CRA Plan.

4. Provide ongoing assessment and monitoring of redevelopment within the Redevelopment Areas to evaluate the success or failure of specific projects, and when necessary, provide additional or alternative project options to the Agency for its consideration; and

5. Urge the members of the Florida Legislature from the Tampa area and elsewhere to enact legislation that will aid the redevelopment of the Redevelopment Areas.

6. For agreements related to projects that are (or are likely to be) funded in majority by TIF revenues, the Department of Urban Development will circulate the draft scope of services to all Community Redevelopment Agency Board members for their input at the time that the draft scope is provided to CRA Advisory committee members for comment.

ARTICLE II. PERIOD OF AGREEMENT

This Agreement shall commence on October 1, 2014, and shall expire on September 30, 2015, unless this Agreement is otherwise earlier cancelled as provided herein, or unless extended by written agreement of the parties.

ARTICLE III. COMPENSATION

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

CRA	Budget/Service Line Item	Not to Exceed
Downtown	Salaries and Operating	$92,700
	Loan Repayment	$1,000,000
Ybor I	Salaries and Operating	$296,300
	Code Inspection	$14,007
Tampa Heights River-	Salaries and Operating	$16,700
East Tampa	Salaries and Operating	$111,500
	Clean Team/Youth Program	$291,939
	Environmental Detective	$123,750
Channel District	Salaries and Operating	$92,700
Drew Park	Salaries and Operating	$144,000
Ybor II	Salaries and Operating	$25,200
	Code Inspection	$1,218
Central Park	Loan Repayment for Urban Planning Services	$78,677
Total Consideration		**$2,288,691**

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

ARTICLE IV. PAYMENTS

On the first day of each month during the period of this Agreement the Agency shall pay the City one twelfth (1/12) of two million, two hundred eighty eight thousand, six hundred and ninety one dollars ($2,288,691) 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 CLERK

CITY OF TAMPA

BY:_____(SEAL)
BOB BUCKHORN, MAYOR

ATTEST:

_____
SECRETARY

COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF TAMPA

BY:_____(SEAL)
CHAIRMAN/VICE CHAIRMAN

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

_____
SALVATORE TERRITO
CHIEF ASSISTANT CITY ATTORNEY

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Recommended Tax Increment Fund Budgets
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City of Tampa
Community Redevelopment Agency

Financial and Administration Policy

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

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

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

Community Redevelopment Area Representation

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

Annual TIF Budgeting

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

Adopted April 5, 2005

City of Tampa
Community Redevelopment Agency

Financial and Administration Policy

Reimbursement to City for Creation of the CRA

- Reimbursements for direct out-of-pocket expenses (e.g. 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

TIF Borrowing for Major Projects Policy

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

General Conditions

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

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

Special Conditions

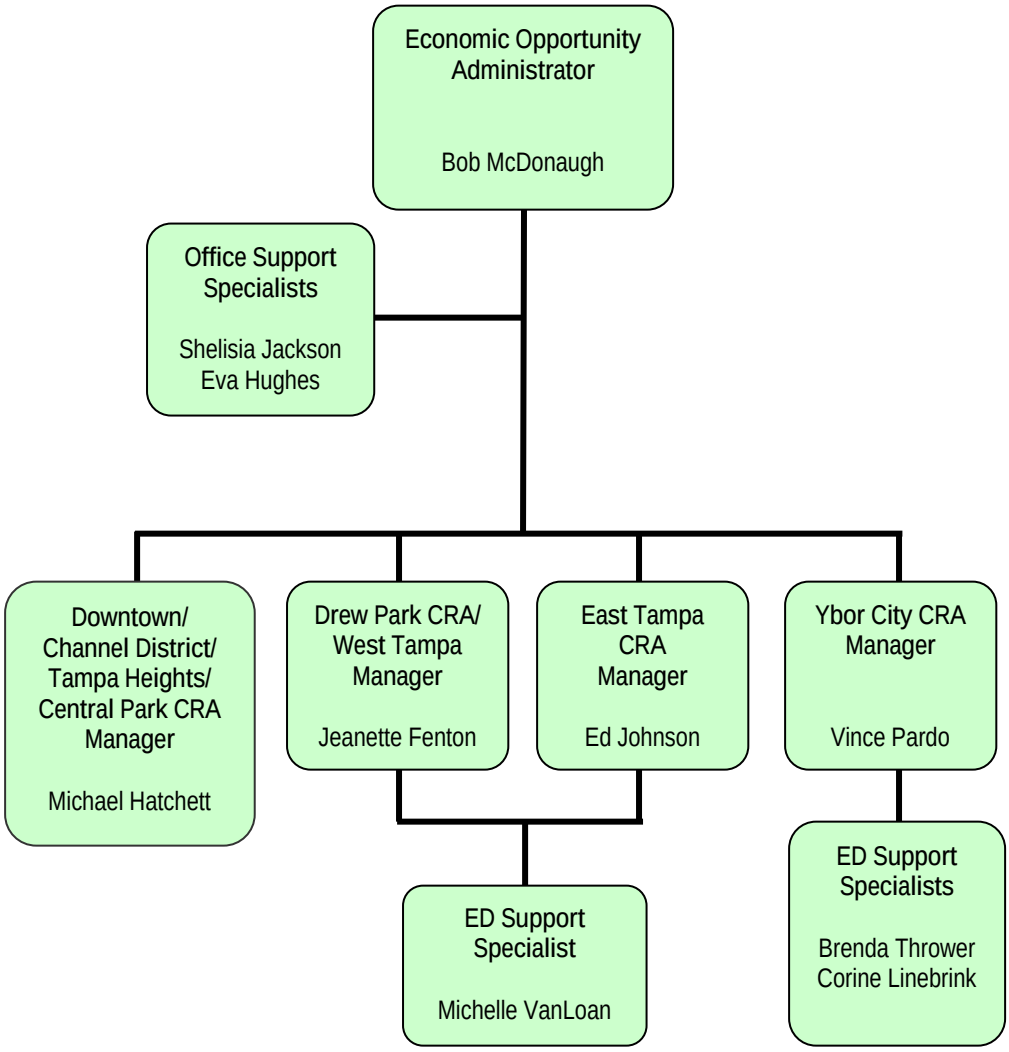
These conditions shall apply to improvement projects where the CRA/City does not control all factors of the project or where compelling factors would cause prudent consideration of exceptions to the above general conditions. Some examples of these exceptions could be:

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

Adopted March 22, 2007

Tampa Community Redevelopment Agency

Department of Economic and Urban Development



Tampa Community Redevelopment Agency

City of Tampa Departmental Staff Allocated Cost Comparison Fiscal 2015 and Fiscal 2014

	Total Allocated Staff Costs			Portion Funded by TIF			
CRA	FY15	FY14	Increase (Decrease)	FY15	FY14	Increase (Decrease)	% Portion Fund by TIF
Downtown	$ 107,916	$ 100,116	$ 7,800	$ 92,700	$86,000	$ 6,700	85%
Ybor City	$ 374,272	$ 358,440	$15,832	$321,500	$307,900	$13,600	85%
Channel District	$ 107,916	$ 100,116	$ 7,800	$ 92,700	$86,000	$ 6,700	85%
Drew Park[1]	$ 203,103	$ 194,233	$ 8,870	$144,000	$137,200	$ 6,800	70%
East Tampa[2]	$ 220,978	$ 208,055	$12,923	$111,500	105,900	$ 5,600	50%
Tampa Heights Riverfront	$ 19,441	$ 18,161	$ 1,281	$ 16,700	$15,600	$1,100	85%
Central Park[3]	$0	$0	0	0%	0%	0%	0%
Total	$1,033,627	$979,122	$54,506	$779,100	$738,600	$40,500	75%

Explanatory Notes:

[1] The Manager for Drew Park spends 30% of time on West Tampa outside of the CRA district.

[2] 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.

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

Tampa Community Redevelopment Agency

TIF Revenue Calculation Comparison by CRA
Millage Rate History
Fiscal 2010 - Fiscal 2015

	FY 10	FY 11	FY 12	FY 13	FY 14	FY 15 (tbd)
City	0.0057326	0.0057326	0.0057326	0.0057326	0.0057326	0.0057326
County	0.0057423	0.0057407	0.0057391	0.0057374	0.0057356	0.0057356
Port	0.0001925	0.0001900	0.0001900	0.0001850	0.0001750	0.0001750
HART	0.0004682	0.0004682	0.0005000	0.0005000	0.0005000	0.0005000
Children's Board	0.0005000	0.0005000	0.0005000	0.0005000	0.0004828	0.0004828
Total Millage	0.0126356	0.0126315	0.0126617	0.0126550	0.0126260	0.0126260

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 2015 is 0.0116432.

For the Downtown CRA, the Children's Board assessment is applicable to both the Original Core and the New-Core Amendment. The HART assessment is applicable to the Original Core only.

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

In FY2010, the County began retaining 20% of its TIF contribution to the 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 2014 and Fiscal 2015

	FY14			FY15		
	Incremental TIF Assessment	Millage Rate	TIF Revenue	Incremental TIF Assessment	Millage Rate	TIF Revenue
Downtown-Non Core	$967,546,045	0.0126550	$11,632,080	$1,010,531,027	0.0126260	$12,121,017
Downtown-Core	$220,037,480	0.0121550	$2,540,827	$252,015,246	0.0121260	$2,903,140
Ybor City 1	$17,606,555	0.0099338	$1,136,694	$123,121,439	0.0099225	$1,160,591
Ybor City 2	$8,463,630	0.0116550	$93,711	$10,331,962	0.0104961	$103,023
Channel District	$277,885,717	0.0116550	$3,076,820	$329,997,925	0.0104961	$3,290,500
Drew Park	$34,802,811	0.0116550	$385,345	$36,330,293	0..0104961	$362,259
East Tampa	-$17,613,502	0.0116550	$0	$16,407,138	0.0104961	$163,600
Tampa Heights	$5,732,283	0.0105075	$57,220	$6,079,282	0.0104961	$60,618
Central Park	$1,713,235	0.0116550	$18,969	$7,112,983	0.0116432	$78,677
	$1,516,174,254		$18,941,666	$1,791,927,295		$20,243,426