

2013 ANNUAL ACTIVITY REPORT

For the year ending September 30, 2013



City of Tampa Community Redevelopment Agency



Letter from Mayor Buckhorn	3
Community Redevelopment Agency Board.....	4
An Overview: Community Redevelopment Agency.....	5
At a Glance	6
Downtown	8
Ybor City	10
Channel District.....	12
Drew Park	14
East Tampa	16
Tampa Heights Riverfront.....	18
Central Park	20
Schedule of Revenues, Expenditures and Fund Balance.....	22
Frequently Asked Questions.....	23
Locator Map	24

Photo by Bill Carson





Bob Buckhorn, Mayor

This year has been a season of new beginnings and great change for our redeveloping neighborhoods. Housing construction is booming, quality jobs are being created and our hospitality and entertainment industries are thriving again. Behind it all is the collective commitment of our public, private and community-based partners who are determined to see Tampa shine as never before. This report highlights just a few of the many successes that we achieved this year. Notable examples include,

- In Downtown, Tampa Hotel Partners, LLC started converting the Classic Federal Courthouse into Le Meridien Hotel.
- The 2300 block segment of the 7th Avenue Streetscape Project was completed in Ybor City.
- Related Development opened the Pierhouse Channelside apartment complex in the Channel District.
- The City commenced work on the Drew Park Stormwater and Streetscape Project to improve drainage, infrastructure, and enhance the appearance of Lois Avenue.
- The North 22nd Street Enhancement Project was completed in East Tampa.
- Ulele Inc. began converting the historic Water Works Building in Tampa Heights Riverfront into a riverside restaurant.
- The Tampa Housing Authority began constructing the Trio apartment complex in Central Park.

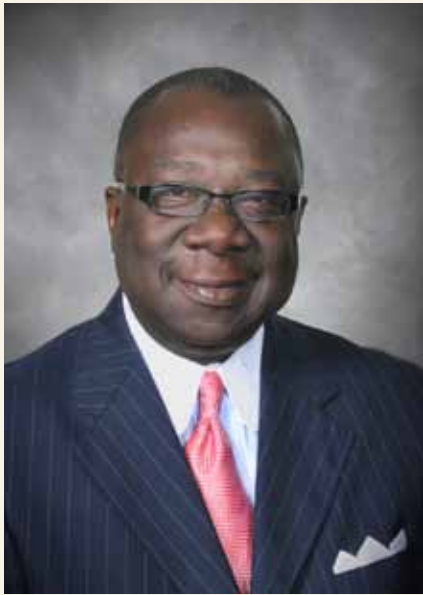
As the economy continues to recover and our local property values continue to rise, I am confident that the Community Redevelopment Agency and this Administration, working in close partnership with the private sector and our dedicated community stakeholders, will take bold steps forward in achieving our mission of making our redevelopment areas even more attractive, safe, convenient, environmentally friendly, and economically strong.

Sincerely,

A handwritten signature in black ink that reads "Bob Buckhorn".

Bob Buckhorn





Message from the Chairman

In partnership with the private sector and many dedicated community stakeholders, we continue to make great strides in improving the quality of life in our redeveloping communities. This report highlights a number of our past year achievements, including the completion of the North 22nd Street Enhancement Project in East Tampa and the opening of Pierhouse Channelside Apartments in the Channel District. These investments, along with many others that occurred throughout the year, will help attract new residents and businesses to our community and help strengthen our economy.

- Frank Reddick



Mike Suarez
Vice Chair



Mary Mulhern



Yvonne Yolie Capin



Harry Cohen



Charlie Miranda



Lisa J. Montelione

An Overview: Community Redevelopment Agency

The Tampa Community Redevelopment Agency is a public entity established under the guidelines of the Community Redevelopment Act (Chapter 163, Part III, Florida Statutes) to implement community redevelopment activities within designated Community Redevelopment Areas.

Tampa's Community Redevelopment Areas include Central Park, Channel District, Downtown, Drew Park, East Tampa, Tampa Heights Riverfront, and Ybor I and II. Under the direction of the Community Redevelopment Agency Board, seven volunteer advisory committees made up of private citizens help provide community insight as the Agency works to improve the quality of life and economic vitality in these districts.

Members of Tampa City Council serve as the Community Redevelopment Agency. Dedicated City staff provide support services to the Agency and advisory committees including the management of redevelopment funding.

To support the work associated with the improvement of Tampa's urban communities, every person participating in CRA activities operates under five guiding principles:

Community Collaboration - proactively engage the talents and energies of citizens and key stakeholders throughout the revitalization process.

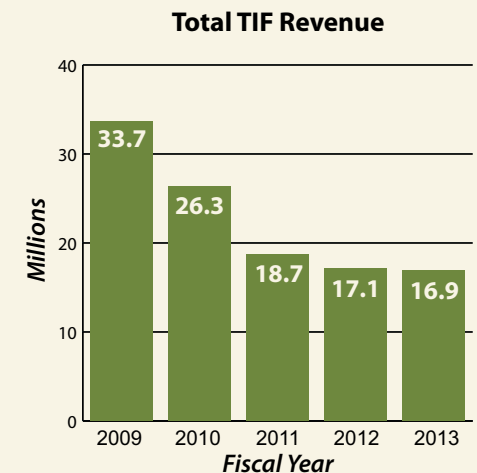
Financial Stewardship - ensure that sufficient public returns exist to support the required public investment.

Inspiration - utilize the best talent possible for urban planning and design review efforts to inspire and create attractive, livable areas.

Market Perspective - allow the private sector to gainfully respond to market demands with reasonable risk.

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

Our Community Redevelopment Areas utilize Tax Increment Financing (TIF) to help fund redevelopment activities. TIF is a unique tool available to cities and counties for the redevelopment of urban areas and is used to help stimulate private sector investment in targeted communities.



Downtown CRA

CRA Area (Acres) / City Area:	870 (0.80%)
CRA Base Year:	1983 (<i>New-Core amendment 1988</i>)
Base Year Taxable Assessment:	\$454,090,045
FY13 Taxable Assessment:	\$1,514,030,824
Change From Base Year:	\$1,059,940,779
FY13 TIF Revenue (@95%):	\$12,667,810
Property Profile:	FY13 Tax Base
• Single Family Residential:	\$214,133,924
• Multi-Family:	\$131,563,646
• Condos/Co-ops:	\$292,106,798
• Improved Commercial:	\$835,552,005
• Improved Industrial:	\$9,024,614
• Institutional/Gov't/Agri:	\$16,621,416
• Miscellaneous:	\$4,042,083
• Vacant Land:	\$10,986,339

Ybor City CRA

CRA Area (Acres) / City Area:	409 (0.38%)
CRA Base Year:	1987(Ybor 1), 2002(Ybor 2)
Base Year Taxable Assessment:	\$59,123,090
FY13 Taxable Assessment:	\$179,859,694
Change From Base Year:	\$120,736,604
FY13 TIF Revenue (@95%):	\$1,152,073
Property Profile:	FY13 Tax Base
• Single Family Residential:	\$9,621,482
• Multi-Family:	\$1,990,055
• Condos/Co-ops:	\$20,220,070
• Improved Commercial:	\$117,465,437
• Improved Industrial:	\$13,732,915
• Institutional/Gov't/Agri:	\$2,830,449
• Miscellaneous:	\$7,774,991
• Vacant Land:	\$6,224,294

Channel District CRA

CRA Area (Acres) / City Area:	221 (0.20%)
CRA Base Year:	2003
Base Year Taxable Assessment:	\$39,869,871
FY13 Taxable Assessment:	\$279,380,782
Change From Base Year:	\$239,510,911
FY13 TIF Revenue (@95%):	\$2,651,924
Property Profile:	FY13 Tax Base
• Single Family Residential:	\$2,509,794
• Multi-Family:	\$0
• Condos/Co-ops:	\$203,545,561
• Improved Commercial:	\$25,126,403
• Improved Industrial:	\$13,280,239
• Institutional/Gov't/Agri:	\$519,082
• Miscellaneous:	\$21,132,354
• Vacant Land:	\$13,267,350

Downtown CRA <i>(in thousands)</i>	
REVENUES	
Increment revenues from taxing authorities	\$ 12,668
Investment earnings	<u>(108)</u>
	12,560
EXPENDITURES	
Operating - staff, contracts and professional services	284
Debt Service	12,450
Capital Outlay	<u>0</u>
Total Expenditures	12,734
REVENUES LESS EXPENDITURES	(174)
BEGINNING FUND BALANCE	<u>640</u>
ENDING FUND BALANCE	\$ 466

Ybor City CRA Ybor I Ybor II <i>(in thousands)</i>		
REVENUES		
Increment revenues from taxing authorities	\$ 1,066	\$ 86
Investment earnings	<u>7</u>	<u>3</u>
	1,073	89
EXPENDITURES		
Operating - staff, contracts and professional services	717	139
Debt Service	81	0
Capital Outlay	<u>0</u>	<u>259</u>
Total Expenditures	798	398
REVENUES LESS EXPENDITURES	275	(309)
BEGINNING FUND BALANCE	<u>82</u>	<u>384</u>
ENDING FUND BALANCE	\$ 357	\$ 75

Channel District CRA <i>(in thousands)</i>	
REVENUES	
Increment revenues from taxing authorities	\$ 2,652
Investment earnings	<u>35</u>
	2,687
EXPENDITURES	
Operating - staff, contracts and professional services	285
Debt Service	1,306
Capital Outlay	<u>1,095</u>
Total Expenditures	2,686
OTHER FINANCING USES	
Transfers In	16
REVENUES LESS EXPENDITURES	17
BEGINNING FUND BALANCE	<u>2,004</u>
ENDING FUND BALANCE	\$ 2,021

Drew Park CRA

CRA Area (Acres) / City Area:	829 (0.76%)
CRA Base Year:	2003
Base Year Taxable Assessment:	\$168,033,380
FY13 Taxable Assessment:	\$204,672,161
Change From Base Year:	\$36,638,781
FY13 TIF Revenue (@95%):	\$405,673
Property Profile:	FY13 Tax Base
• Single Family Residential:	\$8,793,045
• Multi-Family:	\$9,775,335
• Condos/Co-ops:	\$174,967
• Improved Commercial:	\$104,833,014
• Improved Industrial:	\$69,728,207
• Institutional/Gov't/Agri:	\$2,615,623
• Miscellaneous:	\$1,533,084
• Vacant Land:	\$7,218,887

East Tampa CRA

CRA Area (Acres) / City Area:	4,817 (4.41%)
CRA Base Year:	2003
Base Year Taxable Assessment:	\$492,472,827
FY13 Taxable Assessment:	\$452,896,184
Change From Base Year:	-\$39,576,643
FY13 TIF Revenue (@95%):	\$0
Property Profile:	FY13 Tax Base
• Single Family Residential:	\$189,484,049
• Multi-Family:	\$40,244,494
• Condos/Co-ops:	\$0
• Improved Commercial:	\$126,953,384
• Improved Industrial:	\$58,690,015
• Institutional/Gov't/Agri:	\$15,103,683
• Miscellaneous:	\$7,260,117
• Vacant Land:	\$15,160,443

Tampa Heights Riverfront CRA

CRA Area (Acres) / City Area:	77 (0.07%)
CRA Base Year:	2005
Base Year Taxable Assessment:	\$8,464,415
FY13 Taxable Assessment:	\$15,497,626
Change From Base Year:	\$7,033,211
FY13 TIF Revenue (@95%):	\$70,206
Property Profile:	FY13 Tax Base
• Single Family Residential:	\$756,496
• Multi-Family:	\$0
• Condos/Co-ops:	\$0
• Improved Commercial:	\$7,120,283
• Improved Industrial:	\$2,015,631
• Institutional/Gov't/Agri:	\$181,153
• Miscellaneous:	\$508,789
• Vacant Land:	\$4,915,274

Central Park CRA

CRA Area (Acres) / City Area:	143 (0.13%)
CRA Base Year:	2006
Base Year Taxable Assessment:	\$6,701,795
FY13 Taxable Assessment:	\$5,937,484
Change From Base Year:	-\$764,311
FY13 TIF Revenue (@95%):	\$0
Property Profile:	FY13 Tax Base
• Single Family Residential:	\$509,891
• Multi-Family:	\$261,090
• Condos/Co-ops:	\$0
• Improved Commercial:	\$2,480,189
• Improved Industrial:	\$306,053
• Institutional/Gov't/Agri:	\$702,083
• Miscellaneous:	\$342,602
• Vacant Land:	\$1,335,575

Drew Park CRA <i>(in thousands)</i>	
REVENUES	
Increment revenues from taxing authorities	\$ 406
Investment earnings	<u>31</u>
	437
EXPENDITURES	
Operating - staff, contracts and professional services	189
Capital Outlay	<u>459</u>
Total Expenditures	648
REVENUES LESS EXPENDITURES	(211)
BEGINNING FUND BALANCE	<u>3,185</u>
ENDING FUND BALANCE	\$ 2,974

East Tampa CRA <i>(in thousands)</i>	
REVENUES	
Increment revenues from taxing authorities	\$ 0
Investment earnings	<u>(86)</u>
	(86)
EXPENDITURES	
Operating - staff, contracts and professional services	739
Capital Outlay	<u>1,723</u>
Total Expenditures	2,462
REVENUES LESS EXPENDITURES	(2,548)
BEGINNING FUND BALANCE	<u>6,781</u>
ENDING FUND BALANCE	\$ 4,233

Tampa Heights Riverfront CRA <i>(in thousands)</i>	
REVENUES	
Increment revenues from taxing authorities	\$ 70
Investment earnings	<u>(2)</u>
	68
EXPENDITURES	
Operating - staff, contracts and professional services	14
Capital Outlay	<u>1</u>
Total Expenditures	15
REVENUES LESS EXPENDITURES	53
BEGINNING FUND BALANCE	<u>118</u>
ENDING FUND BALANCE	\$ 171

Central Park CRA <i>(in thousands)</i>	
REVENUES	
Increment revenues from taxing authorities	\$ 0
Investment earnings	<u>0</u>
	0
EXPENDITURES	
Operating - staff, contracts and professional services	0
Total Expenditures	<u>0</u>
	0
REVENUES LESS EXPENDITURES	0
BEGINNING FUND BALANCE	<u>0</u>
ENDING FUND BALANCE	\$ 0

dt Downtown

Downtown continues building its reputation as a high-caliber urban center that features quality residential, commercial, and recreational assets. Tampa Hotel Partners began converting the Classic Federal Courthouse into Le Meridien Hotel and American Realty Development broke ground on the 80-unit Madison Heights senior apartment complex. Downtown also continued to host a number of exciting activities and events along the waterfront, keeping Tampa in position as Florida's West Coast leader for business, cultural amenities, convention activities, and urban living.

Highlights 2013

Private Sector Investments

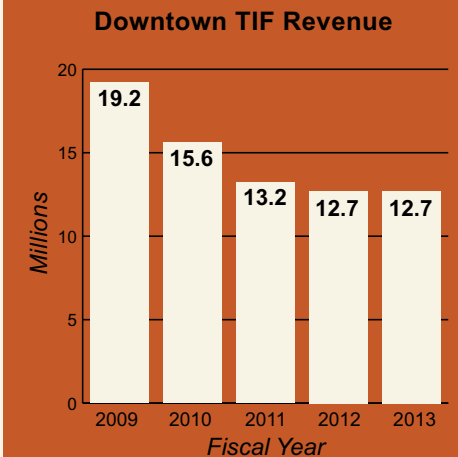
- Tampa Hotel Partners, LLC broke ground on redeveloping the Classic Federal Courthouse into Le Meridien Hotel.
- Liberty Group and Convergent Capital Partners began redeveloping the former Mercantile Bank office building into Aloft Hotel.
- InTown/Framework Group was selected to develop the Residences at the Riverwalk apartment tower adjacent to the Straz Center for the Performing Arts.
- Several new restaurants and other businesses opened, including Anise Global Gastrobar, Corporate Interiors, Paddy Wagon Pub, and the expanded Duckweed Urban Market.

TIF and Non-TIF Funded Capital Improvements

- Construction of phase 1 of the Zack Street Promenade of the Arts and design work for phase 2 were completed.

Notable Events, Programs, and Services

- Mayor Buckhorn and five past Tampa mayors held an unveiling ceremony for the Kennedy Boulevard Plaza segment of the Riverwalk.
- Bay Bistro opened at the Tampa Convention Center.
- Curtis Hixon Waterfront Park continued to evolve as the central gathering place for outdoor entertainment and recreational activities, such as the River O' Green Festival and Screen on the Green.
- The Downtown CRA continued its support of Downtown activities, including Downtown on Ice/Santa Fest, Tampa Tee Off and Funk Fest.
- HART began constructing the Metro Rapid bus terminal just north of the Marion Transit Center.



Looking Forward

- Support the completion of the Le Meridien and Aloft Hotels and the construction of the Residences at the Riverwalk.
- Continue CRA co-sponsorship support of downtown activities and cultural events.
- Complete phase 2 of the Zack Street Promenade of the Arts.
- Complete the Kennedy Blvd. segment of the Riverwalk.
- Coordinate with other departments to implement InVision Tampa and other key planning initiatives.



“When the CI Group decided to build our fifth location and flagship showroom last year we could have done so in any of our 5 existing markets. But the choice was easy. There’s no place with more potential and momentum than downtown Tampa. As a company that sells office and industrial products and services to large and small businesses, we benefit when other companies are growing, moving, and expanding. We see tremendous activity and growth in downtown Tampa and we want to be a part of the area’s resurgence. In our first year on Franklin Street, our Tampa Bay-area business has grown dramatically and we are already talking about expansion.”

– Drew Marshall,
President/CEO,
Corporate Interiors Group

The exciting traditions of Ybor City continue to attract millions of visitors to the national historic landmark district each year. Hand-rolled cigars, international cuisine and truly unique special events – it’s all here in Ybor City. Recent historic building preservation and façade improvement initiatives are helping to ensure that the area’s unique architectural character remains alive and well, and new business ventures are helping to grow the local economy. Whether its food, fun, or business opportunities, Ybor City has something adventurous to suit every style and flavor.

Highlights 2013

Private Sector Investments

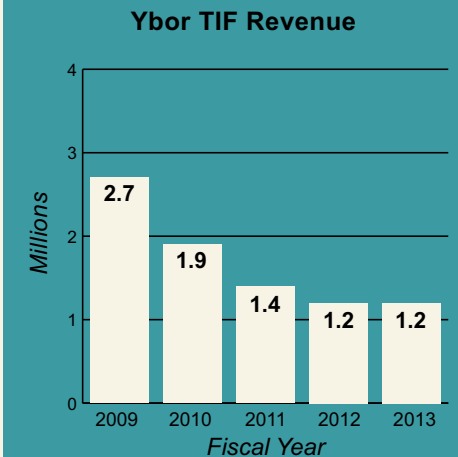
- Several new and expanded businesses opened in the Historic District including: Buffalo Wild Wings, College Hunks Hauling Junk & College Hunks Moving, McKay Advertising, Ali Specialists, Pressure, Ybor City Wine Bar, Long Ash Cigars, AnswerFirst, Tequilas, Sundays Deli, Stone Chef Events & Catering, Istanbul Restaurant, Ginos Pizza and Brew, UNation, Ventore, S3Media, Yo Boys Frozen Yogurt, Faceplant Tampa, AOITB Contractors, Mace Marketing, Black and Denim Company and several other professional offices.
- The CRA Façade Improvement Grant Program leveraged more than \$250,000 of private investment to rehabilitate two properties.

TIF and Non-TIF Funded Capital Improvements

- More than \$100,000 of TIF funds was utilized for district wide streetscape improvements including signage, tree replacement, paver installation, parking lot landscaping, garage equipment upgrades and restroom improvements.
- Approximately \$50,000 of TIF funds was invested to make alley improvements, sidewalk repairs and ADA upgrades.
- \$317,000 of TIF funds was used to complete the extension of the East 7th Avenue Streetscape Project between 23rd to 24th Streets.

Notable Events, Programs, and Services

- The Adamo Mural Project, one of the largest outdoor murals in Florida, was dedicated in May.
- Special event co-sponsorship funding continued to help drive economic growth by supporting ten family-oriented events.
- The Ybor City Business Watch continued to serve as an effective crime prevention program by significantly improving communications between Tampa Police and Ybor merchants.



- The District Marketing Program continued to effectively engage social media, creative partnerships, and seasonal promotional campaigns to attract more visitors to Ybor City and generate positive publicity.
- Ybor City celebrated the Snow on 7th Holiday Parade, a new addition to the historic holiday season of events.
- Approximately 800 cigars were shipped to front line U.S. Troops as part of the 2nd Annual Ybor City Cigars for Soldiers program.
- The YES Team and Ybor Ambassador Program continued to ensure district cleanliness and positive experiences for visitors.
- CTTV's *Ybor Flavors*, continued to gain popularity and has increased viewership on Cable TV, website, Facebook and YouTube stations.



Looking Forward

- Solidify an inter-local agreement to extend the Ybor City CRA 1 Plan and its Tax Increment Fund (TIF) due to expire in June 2015.
- Utilize the Ybor City Task Force to implement crime reduction strategies and coordinate the enforcement of City regulations.
- Continue to work with City Council and the Administration to strengthen alcohol enforcement regulations for nightclubs.
- Attract new residential and hotel developments through various planning and media outlets.
- Continue the Special Events Co-Sponsorship Grant Program to attract additional daytime and early evening visitors.
- Administer the Centro Ybor Parking Garage Window Program, a new program aimed at beautifying the display windows with creative art and promotional exhibits.
- Continue the Façade Grant Program to stimulate private investment and improve properties.
- Promote Ybor City year-round by implementing the FY14 District Marketing Plan.
- Continue to invest in district wide streetscape and landscape improvement projects to enhance aesthetics within the historic district.
- Upgrade the historic globe lamps with LED lighting and promote the “Bright Lights Safe Nights” program.
- Coordinate with FDOT and city departments regarding beautification and traffic calming improvements along 21st & 22nd Streets.
- Coordinate with other departments to implement InVision Tampa and other key planning initiatives.



“The building we purchased at 1602 North 21st Street in late 2012 needed major interior and exterior renovations before we could call it our ‘home.’ We were immediately faced with the challenge of transforming the building into a structure that would not only blend with the historic feel and flavor that is Ybor City, but that would still represent the forward thinking vision that is AnswerFirst. The Ybor City CRA Façade Grant Program allowed us to pursue a perfect balance between historic flair and modern innovation. We’re grateful to be part of this revitalized neighborhood.”

– Matt Harron,
President/CEO,
Answerfirst

Channel District

The Channel District continues its transformation from a warehouse and distribution center to a residential and arts and entertainment magnet. Related Development opened the 356-unit Pierhouse Channelside apartment complex and two other properties were entitled for hi-rise apartment towers. Plans are now underway to construct a third public park in the neighborhood and significant infrastructure improvements continue to be made. These amenities and improvements are certain to attract additional investment to this exciting and dynamic urban neighborhood.

Highlights 2013

Private Sector Investments

- Related Development opened Pierhouse at Channelside apartments.
- Mercury Advisors secured entitlements to construct The Martin mixed-use development on Madison Street.
- Novare Group secured entitlements to construct the Skyhouse at Channelside mixed-use development on 12th Street.
- A number of new businesses opened in the district, including Bamboozle Tea Lounge and CENA restaurant.

TIF and Non-TIF Funded Capital Improvements

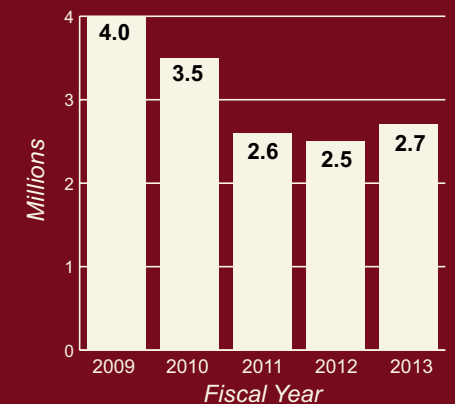
- Ajax Paving constructed various infrastructure improvements along 12th and Whiting streets, including new sidewalks, landscaping, and pet-friendly amenities.
- Stantec Consulting began designing Madison Street infrastructure improvements. Work will include water and stormwater upgrades and burying the overhead utility lines.

Notable Events, Programs, and Services

- The untitled Sugarman Sculpture was erected in the Channelside Drive round-a-bout.
- The Florida Aquarium completed phase 1 construction of the Rising Tides facility expansion.
- The City negotiated two purchase and sale contracts to acquire land for the development of the Madison Street Park.
- The community advisory committee provided special event funding to help support Food Truck War and the 4th of July fireworks celebration.



Channel District TIF Revenue



Looking Forward

- Support the construction of The Martin and Skyhouse at Channelside developments.
- Complete the design work for the new Madison Street Park.
- Start construction of the Madison Street improvements.
- Support the resurgence of Channelside Bay Plaza.
- Encourage the development of additional residences and businesses throughout the district.
- Coordinate with other departments to implement InVision Tampa and other key planning initiatives.



“We always say that in order to have a successful project, our projects need to improve the communities they are in. We are very excited about the public urban linear art park at the heart of Pierhouse. Pierhouse brings more residents to an area that is growing more and more popular as it reaches critical mass. We are proud to play a part in this.”

– Arturo Pena,
Vice President,
Related Development

dp Drew Park

Drew Park's close proximity to Tampa International Airport, Hillsborough Community College, professional sports and recreational facilities, and major employers, ideally positions the area for redevelopment activity. As one of the few remaining areas within Tampa with relatively affordable industrial land and space, the area continues to attract residents and businesses. Courtesy Automotive Group opened a new Hyundai showroom and Electric Supply completed a 35,000 square foot facility expansion. The Drew Park Streetscape & Beautification Master Plan is being used to guide improvements to enhance the appearance of the neighborhood. These projects are keeping redevelopment momentum moving forward and encouraging private investment.

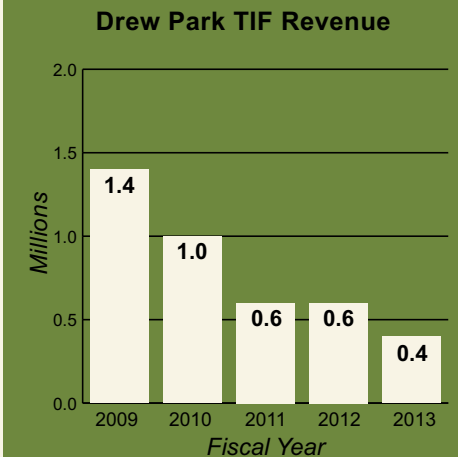
Highlights 2013

Private Sector Investments

- Courtesy Automotive Group completed a new \$2.5 million, 15,745 square foot Courtesy Hyundai showroom on Hillsborough Ave. and is working to expand its Infiniti dealership and build a new Collision Center on Dale Mabry Hwy.
- Stadium Toyota completed a major renovation, including aesthetic improvements and functional and energy efficiency upgrades.
- Electric Supply, Inc. broke ground on a \$3 million, 35,000 square foot building expansion and parking lot addition on Manhattan Avenue and Dr. Martin Luther King, Jr. Boulevard to consolidate its operations.
- Star Quality, Inc., an architectural casework manufacturer, started constructing a new 14,000 square foot building adjacent to its current facility on Crest Avenue. The building will be LEED certified.

TIF and Non-TIF Funded Capital Improvements

- Construction was completed on Phase 1 of the Drew Park Stormwater Improvement Project to expand the Henry Avenue retention pond north of the Drew Park CRA. The \$1.2 million project increases stormwater storage volume and water quality treatment. The project was funded by the Southwest Florida Water Management District (SWFWMD) and the City Stormwater Division.
- Construction progressed on the Stormwater, Right-of-Way, and Streetscape improvements along Grady Avenue. 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 began on the Lois Avenue Stormwater, Right-of-Way, and Streetscape improvements project. 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.
- As part of the “Bright Lights, Safe Nights” initiative, 150 new street lights were installed at locations selected by the community.

Notable Events, Programs, and Services

- A total of six projects have been approved and four have been completed through the CRA Façade Improvement Program. The total amount of grants approved is \$183,520 which leveraged \$495,508 of private investment.
- The Drew Park Stadium Café opened in a previously vacant restaurant space on Cortez Avenue, across from Steinbrenner Field. The restaurant serves breakfast and lunch and is a popular addition to the Drew Park CRA.

Looking Forward

- Complete construction of the Grady Avenue project.
- Continue construction of the Stormwater, Right-of-Way, and Streetscape Improvements along Lois Avenue.
- Complete design and construct Drew Park Community Gateway markers along Dale Mabry Highway at the intersections of Alva, Cayuga, Osborne and South.
- Complete construction of Courtesy Automotive Group, Electric Supply, Inc. and Star Quality, Inc. projects.
- Continue to assist businesses, support job creation, and improve the appearance of Drew Park through the Façade Improvement Grant Program.



“Electric Supply opened for business in 1970 by our founder, George Adams, Sr. I have always considered Dad’s decision to open in Drew Park as one of his best decisions and after almost 43 years, there is no place we would rather be.

Drew Park is one of a few large office parks with easy, multi-point access, adjacent to major roadways and a world class airport. With recent improvements and the new projects underway, the benefits of doing business in Drew Park will continue to improve. We are confident that our investment in our future in Drew Park is rock-solid secure.”

– George Adams,
President,
Electric Supply, Inc.



et East Tampa

East Tampa is ideally situated between Downtown, the Port of Tampa and the University of South Florida and offers convenient access to three interstates and Tampa International Airport. The community continues to attract private investment throughout the 7.5 square-mile area, including a signature façade improvement made by Design Styles, Inc. and the installation of a KaBoom playground at the Ragan Park Center. The City remains committed to investing in significant public safety, aesthetic and infrastructure improvements, including the recently completed North 22nd Street Enhancement Project. East Tampa is moving forward as a great place for redevelopment investment.

Highlights 2013

Private Sector Investments

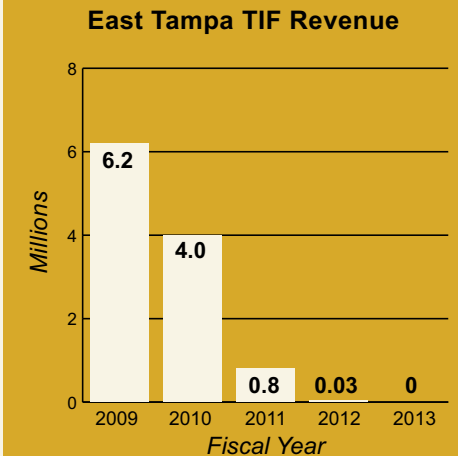
- Design Styles Architecture invested \$400,000, along with a \$50,000 façade grant, to rehabilitate their historic facility at 1708 East Columbus Drive.
- Ally Healthcare acquired and upgraded a health care clinic on North 22nd Street to support the needs of the East Tampa community.

TIF and Non-TIF Funded Capital Improvements

- Completed the \$4.7 million Phase 2 and Phase 3 sections of the North 22nd Street Enhancement Project from Lake Avenue to 21st Avenue, including the round-a-bout and monument.
- \$497,000 of TIF funds was used to rehabilitate owner-occupied housing for seniors.
- Completed a \$500,000 street resurfacing project of 40 blocks in neighborhoods in the vicinity of Dr. Martin Luther King, Jr. Boulevard and Osborne Avenue.
- The Agency invested \$35,000 in TIF funds to partner with the Hillsborough County Small Business Information Center to provide on-site counseling services and community workshops for small businesses.
- \$127,000 of TIF funds was awarded through the Business Façade Improvement Program to rehabilitate four storefronts.
- \$170,000 of TIF funds was invested to acquire properties for future redevelopment.

Notable Events, Programs, and Services

- Crime reduction efforts by the Tampa Police Department contributed to a 3% reduction in Part I Crimes from October 2012-May 2013, compared to October 2011-May 2012.



- The Neighborhood Enhancement Division completed its eighth year of the “Summer Youth Program,” employing 36 East Tampa youths. The team assists the Environmental Crimes Unit with removal of debris and illegal dumping.
- The City received a \$400,000 City-Wide EPA Brownfields Assessment Grant.

Looking Forward

- Continue the Façade Grant Program to provide matching grants to businesses for storefront improvements.
- Continue EPA Brownfield Assessment Grant activities by conducting outreach and education activities, identifying potential properties for redevelopment and conducting environmental assessments.
- Invest \$1,000,000 in neighborhood infrastructure projects selected by the Community Advisory Committee.



“The completion of our project at 1708 East Columbus Drive is the result of hard work, team work, and the dedication of a team of people from Design Styles Architecture and the East Tampa CRA. East Tampa has more potential for growth than perhaps any other place in the City of Tampa. We were successful in the implementation of our project, in part because of the East Tampa CRA. They helped us tremendously.”

– Jason Dickens,
Principal,
Design Styles
Architecture

Tampa Heights Riverfront

Tampa Heights Riverfront's close proximity to Downtown makes this redevelopment area a prime location for redevelopment investment. Ulele, Inc. is converting the historic Water Works Building into a destination restaurant and a multi-million dollar restoration of Water Works Park is underway. Located just a short distance along the Hillsborough River and the Tampa Riverwalk from the David A. Straz Performing Arts Center, the Tampa Museum of Art, the Glazer Children's Museum and the Curtis Hixon Waterfront Park, Tampa Heights Riverfront is destined to become a premier waterfront community.

Highlights 2013

Private Sector Investments

- Ulele, Inc. began construction of Ulele Restaurant.
- Riverside Heights Holdings, LLC acquired the Heights Project Planned Development-Alternative property.

TIF and Non-TIF Funded Capital Improvements

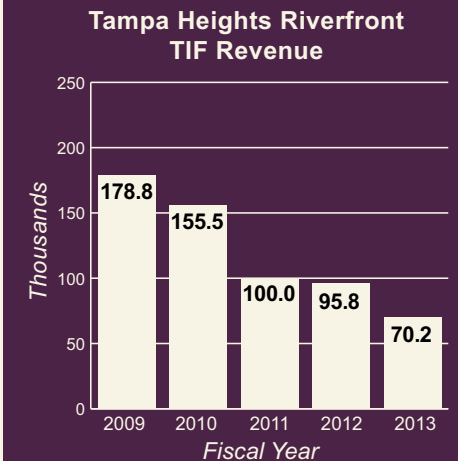
- Parks and Recreation started the nearly \$8 million redevelopment of Water Works Park and the Ulele Spring expansion project.

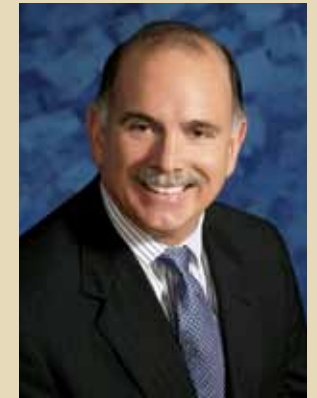
Notable Events, Programs, and Services

- Riverside Heights Holdings, LLC filed a rezoning petition for the Heights Project and engaged an architectural firm to create redevelopment plan for the Tampa Armature Works building.
- Environmental Coordination initiated the process for designating Water Works Park and the Ulele Restaurant property as a brownsfield.

Looking Forward

- Celebrate the opening of Ulele Restaurant and the completion of Water Works Park and Ulele Spring.
- Enter into a development agreement with Riverside Heights Holdings, LLC to redevelop the Heights Project.
- Complete the brownsfield designation process.





“History has always been important to me. The Water Works building, one of Tampa’s first pumping stations, is a beautiful structure that we’re using in a new way for Ulele – implementing as many reclaimed or recycled elements as we can. It’s a half-mile from downtown, with a sunset view on the Hillsborough River.

Additionally, this location has great meaning for my family. My brother and I were born nearby and our grandparents lived a few blocks away. With the Columbia Café at the Tampa Bay History Center and Ulele, our restaurants anchor both ends of the Tampa Riverwalk, and the original Columbia in Ybor City is less than two miles away.”

– Richard Gonzmart,
President,
Columbia Restaurant Group

CP Central Park

Boasting great views of the Downtown skyline and convenient access to Tampa's urban job center, Ybor City and the Channel District, Central Park is emerging with new residences, businesses opportunities and great recreational amenities. At the mixed-use Encore development, the Ella senior apartment complex is at full capacity and the Trio apartment complex is under construction. The redevelopment of Perry Harvey, Sr. Park is imminent. By blending the neighborhood's incredibly rich cultural history with the best principles of sustainable urban design, Encore's distinctive character is igniting the rebirth of the Central Park neighborhood.

Highlights 2013

Private Sector Investments

- The Encore development team invested significant resources in marketing efforts and other activities aimed at maintaining development momentum at Encore.

TIF and Non-TIF Funded Capital Improvements

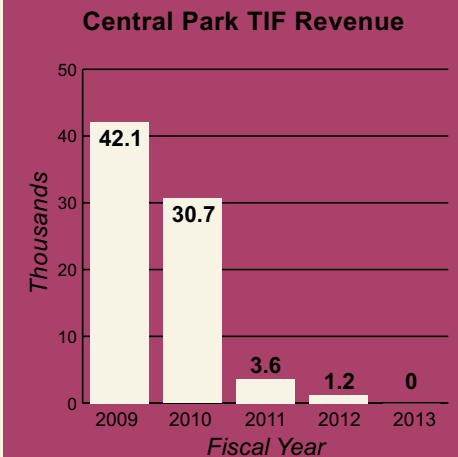
- The Ella at Encore senior apartment complex opened.
- Construction started on the Trio and Reed apartment complexes at Encore.
- HART installed a number of new Metro Rapid bus stops along Nebraska Avenue as part of a larger public transit improvement initiative.

Notable Events, Programs, and Services

- Kimley-Horn & Associates completed a 3-phase redevelopment master plan for Perry Harvey, Sr. Park.
- Hillsborough County moved forward with plans to replace the existing Robert Saunders Library with a new 25,000 s.f. building.

Looking Forward

- Support the completion of the Trio and Reed apartment complexes and the start of construction of the Tempo apartment complex.
- Begin construction of the Perry Harvey, Sr. Park improvements.
- Support the construction of the new Robert Saunders Library.
- Support private sector initiatives that might evolve.





“The Tampa Housing Authority is excited about the sustainable practices and green initiatives at Encore, and is seeking the LEED ND Gold designation. For example, the concrete from the former buildings were used for the new roadway base, the solar panels offsets the cost of the street lights, and filtered stormwater from the on-site vault is being reclaimed for irrigation. Additionally, every building within the development will be designed to meet LEED Silver standards, at minimum. The recently completed Ella apartment complex was submitted for LEED Gold certification.”

– Lorenzo Reed,
Development
Project Manager,
Tampa Housing Authority

CITY OF TAMPA, FLORIDA
COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
COMMUNITY REDEVELOPMENT AGENCY - TAX INCREMENT FINANCING (CRA)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2013 (in thousands)

	Ybor	Downtown		East Tampa	Drew Park	Channel District	Ybor II	Tampa Heights Riverfront	Central Park	CRA Total
		Core	Non Core							
REVENUES										
Tax Increment Revenues:										
Hillsborough County	\$ 431	\$ 5,777	\$ -	\$ -	\$ 200	\$ 1,306	\$ 43	\$ 31	\$ -	\$ 7,788
City of Tampa	615	5,773	-	-	200	1,304	42	38	-	7,972
Hillsborough Transit Authority	-	428	-	-	-	-	-	-	-	428
Children's Board of Hillsborough County	-	503	-	-	-	-	-	-	-	503
Tampa Port Authority	20	187	-	-	6	42	1	1	-	257
Investment Earnings (Loss) *	7	(108)	-	(86)	31	35	3	(2)	-	(120)
TOTAL REVENUES	1,073	12,560	-	(86)	437	2,687	89	68	-	16,828
EXPENDITURES										
Current:										
City Staff	293	68	-	498	136	75	25	14	-	1,109
Contractual Services and Supplies	424	216	-	241	53	210	114	-	-	1,258
Debt Service:										
Principal and Interest	81	12,450	-	-	-	1,306	-	-	-	13,837
Capital Outlay:										
Land	-	-	-	116	-	9	-	-	-	125
Improvements Other Than Buildings	-	-	-	1,601	459	1,086	259	1	-	3,406
Furniture and Equipment	-	-	-	6	-	-	-	-	-	6
TOTAL EXPENDITURES	798	12,734	-	2,462	648	2,686	398	15	-	19,741
Excess of Revenues Over Expenditures	275	(174)	-	(2,548)	(211)	1	(309)	53	-	(2,913)
OTHER FINANCING USES										
Transfers In	-	-	-	-	-	16	-	-	-	16
Transfers Out	-	-	-	-	-	-	-	-	-	-
Total Other Financing Uses	-	-	-	-	-	16	-	-	-	16
Net Change in Fund Balances	275	(174)	-	(2,548)	(211)	17	(309)	53	-	(2,897)
Beginning Fund Balances	82	640	-	6,781	3,185	2,004	384	118	-	13,194
Ending Fund Balances	<u>\$ 357</u>	<u>\$ 466</u>	<u>\$ -</u>	<u>\$ 4,233</u>	<u>\$ 2,974</u>	<u>\$ 2,021</u>	<u>\$ 75</u>	<u>\$ 171</u>	<u>\$ -</u>	<u>\$ 10,297</u>
Outstanding Encumbrances	<u>\$ 41</u>	<u>\$ 1</u>	<u>\$ -</u>	<u>\$ 475</u>	<u>\$ 1,841</u>	<u>\$ 780</u>	<u>\$ 13</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,151</u>

Note: The remaining principal outstanding on the City of Tampa 2001B Utilities Tax and Special Refunding Bonds, to which tax increment revenues of this fund are pledged is \$36,310,000 as of September 30, 2013. During 2010, the Community Redevelopment Agency entered into a loan agreement for \$6 million to finance project costs in the Channel District. The principal outstanding, secured by tax increment revenues, is \$1,899,119 as of September 30, 2013.

*Includes unrealized gains or losses on investments as required by Generally Accepted Accounting Principles (GAAP).

Frequently Asked Questions About Community Redevelopment Areas

What is a Community Redevelopment Area?

A Community Redevelopment Area (“CRA”) is a geographic area in which the physical and economic conditions meet the definition of slum or blight as provided in the State’s Community Redevelopment Act of 1969 (“Act”) that the local government formally designates for redevelopment. It is a powerful tool that Tampa and municipalities throughout Florida use to help persistently struggling commercial districts and neighborhoods.

What is the purpose of creating a Community Redevelopment Area?

The basic purpose of creating a CRA is to formally recognize that the designated area deserves dedicated resources to reduce and/or eliminate the conditions of slum/blight and to stimulate community and economic revitalization. A CRA is a long-term, 30-year commitment.

How is a CRA created?

The Act outlines the process for creating a CRA. First, a field study is conducted to document the slum/blight conditions in the area. If legally sufficient documentation is produced, the local government approves a resolution declaring that the area is appropriate for redevelopment under the Act. From there, the local government works with the community’s residents and stakeholders to create a CRA Plan for adoption by the local government.

Are there any special funding sources associated with a CRA?

Yes. The Act allows for the creation of a Tax Increment Financing (“TIF”) district within a CRA. When a CRA/TIF is created, the Property Appraiser “freezes” the value of the property in the CRA at its current level (often called

the “base value”). Annually thereafter, increases in property taxes collected above the base year amount (“increment”) are deposited in a trust fund and invested in CRA Plan initiatives. Increment revenues must be spent within the CRA in which they are generated.

Who governs CRA’s and TIF expenditures?

A Community Redevelopment Agency, as provided in the Act, governs community redevelopment areas. In Tampa, City Council serves as the Agency. The Council and Agency are separate and distinct governments with different functions and powers. The primary functions of the Agency are to oversee the implementation of CRA Plans and to administer TIF expenditures.

Are community members involved in the redevelopment process?

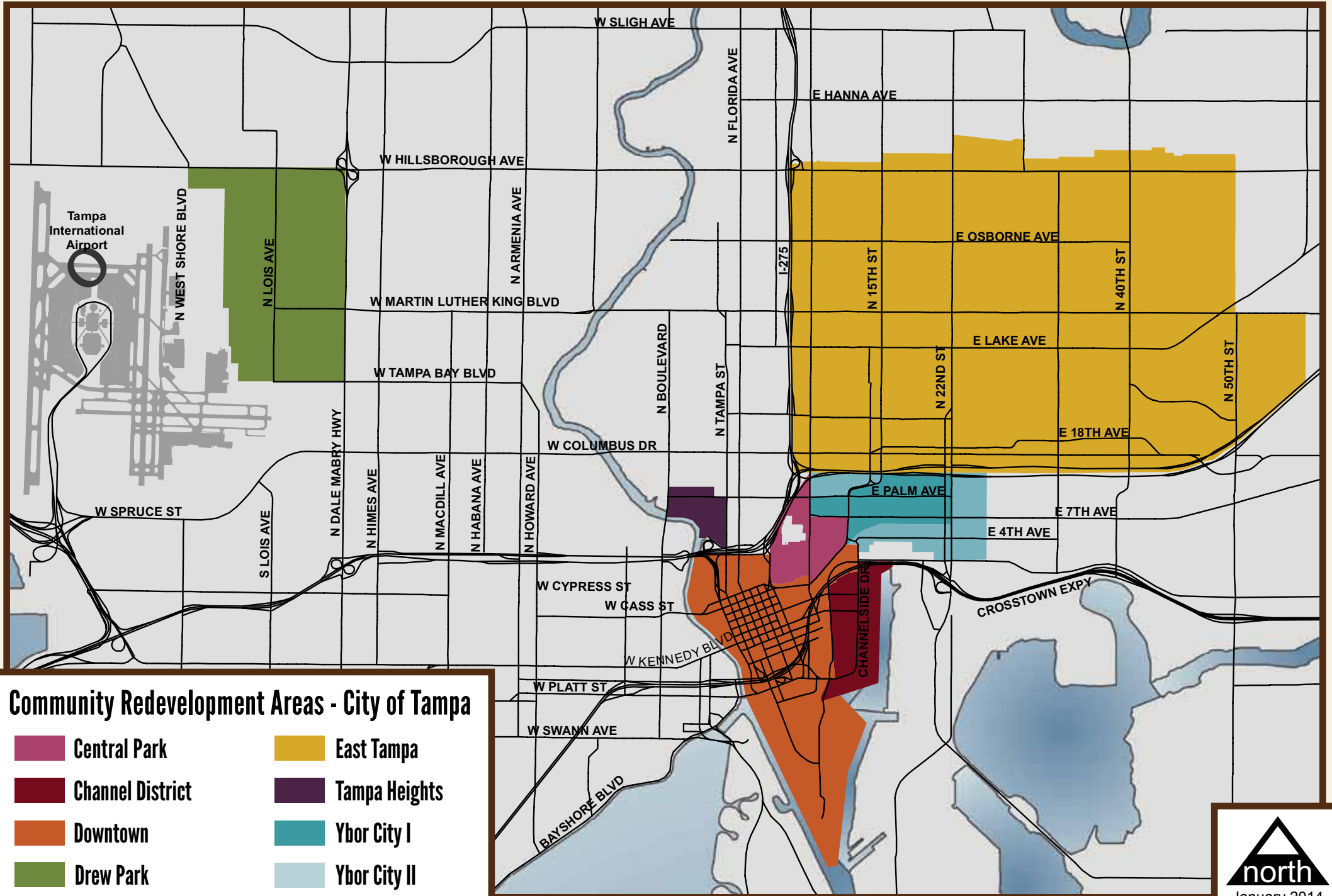
Yes. The Agency appoints community advisory committees to serve each redevelopment area. The committees meet regularly with city staff and other stakeholders to help prioritize redevelopment initiatives. Committee recommendations are then presented to the Agency for consideration.

For additional information, please contact

City of Tampa
Economic and Urban Development
306 East Jackson Street, 2N
Tampa, Florida 33602

(813) 274-8325

tampagov.net/CRA





Bob Buckhorn, Mayor
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