

# Investing for Redevelopment Success

## Recommended Tax Increment Fund Budget City of Tampa

Downtown • Ybor City • Channel District • Drew Park

East Tampa • The Heights • Central Park



Pam Iorio, Mayor  
Mark Huey, Administrator  
Bonnie Wise, Director of Finance

# City of Tampa Community Redevelopment Agency



Mary C.  
Alvarez  
Chairwoman



John  
Dingfelder  
Vice  
Chairman



Rose V.  
Ferlita



Shawn  
Harrison



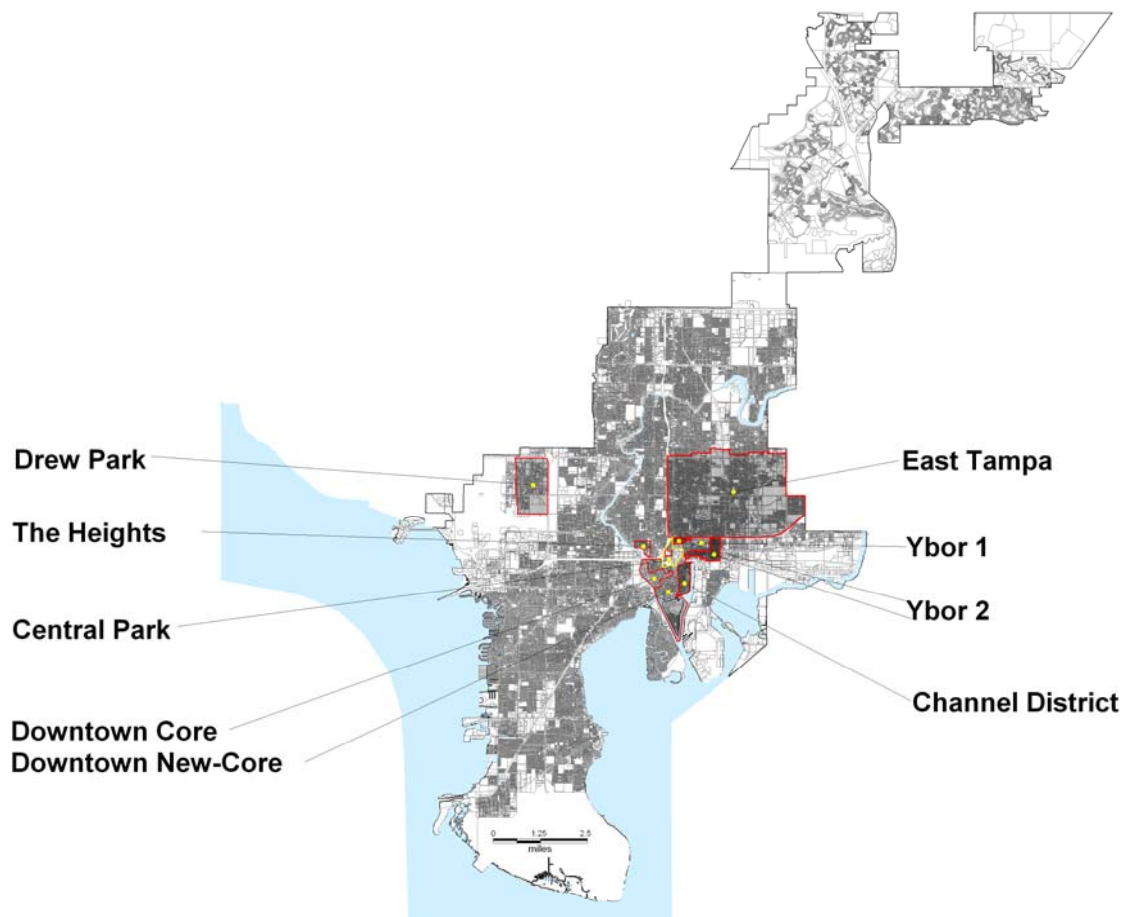
Gwen  
Miller



Linda  
Saul-  
Sena



Kevin  
White



October 26, 2006



Honorable Chairman  
and Members of the Community Redevelopment Agency

Ladies and Gentlemen:

I am pleased to present for your consideration the Recommended Tax Increment Funds Budgets for the fiscal year Beginning October 1, 2006 and ending September 30, 2007. "Investing for Redevelopment Success" is our budget theme and it reflects our mutual pledge to improve the quality of life in our redevelopment communities.

Each redevelopment area has made significant progress in this past year, and much of our progress is highlighted in this budget book. However, four key highlights are notable:

- Unprecedented private sector investment of approximately \$850 million dollars in Downtown and Channel District, including the soon to open Embassy Suites hotel and over 2500 residential units under construction.
- The creation of the Central Park CRA now offers us the opportunity to attract private investment to this strategic area between our Central Business District and Ybor City.
- Completion of the development agreement and related public approvals to support The Heights vision for a new urbanism neighborhood of nearly 2000 units.
- The realization of sufficient tax increment revenues in downtown to provide, for the first time, incremental TIF revenues exceeding the Tampa Convention Center's debt service that can be invested in downtown redevelopment initiatives.

Our City now has nine CRAs representing seven redevelopment communities. Each is unique with different strengths, weaknesses and challenges. However, they all share the common commitment of the Community Redevelopment Agency, the dedication of active citizen participants, and the support of this Administration.

This budget reflects our shared commitment to partner with residents and the private sector to make our redevelopment communities more economically vibrant, safe and attractive.

Thank you for your continuing support as we work together to serve these communities.

Sincerely,

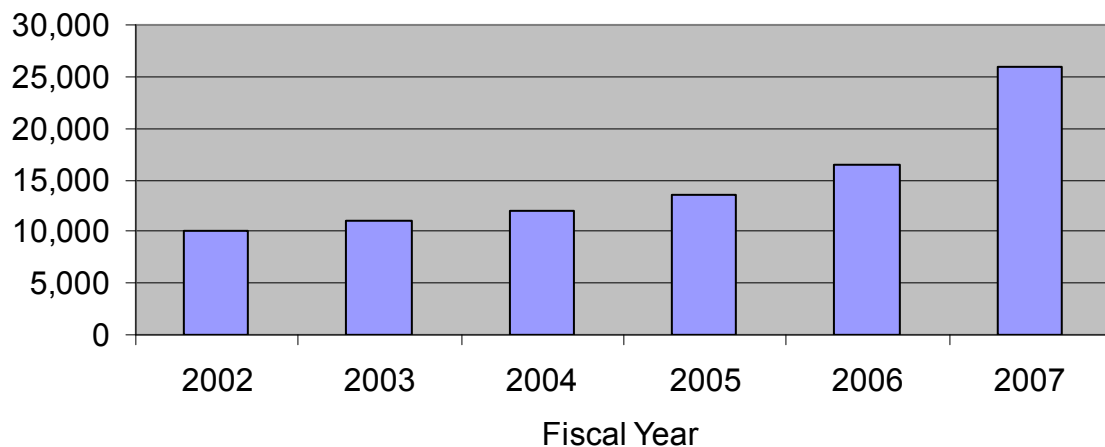
Pam Iorio  
Mayor



## Community Redevelopment Agency Overview

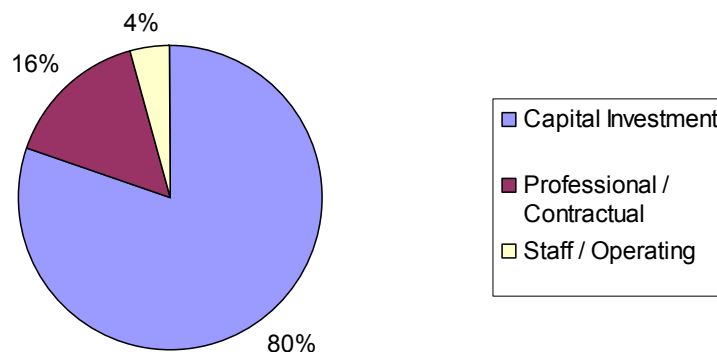
In the past three years, the Agency has established five new redevelopment areas and new tax increment financing districts: East Tampa, Channel District, Drew Park, Ybor II, and Central Park. Additionally, the Agency approved creating a tax increment financing district to support the already established CRA for The Heights (Old Police Site). These new commitments, combined with strong growth in the other previously existing CRAs, has caused total TIF revenues under the Agency's stewardship to grow dramatically, up 136% in the last four years.

**Total TIF Revenue (000's)**



To effectively manage this growth, the Economic and Urban Development Department was added to the City's organization structure in 2003. The recommended budget provides for twenty-two staff members, including redevelopment professionals dedicated, full time, to each Community Redevelopment Area, as well as shared staff.

The administrative cost for the Agency is 4.3% of total tax increment financing revenues.





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

Our goal is to improve areas of the City of Tampa that have been blighted. Through the investment of TIF dollars and sustained economic redevelopment our goal is that all of our redevelopment areas will be economically vibrant, safe and attractive.

The actions we take are in three areas – investing tax increment financing resources, creating effective incentive programs and shaping the regulatory environment. By wisely using these key redevelopment tools, we can provide the foundation for sustained, widespread, quality 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 will ensure that sufficient public returns exists to support required public investment and that the City acts as a prudent risk taker.
- **Inspiration-** we bring the best talent possible to our urban planning and design review efforts with the goal of inspiring our community to create attractive, “livable” places.
- **Market Perspective-** our efforts will be successful only if we allow the private sector to profitably respond to market demands with reasonable risk.
- **Outcome Accountability-** we will measure our success based on achieving results such as improved community aesthetics, improved quality of life, and increasing tax revenues.



## Budget Changes Due To Millage Reduction

The budget for the TIF's went before community groups for input prior to the decision by two taxing authorities to lower their millage rates. Assuming that the millage will be reduced, we have made across the board reductions to the various TIF budgets to reflect the reductions in revenue.

<b>Original 2007 Agency Budget</b>	<b>\$25,515,125</b>
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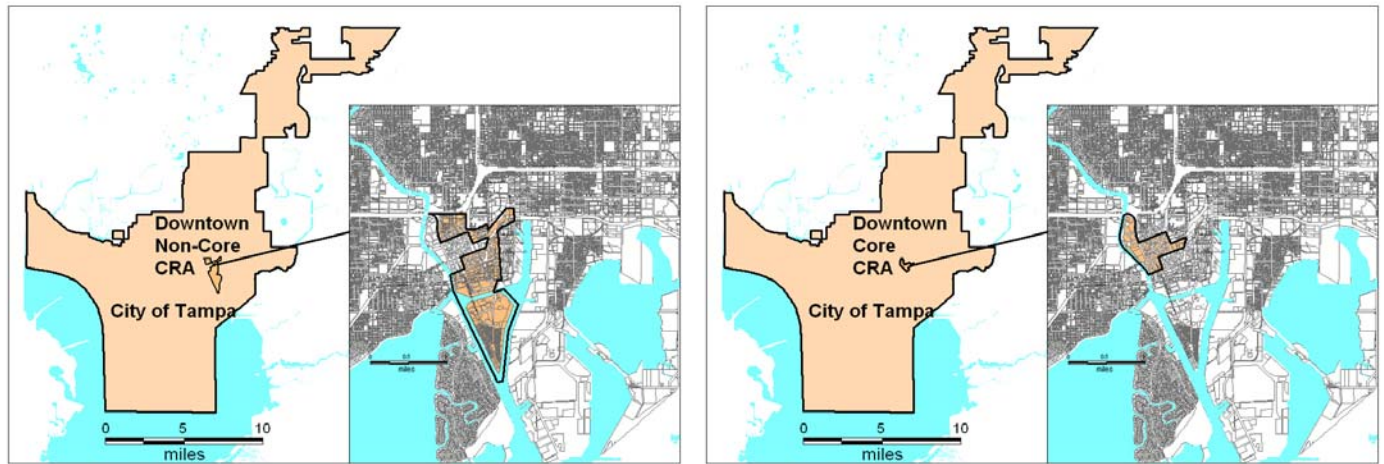
### Less Millage Reductions:

City	<250,699>
County	<753,175>
Port	<u>&lt;76,549 &gt;</u>

Sub-Total	<u>&lt;1,080,423 &gt;</u>
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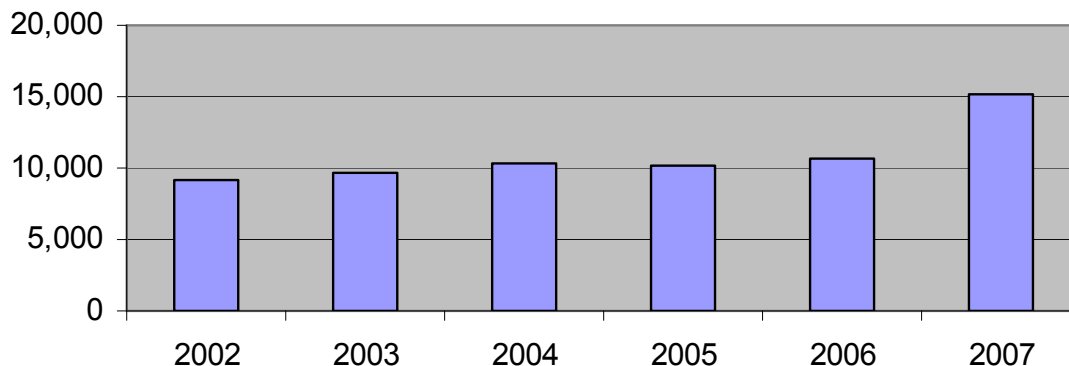
<b>Revised 2007 Agency Budget</b>	<b>\$24,434,701</b>
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## Downtown CRA's



Downtown is comprised of two redevelopment areas: Non-Core and Core. The Non-Core CRA was established in 1983 and will expire in 2013. It stretches from Harbour Island to North Franklin Street, and comprises approximately 688 acres. The Core CRA was established in 1988 and will expire in 2018. It includes the waterfront Cultural District and main office center of our downtown comprising approximately 182 acres.

## Downtown TIF Revenue (000's)



Since its inception, the Non-Core Downtown CRA tax base has grown from \$94,601,000 to \$1,048,102,000, a cumulative growth of 1,008%. Downtown Core CRA has grown from a Core tax base of \$359,488,000 to \$534,835,000, a cumulative growth rate of 49%.

Since this is the first year that the downtown CRA's have had investable TIF resources in excess of the Tampa Convention Center debt service, we do not presently have a Downtown Advisory Board. In preparing this year's budget, we solicited the input of the Tampa Downtown Partnership. We appreciate the timely and thoughtful response of the Partnership, and especially appreciate the assistance of Partnership President, Christine Burdick.

## **Downtown Redevelopment Highlights**



### **Past Year Highlights:**

- Residential projects completed, or under construction, to date represent 971 new dwelling units with a value in excess of \$302 million.
- Residential projects approved, but not yet under construction represent 4,993 new dwelling units with a value in excess of \$1.92 billion.
- The North Franklin Street extension project was completed. This project reconnected the downtown neighborhood to the Tampa Heights community.
- The new law offices of Wetherington, Hamilton, Harrison opened in the Franklin Street district.
- Madison Street was officially opened as the first two-way street conversion. Running from Ashley Drive to Pierce Street, this new two-way configuration will improve overall efficiency of downtown traffic and create a more pedestrian friendly environment. The City's goal is to complete the remaining four streets over the next four years.
- The master plan for the 2.2 mile Tampa Riverwalk was completed. Two parks along the Riverwalk were opened – USF Park and MacDill Park.
- Lights on Tampa made its debut at six locations in downtown Tampa. This project emerged from a public/private partnership between regional businesses, volunteers, art supporters and the City of Tampa's Public Art Committee.
- The Embassy Suites Hotel was ceremonially topped off. A ribbon cutting for the newest downtown hotel is eminent. The Floridan Hotel was purchased and is presently undergoing renovation.
- A new restaurant, The Fly, opened on Franklin Street and Malio's announced their intentions to open a restaurant at Rivergate Tower.
- Conceptual design was initiated to develop a new signature riverfront park that will be home to museums, leisure activities, and key community celebrations.



## Looking Forward To Next Year:

- Convert Twiggs Street, currently one way, to two-way traffic.
- Beginning of a multi year project to design and install wayfarer signage to provide better connectivity throughout the greater Downtown.
- Opening of The Residences of Franklin Street, The Arlington, and Skypoint projects.
- Begin transportation and traffic analysis for the greater downtown area.
- Conceptual re-design for Massey Park.
- Complete a variety of public realm enhancements to improve the attractiveness and pedestrian friendliness of our downtown.
- Plan for redeveloping Zack Street as an Avenue of the Arts.
- Continue to work cooperatively with the Downtown Partnership and other key stakeholders to implement the Downtown Vision Plan.
- Work with the Downtown Partnership and other stakeholders to establish an advisory group with broad community representation for the Downtown Community Redevelopment Areas.

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## **Downtown**

### **Fiscal Year 2007 TIF Budget**

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#### **I. Capital Improvement Projects**

**Gateway / Wayfinding Signage** **\$150,000**

These funds will be used to develop a wayfinding and identification signage system to connect the clusters in the urban core, including design, implementation and variable message boards.

**Convert Sts From One-Way to Two-Way** **\$1,000,000**

These funds will be used to pay the costs associated with the conversion of streets currently one-way to two-way traffic. Twiggs St. is the FY07 project.

**Other Capital Improvement Projects** **\$70,284**

These funds will be used for improvements in downtown including, but not limited to parks, street furnishings, and transportation/ roadway.

#### **II. Bond Debt Service**

**Convention Center Bond Payment** **\$13,543,015**

These funds will be used to pay the bond payment and fees associated with the development of the Convention Center.

#### **III. Contractual Services and Professional Services**

**Streetcar Projects** **\$50,000**

These funds will be used toward an allocation to the streetcar system.

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## **Downtown**

### **Fiscal Year 2007 TIF Budget**

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#### **Parking and Transportation Study**

**\$150,000**

These funds will be used to pay for a study to identify parking and transportation impacts of the increasing density in downtown. Solutions will also be identified, including but not limited to, need/location of transportation centers, need/location of public parking, and the demand for public transportation.

#### **Other Professional Services**

**\$30,000**

These funds will be used for designing the public realm environment in the downtown area. It may include concepts such as sidewalk width/paving, landscaping, lighting, street furniture, and possibly some analysis of the infrastructure systems. These funds will also be used for increasing the public's awareness of economic development activities and the spending of TIF money, including stakeholder communications, attracting private investment, and annual year-end CRA Activity Report.

### **IV. Operating Expenses to Carry-out CRA Plan**

#### **Staff & Operating**

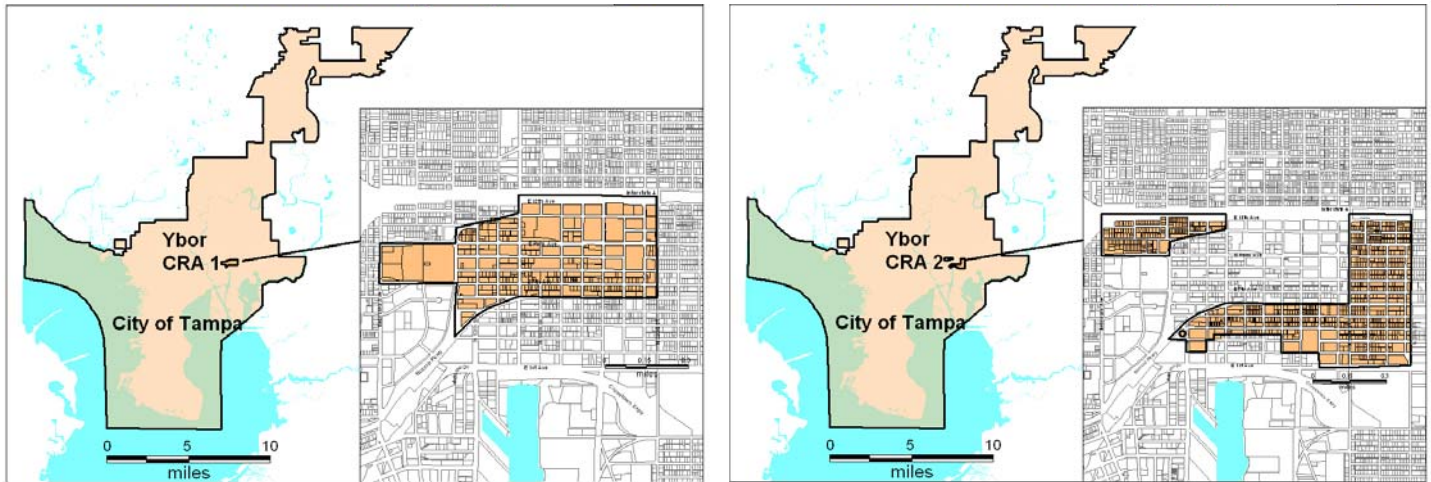
**\$95,805**

These funds will be used to pay a portion of direct and indirect costs of the City's Downtown District Development staff, and office operating expenses.

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**\$15,089,104**

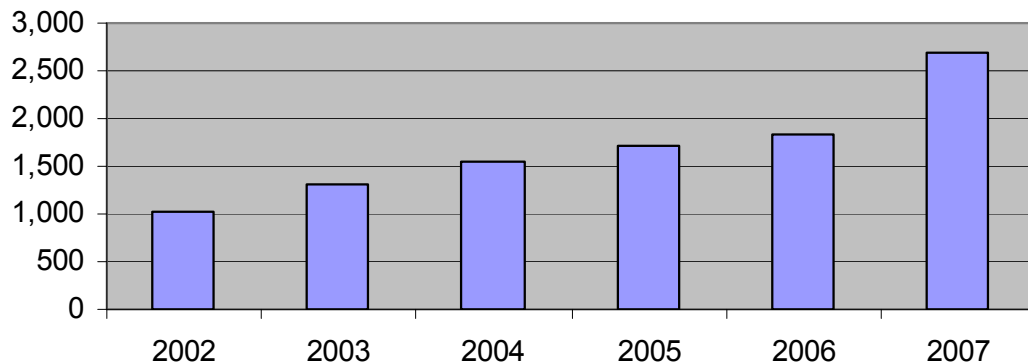
## Ybor City CRA's



Ybor City includes two CRA areas. Ybor was established in 1988 and will expire in 2015. It includes Seventh Avenue and the commercial core of this national landmark historic district, comprising approximately 193 acres. Ybor II was established in 2004 and will expire in 2034. It comprises approximately 216 acres, including residential and warehouse districts to the west and east of Ybor's

Since its inception, the Ybor CRA tax base has grown from \$17,606,000 to \$218,477,000, a cumulative growth of 1,141%. The Ybor II CRA has grown from an original tax base of \$41,516,000 to \$86,129,000 a cumulative growth rate of 107%.

### Ybor City TIF Revenue (000's)



The preparation of the Ybor City CRA budget benefited greatly from the community perspective provided by our advisory board. We are grateful for the thoughtful deliberations they brought to the budget development process, and for all they do to further the redevelopment progress of Ybor City.

## Ybor City Redevelopment Highlights



### Past Year Highlights:

- Significant residential and commercial private sector investment:
  - 3 new restaurants and the expansion of 2 existing restaurants (approximately \$5.5 million in private investment).
  - 2 major office relocations with 300 employees (\$15 million private investment).
  - 3 new multi-family residential development projects (120 units) with approximately 38 smaller infill projects (approximately \$48 million in private investment).
- Improved enforcement of regulations for businesses serving alcoholic beverages:
  - Wet Zoning Ordinance revisions passed first reading Aug. 24, 2006.
  - Establishment of a full time inspector monitoring all wet zonings.
- Improved the environment and safety of the CRA through the Ybor Task Force's coordinated enforcement of life safety, noise and other City codes:
  - Discontinued the weekend closure of 7<sup>th</sup> Ave.
  - 40% reduction in crime from prior year.
  - Creation of a new permit process and effective enforcement for queuing lines and sidewalk cafes.
  - Reduction of illegal signs, vendors and pamphleteering.
- Initiated a district marketing and public relations program:
  - Marketing campaign underway since April utilizing billboards, endorsement radio, e-newsletter, print ads, web portal ([www.YborOnline.com](http://www.YborOnline.com)), development folders and brochure on Ybor City.
  - Actively publicized the positive aspects of Ybor City resulting in an increase in positive media coverage.
- Implementation of TIF and non-TIF funded capital improvements:
  - Centennial Park Master Plan.
  - East 7<sup>th</sup> Avenue Streetscape Plan.
  - Opening of East Ybor Park.
  - Design for replacement of 16<sup>th</sup> Street Public Restrooms.
  - Conceptual design for future parking capacity.



- Stormwater improvements.
- Maintenance and replacement of streetscape amenities such as: Phase IV District Sign Program, historic lamppost installation, tree planting and new grates, hex paver repairs and alley improvements including red brick aprons.
- Reauthorized the Transportation Impact Fee Waiver and fee reduction areas for three years.

## Looking Forward to Next Year:

- Continue implementing the CRA Plans, the Vision Plan, TIF funded programs, including:
  - Maintaining the cleanliness and aesthetics of the CRA through management of the YES Team and coordination with applicable City departments.
  - Ensuring positive experiences for visitors to the CRA through the Ybor Ambassador Program, coordination of quality special events, provision of safe convenient parking and positive way finding.
- Ensure the timely construction, maintenance and safety of CRA infrastructure through TIF and non-TIF funded capital projects, including:
  - Construction of the 15<sup>th</sup> Street stormwater project.
  - Construction of East 7<sup>th</sup> Ave streetscape project.
  - Maintenance of CRA streetscapes, pavers, historic amenities and landscaping.
- Coordinate CRA marketing program emphasizing the positive economic, social and cultural aspects of Ybor City.
- Proactively recruit businesses to the CRA, including the development of incentive program guidelines for targeted uses.
- Reduce identified and projected community problems by:
  - Conducting special studies and reports.
  - Coordinating problem resolution teams and committees (i.e. Ybor Task Force).
  - Developing problem resolution strategies and plans.
  - Serving as liaison between the community and city departments when needed.
- Anticipate new ownership for Centro Ybor and opportunity for new private investment in this strategic Ybor development.

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## **Ybor City CRA I Fiscal Year 2007 TIF Budget**

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### **I. Capital Improvement Projects**

**Stormwater Improvements** **\$450,000 \***

These funds will be used to provide partial funding for the 15th St. Stormwater Project.

**District Streetscape, Aesthetics, Landscaping, and Centennial Park Improvements** **\$327,413**

These funds will provide partial funding to implement the renovations in the Centennial Park Master Plan.

**District Landscaping & Streetscape** **\$100,000**

These funds will be used for the resurfacing of district alleys; hex paver repair and replacement; repair and maintenance of benches; district landscaping; street rail/socket fabrication, installation, and maintenance; and 16<sup>th</sup> Street bathroom improvement

**Ybor City Signage Projects** **\$25,000**

These funds will be used for replacement and maintenance of existing decorative signs and support structures; and the creation of a Visitor Information Sign, Museum/Casitas/Centennial Park Signs, and Bus Signs.

**Pay & Display Parking Units** **\$45,000**

These funds will be used to purchase 3 pay and display parking units for improved customer service when parking in Ybor City.

**Centro Ybor Redevelopment Investment** **\$332,267**

These funds will be used to pay for debt service associated with Centro Ybor.

**\* An additional \$132,267 will be provided with Main Transfer Funds**

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## Ybor City CRA I Fiscal Year 2007 TIF Budget

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### II. Contractual and Professional Services

<b>Intensive Pressure Washing</b>	<b>\$107,939</b>
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These funds will be used for intensive pressure washing of historic pavers and sidewalks.

<b>Streetcar Projects</b>	<b>\$39,500</b>
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These funds will be used toward an allocation to the streetcar system.

<b>District Ambassadors</b>	<b>\$87,584</b>
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These funds will be used to pay Ybor District Ambassadors, who provide assistance and information to Ybor City visitors.

<b>District Promotions</b>	<b>\$200,000</b>
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These funds will be used for marketing Ybor City through the use of billboards, radio ads, publication ads, airport, and related signage.

<b>Other Professional Services</b>	<b>\$33,021</b>
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These funds will be used for developing retail incentive programs, a user guide for businesses, residents, studies and other professional services.

<b>Code Inspection</b>	<b>\$30,500</b>
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These funds will be used to pay a Code Enforcement Inspector for coverage on weekend nights.

<b>Special Event Co-Sponsorships</b>	<b>\$29,500</b>
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These funds will be used for Co-sponsorship funding for new or expanded special events promoting economic development, family oriented, cultural themes and other district priorities.

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**Ybor City CRA I  
Fiscal Year 2007 TIF Budget**

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**III. Operating Expenses to Carry-out CRA Plan**

<b>Staff and Operating</b>	<b>\$328,017</b>
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These funds will be used to pay a portion of direct and indirect costs of Economic and Urban Development staff salaries and operating expenses related to the planning and carrying out the Community Redevelopment Plan and Vision Plan.

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**\$2,135,741**

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## Ybor City CRA II Fiscal Year 2007 TIF Budget

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### I. Capital Improvement Projects

**Streetscape Improvements, Landscaping, and Aesthetics** **\$348,170**

These funds will be used for streetscape improvements to 7<sup>th</sup> Avenue from 22<sup>nd</sup> Street to 26<sup>th</sup> Street, including historic lampposts, litter baskets, benches, and hex pavers.

### II. Contractual and Professional Services

**YES Team Services** **\$108,545**

These funds will be used to provide YES Team (clean team) services to common areas and public rights-of-way.

**Streetcar Projects** **\$10,500**

These funds will be used toward an allocation to the streetcar system.

**Other Professional Services** **\$2,835**

These funds will be used for developing a user guide for businesses, residents, studies, and other professional services.

### III. Operating Expenses to Carry-out CRA Plan

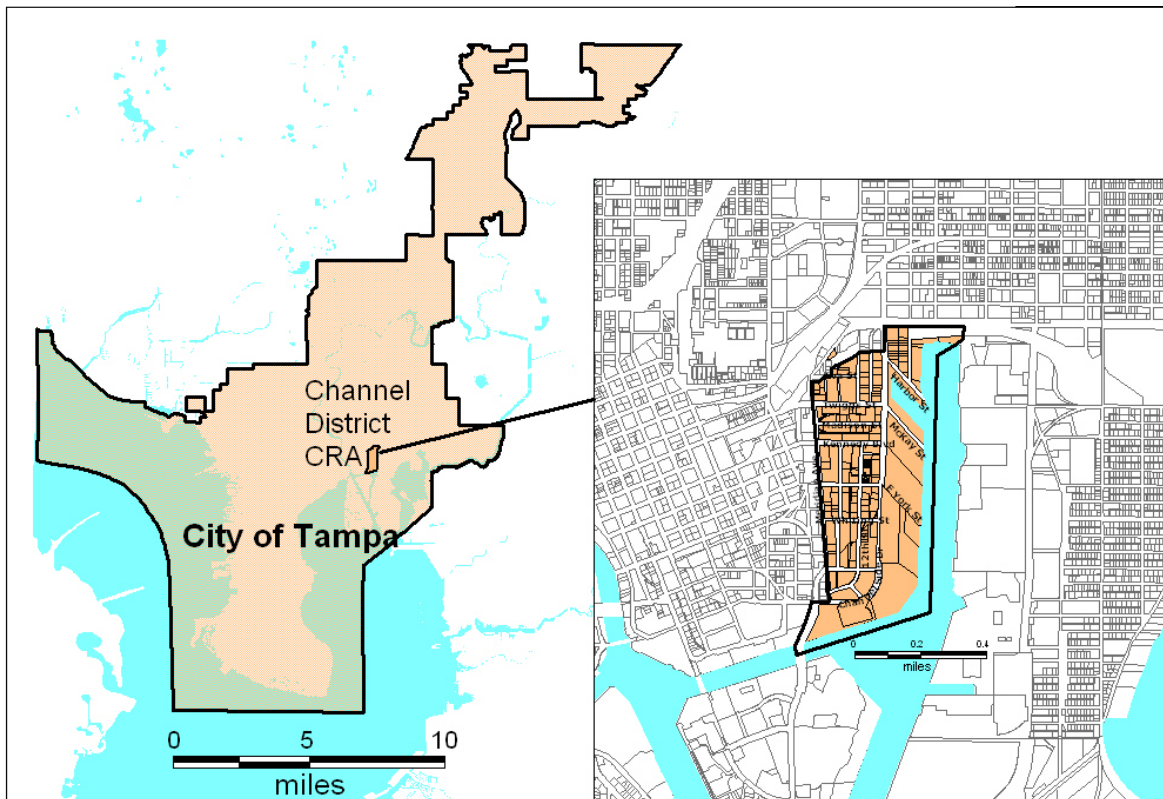
**Staff and Operating** **\$87,195**

These funds will be used to pay a portion of direct and indirect costs of Economic and Urban Development staff salaries and operating expenses related to the planning and carrying out the Community Redevelopment Plan and Vision Plan.

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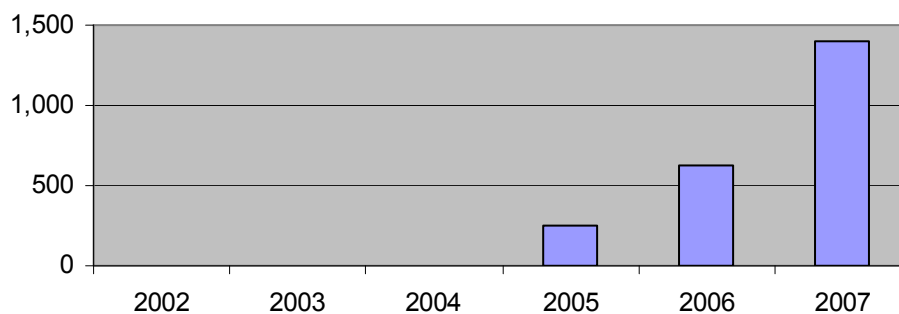
**\$557,245**

# Channel District CRA



The Channel District CRA was established in 2004 and will expire in 2034. It comprises approximately 200 acres. Since its inception, the Channel District CRA tax base has grown from \$39,869,000 to \$151,735,000, a cumulative growth of 281%.

## Channel District TIF Revenue (000's)



The preparation of the Channel District CRA budget benefited greatly from the community perspective provided by our advisory board. We are grateful for the thoughtful deliberations they and other members of the Channel District Council brought to the budget development process, and for all they do to further the redevelopment progress of the Channel District.

## Channel District Redevelopment Highlights



### Past Year Highlights:

- Projects completed, or under construction, to-date represent 1,563 new dwelling units with a value in excess of \$405 million.
- Projects approved, but not yet under construction represent 1,216 new dwelling units with a value in excess of \$376 million.
- The Channel District Strategic Action Plan was completed and approved by the Community Redevelopment Agency Board.
- The design/engineering of the upland extension of the Riverwalk, running along the west edge of the right-of-way and connecting the Riverwalk with Channelside Drive is underway.
- The Expressway Authority opened Meridian Avenue. This six lane, urban boulevard incorporates widened sidewalks, trails and urban design elements to increase place identity. The roadway opening will dramatically improve vehicular movements to and through the district. It represented a \$58 million public investment by the Expressway Authority.
- Stageworks has completed their agreement with Grand Central at Kennedy and their new theatre space is under construction.
- Cruise ship business at the Port of Tampa, benefiting the District retailers, continues to grow. More than 450,000 passengers will have taken cruises from the port during this record year, an increase of 67,000 passengers, or 17%, from FY 2005. The Port of Tampa has attracted top name cruise lines - Radisson Seven Seas Navigator joined the fleet along with Carnival Cruise Line, Holland America Line, Royal Caribbean Cruise Line and Celebrity Cruises.



## Looking Forward To Next Year:

- Codify land development regulations as recommended in the adopted Channel District Strategic Action Plan.
- Begin the actual engineering of the infrastructure systems identified in the Strategic Action Plan.
- Design and install wayfarer signage to provide better connectivity between Downtown and the Channel District.
- Explore the creation of public/private partnerships to accelerate the construction of the district's infrastructure systems.
- Put in place an effective strategy for maximizing the utilization of art spaces that will be part of developments completing construction.
- Begin planning of the large city-owned land parcel to the north of the Florida Aquarium.
- Work collaboratively with the Port Authority as they finalize their strategic plan.
- Continue to foster private development interest in the Channel District.

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## Channel District Fiscal Year 2007 TIF Budget

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### I. Capital Improvement Projects

#### **Infrastructure Projects** **\$240,000**

These funds will be used for interim improvements to the infrastructure systems within the district, including but not limited to street/sidewalks, problems with standing water, and street signs.

#### **Gateway / Wayfinding Signage** **\$50,000**

These funds will be used to develop a wayfinding and identification signage system to connect the clusters in the urban core, including design, implementation and variable message boards.

### II. Contractual and Professional Services

#### **Infrastructure Engineering** **\$882,482**

These funds will be used for the engineering of district-wide infrastructure systems as identified in the Strategic Action Plan.

#### **Marketing and Promotion** **\$20,000**

These funds will be used for increasing the public's awareness of economic development programs/activities and the spending of TIF money, including stakeholder communications the year-end CRA Activity Report.

#### **Streetcar Projects** **\$50,000**

These funds will be used toward an allocation to the streetcar system.

#### **Arts and Economic Development Initiatives** **\$40,000**

These funds will be used to pay costs of consultants to identify the role for arts, establish a "branding" identity, to seek/book events in public space within, and attract artist/arts organizations to the Channel District.

#### **Other Contractual Services**

These funds will be used for consulting and professional services including initiatives for improved efficiency of administrating and accounting for TIF funds. **\$8,500**

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**Channel District**  
**Fiscal Year 2007 TIF Budget**

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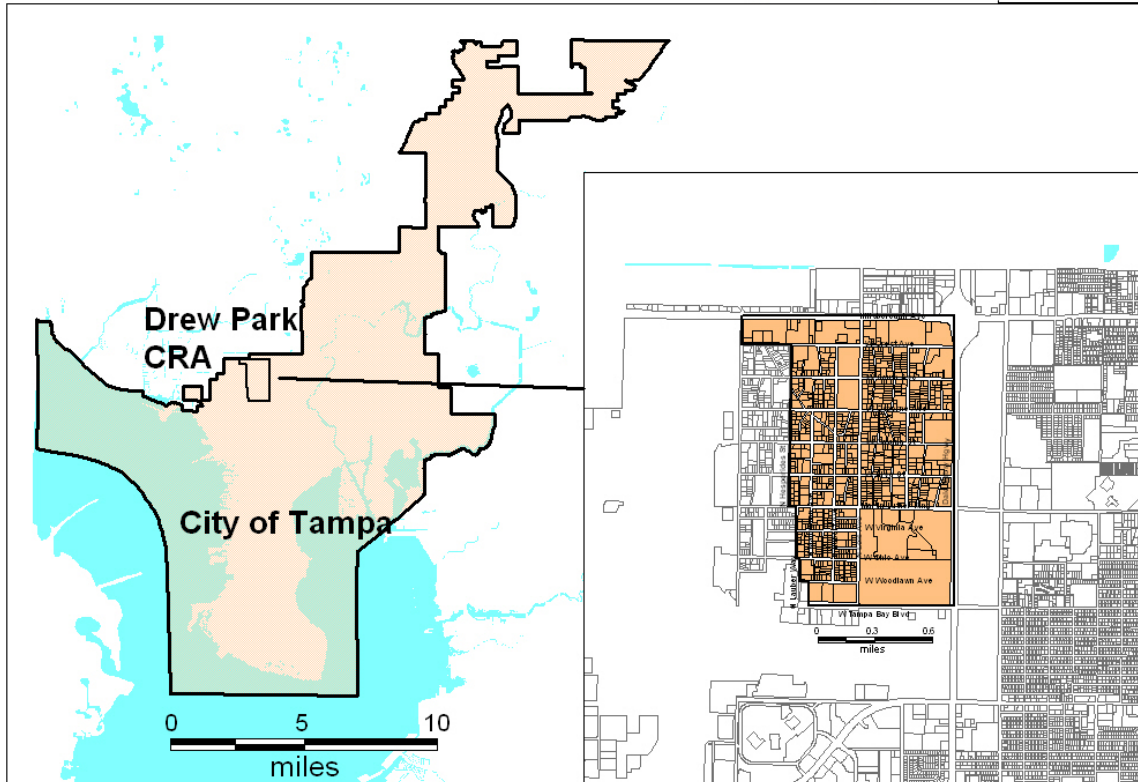
**III. Operating Expenses to Carry-out CRA Plan** **\$106,291**

These funds will be used to pay a portion of direct and indirect costs of the City's Channel District Development staff, including office operating expenses.

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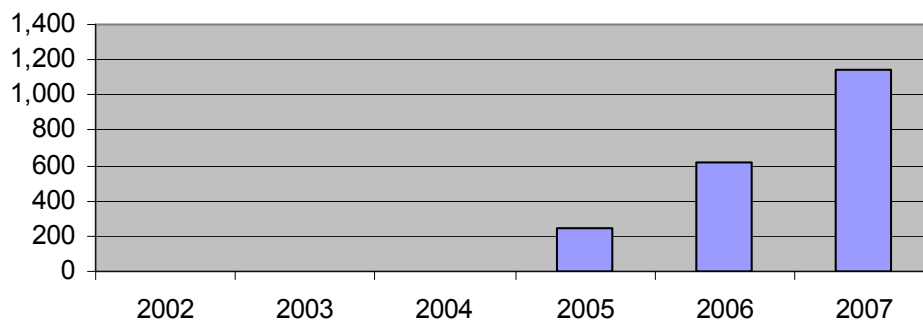
**\$1,397,273**

## Drew Park CRA



The Drew Park CRA was established in 2004 and will expire in 2034. It comprises approximately 811 acres. Since its inception, the Drew Park CRA tax base has grown from \$168,033,000 to \$259,677,000, a cumulative growth of 55%.

### Drew Park TIF Revenue (000's)



The preparation of the Drew Park CRA budget benefited greatly from the community perspective provided by our advisory board. We are grateful for the thoughtful deliberations they brought to the budget development process and for all they do to further the redevelopment progress of Drew Park.

## **Drew Park Redevelopment Highlights**



### **Past Year Highlights:**

- Engaged URS to develop the community-based Drew Park Strategic Action Plan and produced a preliminary draft plan to be completed in FY 2007.
- Completion of the Lois/Tampa Bay roundabout.
- A portion of the Drew Park CRA was designated as a state Enterprise Zone effective January 2006.
- Plans announced by HCC to develop a \$17.3 million unit student housing project, additional educational facilities, and release of an RFP for commercial development of vacant property along Dale Mabry.
- Tampa International Airport continues to develop their Master Plan to significantly expand terminal and other airport facilities and to upgrade Hesperides to a four lane divided roadway.

### **Looking Forward to Next Year:**

- Complete and begin implementing the Drew Park Strategic Action Plan.
- Identify and implement public/private partnerships in key strategic areas.
- Complete projects provided for in the 2007 TIF budget (Business Facade & Site Improvement Program, Beautification projects, Neighborhood Infrastructure, Engineering, Land Acquisition).
- Stormwater Department to substantially complete planning, land acquisitions, and design/build contracting funded at \$2.2 million for Drew Park.



- Add quality affordable housing to Drew Park through land acquisition, construction and rehabilitation.
- Expand the involvement of the Drew Park community in the implementation of the Strategic Action Plan and allocation of TIF revenues.

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**Drew Park CRA  
Fiscal Year 2007 Budget**

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**I. Capital Improvement Projects**

**Land Acquisition** **\$350,000**

These funds will be used to acquire land for the development purposed identified in the Community Redevelopment Plan and/or the Strategic Action Plan.

**Neighborhood Infrastructure** **\$125,000**

These funds will be used to install/improve neighborhood infrastructure. The planned primary focus is sidewalks serving bus stop locations and priorities identified in the Strategic Action Plan.

**II. Contractual and Professional Services**

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

These funds will be used for communications and public information materials.

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

These funds will be used for building façade and site improvements for businesses located in Drew Park.

**Beautification & Clean-Up projects** **\$50,000**

These funds will be used for enhanced litter control, environmental clean-up, landscaping, and projects to enhance the appearance of Drew Park in partnership with the Clean City Division and Department of Code Enforcement, to include a summer youth employment component.

**Engineering & Consultant Fees  
(Predominantly infrastructure)** **\$365,911**

These funds will be used toward design and engineering costs for major improvements to the stormwater collection system and other priority infrastructure improvements identified in the Strategic Action Plan.

**III. Operating Expenses to Carry-out CRA Plan** **\$133,777**

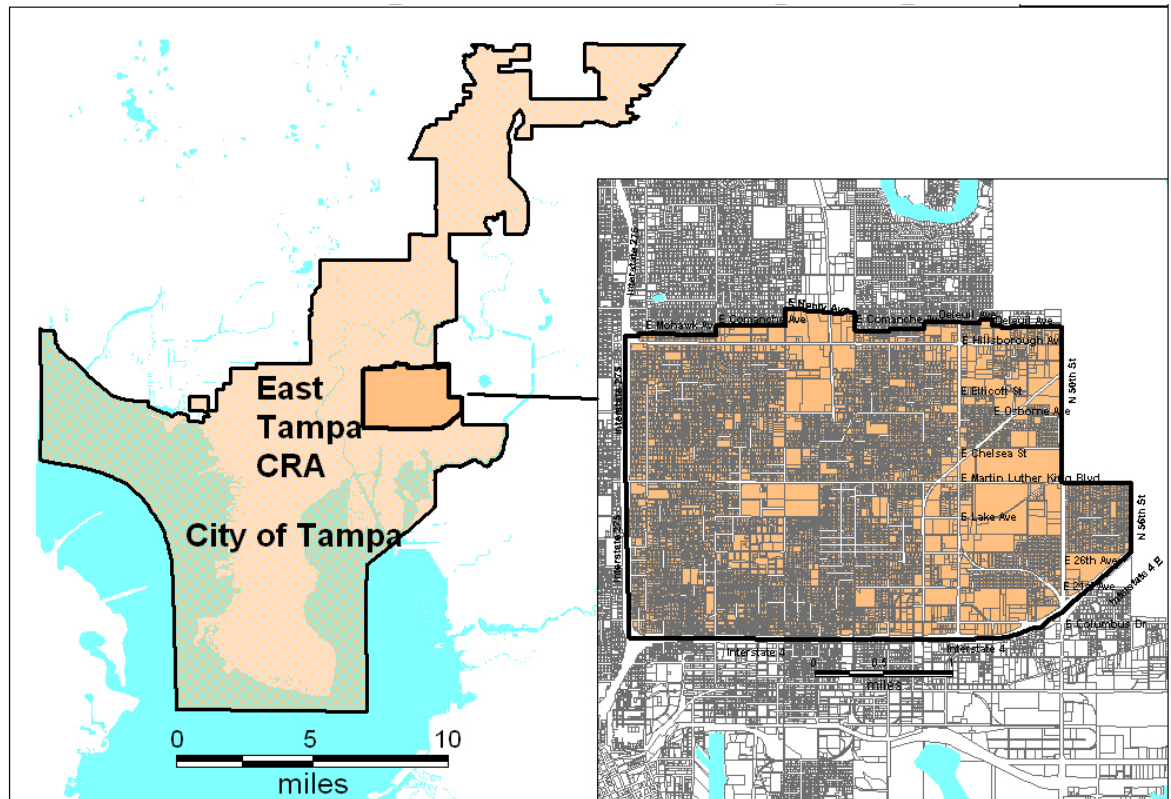
**Staff & Operating**

These funds will be used to pay a portion of direct and indirect costs of Economic and Urban Development staff salaries and operating expenses.

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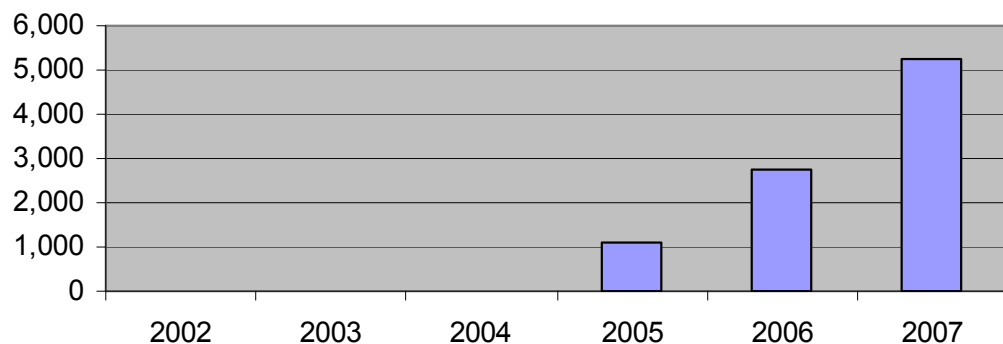
**\$1,144,688**

# East Tampa CRA



The East Tampa CRA was established in 2004 and will expire in 2034. It is our largest redevelopment community, comprising over 7.5 square miles. Since its inception, the East Tampa CRA tax base has grown from \$492,472,000 to \$912,923,000, a cumulative growth of 85%.

### East Tampa TIF Revenue (000's)



The preparation of the East Tampa CRA budget benefited greatly from the community perspective provided by our advisory board. We are grateful for the thoughtful deliberations they brought to the budget development process and for all they do to further the redevelopment progress of East Tampa.

## East Tampa Redevelopment Highlights



### Past Year Highlights:

- Meridian Pointe Apartments were completed; 360 multi-family units and 20,000 square feet new commercial; \$32.1 million private investment.
- Completed land sale agreement with Fast Lane Clothing, Inc. for development of a sportswear manufacturing facility to create 10-20 new jobs.
- Started construction of Tampa Police Department's District III Headquarters located at N. 22<sup>nd</sup> St. & E. 31<sup>st</sup> Ave.; \$9.2 million estimated.
- Started construction of E. Lake Ave. Enhancement Project from N. 22<sup>nd</sup> St. to N. 29<sup>th</sup> St.; includes lighting, landscaping and pedestrian improvements; \$1.8 million estimated.
- Rehabilitated twenty-five (25) additional homes under the TIF Housing Improvement and Rehab Program.
- Completed the first year Clean City Division "Summer Youth Program" employing 20 East Tampa youth.
- The Tampa Housing Authority's Hope VI redevelopment, Belmont Heights Estates, completed its final phase of construction on 238 units of affordable rental housing at Lake Avenue and N. 22<sup>nd</sup> Street.
- The Cyrus Green Community Center on N. 22<sup>nd</sup> Street and Dr. Martin Luther King Boulevard is scheduled for ribbon cutting on September 23, 2006.

### Looking Forward to Next Year:

- Complete construction of the 34th Street retention pond enhancement pilot project.
- Complete design for streetscape improvements to North 22<sup>nd</sup> Street.



- Investing \$1.2 million in neighborhood infrastructure improvements.
- Develop and implement a commercial business facade improvement program.
- Complete East Tampa Five (5) Year Strategic Plan.
- Increase marketing efforts to attract redevelopment interest in East Tampa.
- Identify and execute public/private partnerships in targeted redevelopment corridors.
- Support development of additional 362 units of quality affordable rental housing by Creative Choice Housing, Inc. and the Richman Group.

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## **East Tampa Fiscal Year 2007 TIF Budget**

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### **I. Capital Improvement Projects**

<b>Land Assemblage</b>	<b>\$400,000</b>
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These funds will be utilized to acquire land for the development purposes identified in the CRA Plan and/or 5-year strategic action plan.

<b>Neighborhood Infrastructure</b>	<b>\$1,270,000</b>
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These funds will be used to install/improve neighborhood infrastructure including, but not necessarily limited to, sidewalks, roadways and streetlights. Includes Giddens Park Fountain.

<b>District III Police Headquarters</b>	<b>\$350,000</b>
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These funds will be used to assist in the cost of property acquisition, environmental mitigation and/or design/construction, and staff expenses to include office furniture and equipment of the new District III Police Headquarters.

<b>Osborne and 22nd Street Road Development</b>	<b>\$150,000</b>
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These funds will be used to construct public access road to affordable housing development.

<b>Retention Pond Redevelopment and Beautification</b>	<b>\$614,713</b>
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These dollars will be used for the design and construction of improvements to targeted stormwater retention ponds.

### **II. Contractual and Professional Services**

<b>Environmental Clean-Up</b>	<b>\$600,000</b>
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These funds will be used for the continued support of a dedicated full-time East Tampa litter control and environmental clean-up program in partnership with the Clean City Division to include an East Tampa Youth Summer employment component, the purchase of additional equipment and additional staffing.

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## **East Tampa Fiscal Year 2007 TIF Budget**

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<b>Housing Rehab Loans</b>	<b>\$650,000</b>
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These funds will be used to provide deferral payment loans to low-income families to correct housing code violations. These funds may also be used to remove debris/accumulations and/or to install landscaping in conjunction with housing improvements.

<b>Marketing &amp; Partnership Development</b>	<b>\$95,000</b>
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These funds will be used to develop media to attract community redevelopment interests to East Tampa. Funds will also be expended to provide training opportunities for the partnership advisory board and neighborhood association leaders.

<b>Commercial Business Facade</b>	<b>\$400,000</b>
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These funds will be used as grants and/or revolving loans to businesses along targeted corridors in East Tampa to make facade improvements.

<b>Environmental Detective</b>	<b>\$241,000</b>
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Funds the creation of two environmental detectives to conduct both proactive and latent investigations in regards to environmental offenses. This will enhance the Tampa Police Department's ability to address these issues without sacrificing resources from higher priority.

<b>Planning Services</b>	<b>\$288,500</b>
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These funds will be used for the annual update of the East Tampa 5-year strategic action plan. They may also be used for community workshops to solicit public input to further the implementation of the CRA Plan. Lastly, funds will be used for legal consultation to expedite transactions related to the CRA plan.

### **III. Operating Expenses to Carry-out CRA Plan**

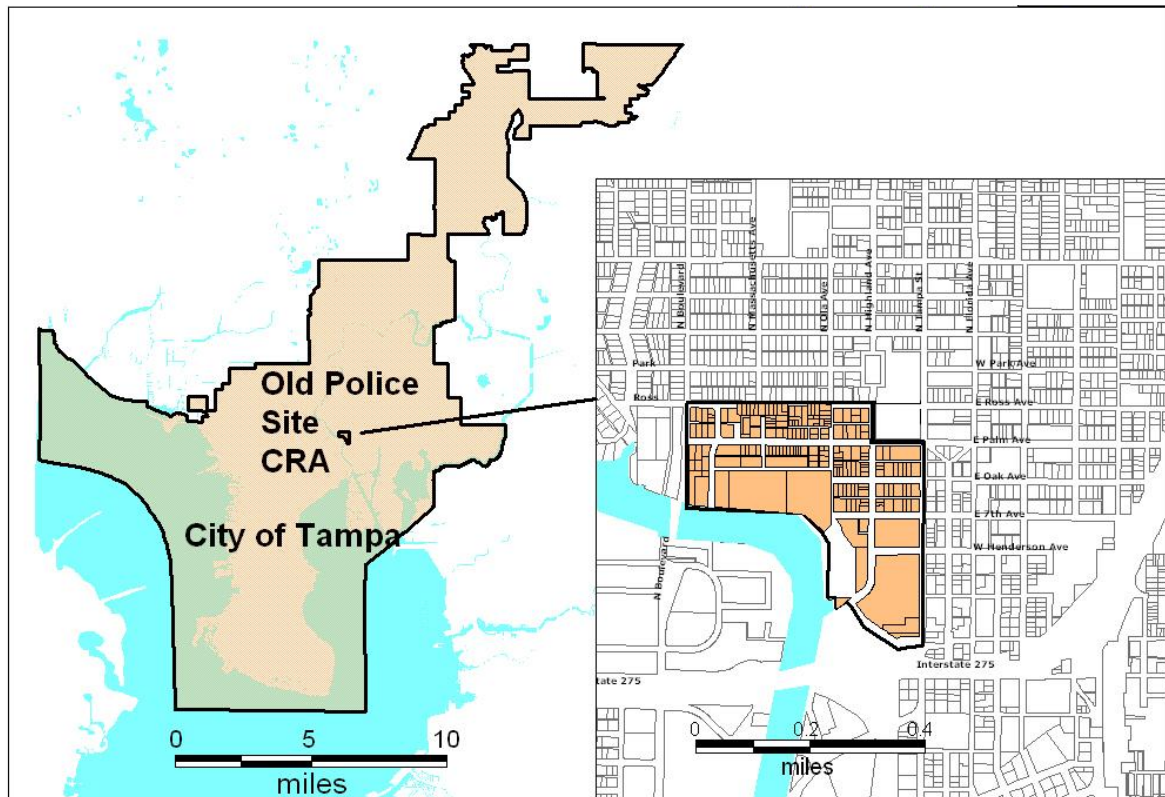
<b>Salaries and Operating Expenses</b>	<b>\$192,469</b>
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These funds will be used to pay a portion of direct and indirect costs of the City's East Tampa Development staff and office operating expenses.

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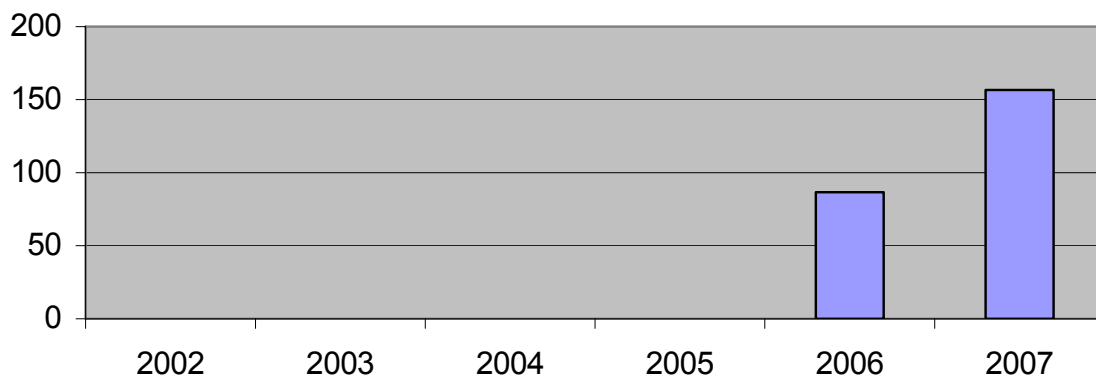
**\$5,251,682**

## The Heights (Old Police Site) CRA



The Heights CRA is legally described as the Old TPD Headquarters Site CRA. The CRA was established in 1999 and will expire in 2029. The Tax Incrementing Financing District that supports redevelopment in the CRA was established in 2005. It comprises approximately 78 acres. Since its inception, The Heights CRA tax base has grown from \$11,498,000 to \$20,908,000 a cumulative growth of 82%.

### The Heights TIF Revenue (000's)



The preparation of The Heights CRA budget benefited greatly from the community perspective provided by our advisory board. We are grateful for the thoughtful deliberations they brought to the budget development process, and for all they do to further the redevelopment progress of The Heights.

# The Heights Redevelopment Highlights



## Past Year Highlights:

- City Council approved The Heights, a two thousand residential unit master-planned urban neighborhood. Approvals included the rezoning, vacating petition, CDD creation and development agreement.
- Coordinated the design and approval process for The Heights Riverwalk from Cass Street to North Boulevard.
- Initiated Request for Proposal process to sell City owned land to support The Heights development.

## Looking Forward to Next Year:

- Effectively coordinate the timely execution of the City's role in key redevelopment activities, including:
  - TECO Trolley Barn site environmental remediation
  - Water Works Park improvements
  - Seawall repair
  - Heights Riverwalk construction
  - Affordable housing implementation
  - Sale of City owned land
- Promote The Height's project successes in an effort to attract additional private development interest to the surrounding area.
- Complete needed seawall repairs to allow construction of the Heights Riverwalk.
- Coordinate infrastructure groundbreaking event.
- Sale of City owned land and construction commencement of a law firm building on Highland Avenue.

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**The Heights**  
**Fiscal Year 2007 TIF Budget**

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**I. Contractual Services** **\$112,405**

These funds will be used to complete payment for financial and legal support for which the budgeted FY06 amount was insufficient.

**II. Operating Expenses to Carry-out CRA Plan**

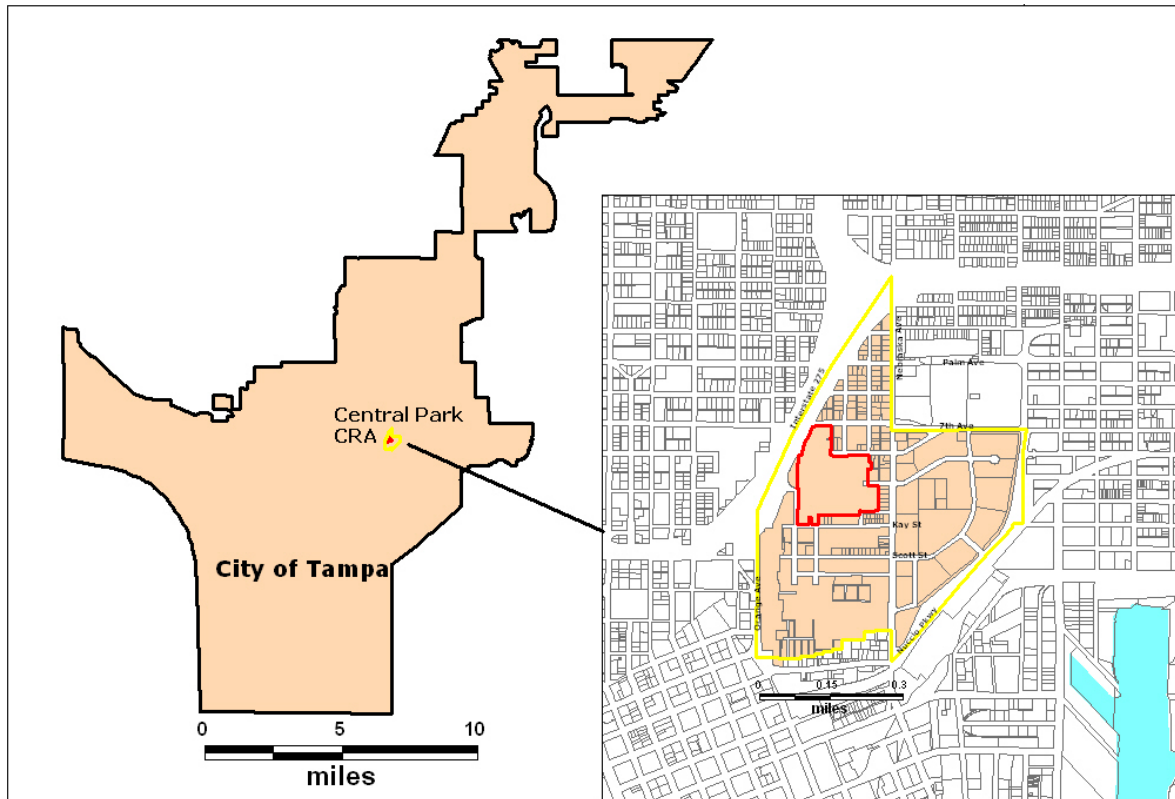
**Staff & Operating** **\$43,032**

These funds will be used to pay a portion of direct and indirect costs of the City's Heights CRA Development staff and office operating expenses.

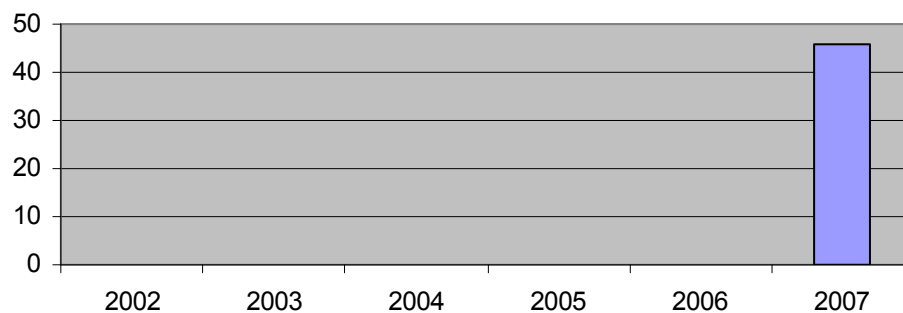
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**\$155,437**

# Central Park CRA



**Central Park TIF Revenue (000's)**



The Central Park CRA was established in 2006 and will expire in 2036. It is strategically located between our downtown CRAs and Ybor CRAs and comprises approximately 143 acres. In its first year, the Central Park CRA tax base has grown from \$6,701,000 to \$10,419,000 a cumulative growth of 55%.

## **Central Park Redevelopment Highlights**



### **Past Year Highlights:**

- The County and City established the Community Redevelopment Area and Tax Increment Financing District.
- The Tampa Housing Authority selected the Bank of America to lead the redevelopment of Central Park Village.
- The Tampa Housing Authority commenced the Central Park Village resident relocation process.
- The Bank of America applied for development approvals from the city.

### **Looking Forward to Next Year:**

- Completion of development approvals for Bank of America to include a plan for revitalizing Perry Harvey Park and neighborhood street grid.
- Application by Bank of America for affordable housing tax credits.
- Completion of Central Park Village resident relocation and building demolition.
- Complete community-based Strategic Action Plan.
- Develop strategy for redevelopment of city owned property in the CRA.
- Establish community advisory board.

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**Central Park**  
**Fiscal Year 2007 Budget**

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**I. Contractual Services**

**\$18,750**

These funds will be used to pay for CRA legal support and financial consulting services to determine the appropriate amount of future TIF funds that should be invested in the redevelopment of Central Park Village.

**II. Operating Expenses to Carry-out CRA Plan**

**Staff & Operating**

**\$27,682**

These funds will be used to pay a portion of direct and indirect costs of the City's Central Park Development staff and office operating expenses.

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**\$46,432**