

City of Tampa Community Redevelopment Agency

Recommended Tax Increment Financing Budgets
For the Fiscal Year Ending September 30, 2013



Downtown



Ybor City



Channel District



Drew Park



East Tampa



Tampa Heights Riverfront



Central Park

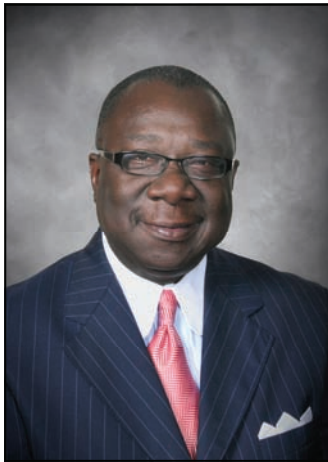
City of Tampa
Community Redevelopment Agency

Recommended Tax Increment Financing Budgets
For the Fiscal Year Ending September 30, 2013

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

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 communities through the strategic investment of resources. Many of these successes are highlighted throughout this budget report.

Two major redevelopment highlights of 2012 were the selection of the Columbia Restaurant Group to redevelop the Water Works Building in Tampa Heights and the selection of Development Services Group to redevelop the Classic Federal Courthouse in downtown. When completed, both of these historical landmarks will attract additional investment to Tampa and will be assets that our city will be proud of for many years to come.

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



Mike Suarez,
Vice Chairman



Charlie
Miranda



Yvonne
Yolie
Capin



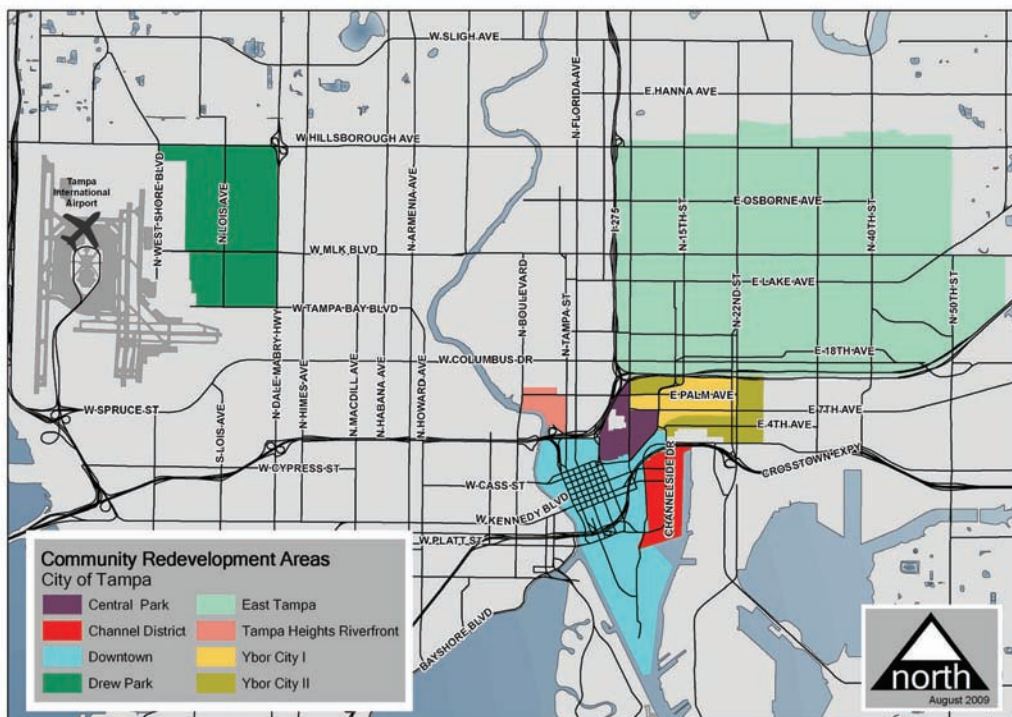
Lisa
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Mary Mulhern



Harry
Cohen





Bob Buckhorn, Mayor

September 30, 2012

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, 2012 and ending September 30, 2013.

I am pleased to report to you that TIF revenues are up by 8.2% this year in the Channel District. On a not so positive note, Downtown, Drew Park, Ybor City 1 & 2, and Tampa Heights Riverfront are facing another year of revenue reductions. Additionally, for the first time in the history of the Agency, two of our CRAs, East Tampa and Central Park, are receiving no TIF revenue this year.



We clearly recognize that dependence on TIF revenues alone will not help us achieve our goals and that we must take advantage of all available resources. 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 increasingly participate in non-TIF funded redevelopment activities.

In addition to detailing our fiscal 2013 budget recommendations, this report also highlights our past year redevelopment achievements, including:

- Development Services Group was selected to redevelop the Classic Federal Courthouse in Downtown into a boutique hotel.
- The Columbia Restaurant Group was selected to redevelop the historic Water Works Building in Tampa Heights Riverfront into a riverside restaurant.
- Related Development began constructing a 356-unit apartment complex in the Channel District.
- The Drew Park Streetscape and Beautification Plan was completed and adopted by the Community Redevelopment Agency.
- In East Tampa, construction of the \$1.3 million North 22nd Street Enhancement Project was completed from 23rd Avenue to 26th Avenue.
- The Tampa Housing Authority nearly completed constructing the 160-unit *Ella* senior apartment complex in Central Park.

Honorable Chairman and Members of the Tampa Community Redevelopment Agency
September 30, 2012
Page 2

These accomplishments, along with many others, will propel us forward with great momentum and will help us continue to attract additional public and private sector investments to our 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 achieve our mission of making our redevelopment areas more attractive, safe, convenient, environmentally friendly, and economically strong.

Sincerely,

A handwritten signature in blue ink that reads "Bob Buckhorn". The signature is written in a cursive, flowing style.

Bob Buckhorn

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.

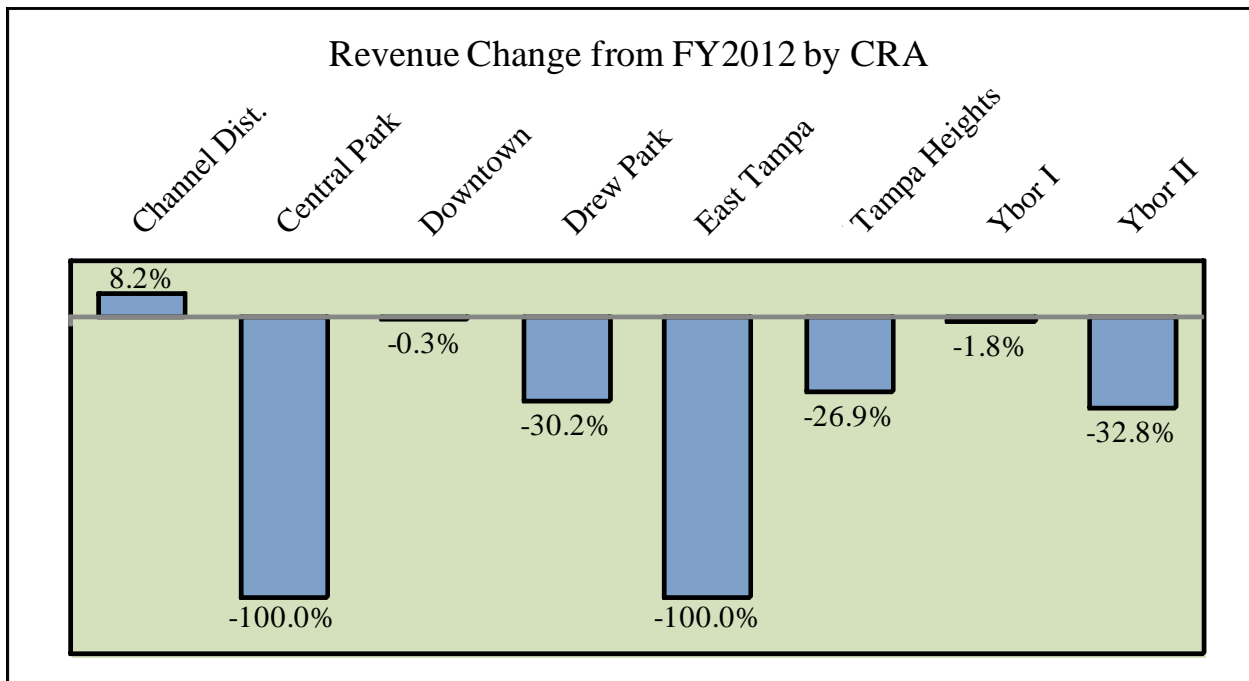
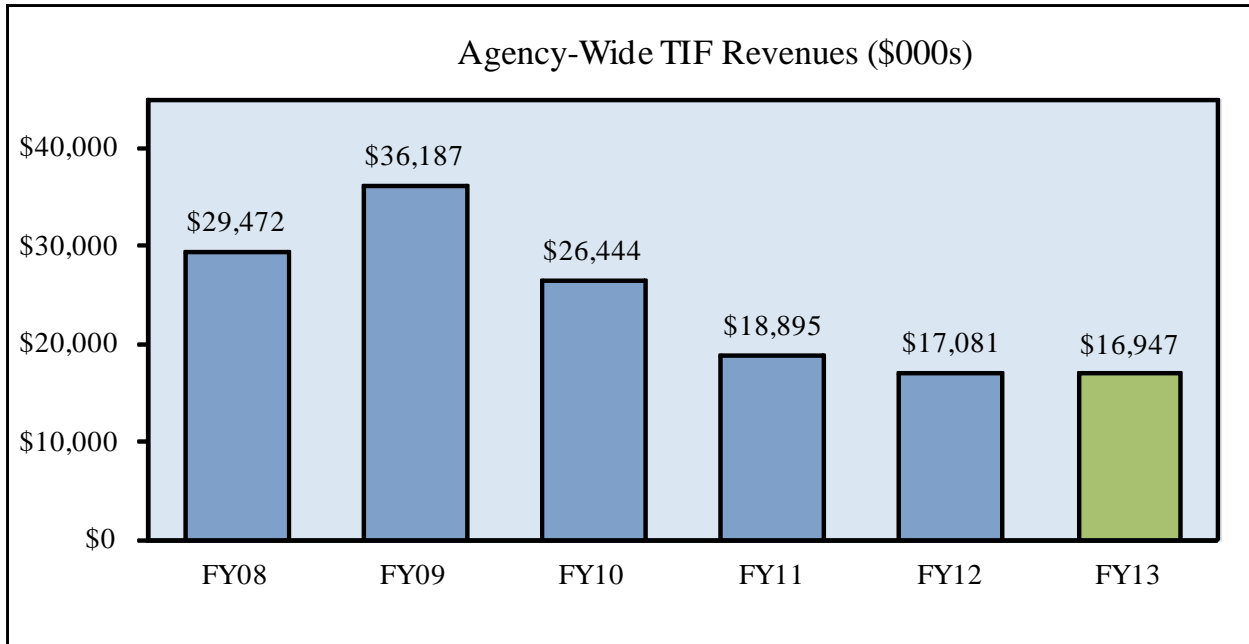
Our work is guided by certain key principles:

- ◆ **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.



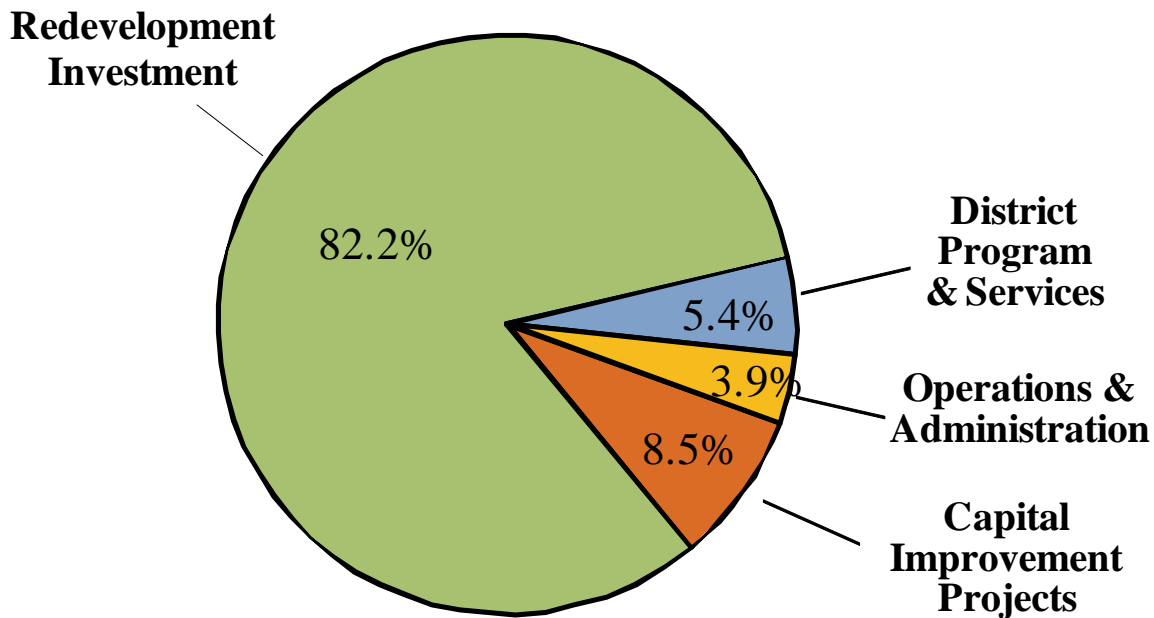
Tampa Community Redevelopment Agency Agency-Wide TIF Revenue Receipts

Agency-wide TIF revenues for fiscal 2013 reflect a slight decline in property values from FY12. While there are some indications that the real estate market is starting to move in a more positive direction, we anticipate growth in our TIF budgets to be slow over the next few years.



Tampa Community Redevelopment Agency TIF Budget and Expense Categories

96.1% percent of the Agency's TIF revenues are invested into district improvements and 3.9% is spent on administration. Administrative costs as a percentage of total TIF investment dropped 1% from fiscal 2012 along with an Agency-wide revenue decline of 0.8%. Overhead expenses last year totaled \$838,000 and are projected this year at approximately \$659,000.



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.

Intentionally Blank

Downtown

Downtown At A Glance



CRA Area (Acres) / City Area (%)	870 / 0.80
CRA Base Year	1983 (New-Core Amendment 1988)
Base Year Taxable Assessment	\$454,090,045
Current Taxable Assessment	\$1,514,030,824
Change From Base Year (Increment)	\$1,059,940,779
Change From Base (%)	233
TIF Revenue (@95%)	\$12,667,810

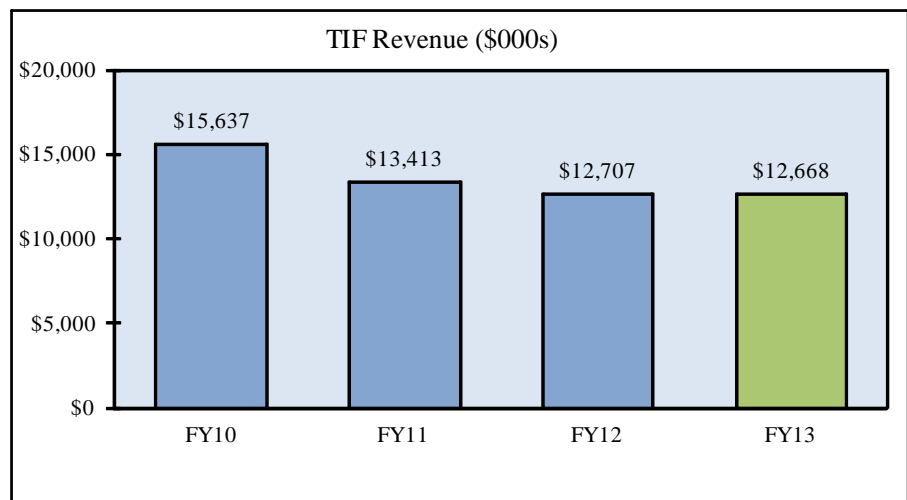


Taxable Values (\$):	<u>June 2012</u>	<u>June 2011</u>
• Single Family Residential	214,133,924	213,561,614
• Multi-Family	131,563,646	117,105,478
• Condos/Co-ops	292,106,798	299,004,129
• Improved Commercial	835,552,005	844,295,247
• Improved Industrial	9,024,614	5,624,695
• Institutional/Gov't/Agri.	16,621,416	14,962,042
• Miscellaneous*	4,042,083	6,990,859
• Vacant	10,986,339	15,599,122



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

Source: Hillsborough County Property Appraiser.



Tampa Community Redevelopment Agency

Downtown Redevelopment Highlights

2012 Highlights

Private Sector Investment

- Development Services Group won the bid to convert the Classic Federal Courthouse into a boutique hotel.
- Sage Partners opened the 120-unit *Metro 510* workforce housing development.
- \$40 million in private funding was invested to upgrade the Tampa Bay Times Forum.
- The newly renovated Hotel Floridan opened.

TIF and Non-TIF Funded Capital Improvements

- USF opened the \$30 million Center for Advanced Medical Learning and Simulation (CAMLS).
- The Brorein Street Underpass and Brownstone segments of the Tampa Riverwalk were completed and opened to the public.
- A number of improvements were made along N. Franklin Street between Cass and Fortune Streets.
- Construction began on the Zack Street Promenade of the Arts.

Notable Events, Programs and Services

- The Tampa Bay Times Forum was home to the 2012 Republican National Convention.
- The City received a \$10.9 million TIGER Grant to construct the Kennedy Blvd. Plaza and Doyle Carlton Avenue segments of the Tampa Riverwalk.
- Curtis Hixon Waterfront Park continued to evolve as the central gathering place for outdoor entertainment and recreational activities.
- Tampa hosted the World Dragon Boat Racing Championship that attracted thousands of visitors to Downtown.
- The Downtown CRA continued its support of Downtown activities, including the Cigar City Brewing Criterium and Street Festival and the Gasparilla International Film Festival.

Looking Forward

- Support the reconstruction of the Classic Federal Courthouse into a boutique hotel.
- Support the redevelopment of the City-owned property immediately west of the John Germany Library.
- Continue CRA co-sponsorship support of downtown activities and attractions and the on-going construction of the Tampa Riverwalk.
- Support InVision planning efforts and pursue recommended priority redevelopment initiatives.

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

	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>
Operations & Administration				
Salaries & Operating	\$141	\$121	\$97	\$68
District Programs & Services				
Marketing & Promotion	\$159			
Streetcar Projects	\$100	\$150	\$150	\$150
Redevelopment Investment				
Convention Center Bond Payment	\$13,725	\$13,142	\$12,459	\$12,450
Capital Improvement Projects				
Community Improvement Projects	\$59			
Curtis Hixon Park Construction	\$1,454			
	\$15,637	\$13,413	\$12,707	\$12,668

Tampa Community Redevelopment Agency
Downtown CRA
Fiscal Year 2013 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$68,254**

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

II. DISTRICT PROGRAMS AND SERVICES

Streetcar Projects **\$150,000**

Allocation to the streetcar system.

III. REDEVELOPMENT INVESTMENT

Convention Center Bond Payment* **\$12,449,556**

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

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

\$12,667,810

*\$1,073,269 of total debt service of \$13,522,825 contributed by the General Fund UTAX.

Ybor City

Ybor City At A Glance



CRA Area (Acres) / City Area (%)	409 / 0.38
CRA Base Year	1987 & 2002
Base Year Taxable Assessment	\$59,123,090
Current Taxable Assessment	\$179,859,694
Change From Base Year (Increment)	\$120,736,604
Change From Base (%)	204
TIF Revenue (@95%)	\$1,152,073



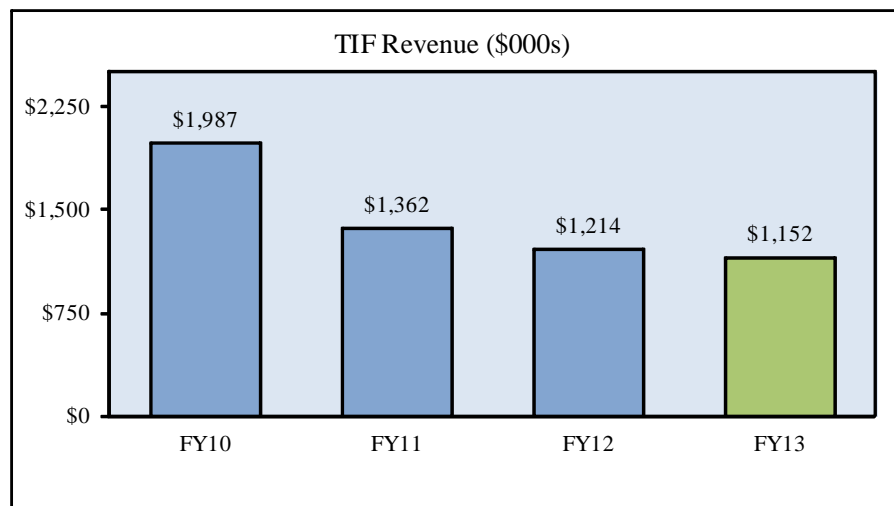
Taxable Values ¹ (\$):	<u>June 2012</u>	<u>June 2011</u>
• Single Family Residential	9,621,482	10,628,615
• Multi-Family	1,990,055	1,916,379
• Condos/Co-ops	20,220,070	21,418,378
• Improved Commercial	117,465,437	119,387,095
• Improved Industrial	13,732,915	14,814,580
• Institutional/Govt./Agri.	2,830,449	2,082,651
• Miscellaneous*	7,774,991	8,497,167
• Vacant	6,224,294	6,896,869



¹Ybor 1 and Ybor 2 combined.

*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

2012 Highlights

Private Sector Investment

- Several new and expanded businesses opened in the Historic District including: C.H. Robinson, Hoffman Porges Art Gallery, Element Engineering, Jimmy Johns, US Ameribank, Connelly Carlisle Fields and Nichols, Bizz Tech, TMD Windows and Doors, Liquid Tampa, James Joyce Club, Barbarella, Ybor Ghost Tours, Bad Monkey, Therxservices, and Carne Chophouse.
- The CRA Façade Improvement Grant Program leveraged more than \$500,000 of private investment to rehabilitate four properties in Ybor CRA 1.
- The District Marketing Committee implemented its first Residential Marketing Program to stimulate private investment.

TIF and non-TIF Funded Capital Improvements

- The Agency invested \$100,000 in new sidewalks in Ybor City CRA 2.
- The Agency invested over \$150,000 in district-wide streetscape improvements including signage, tree replacement, sidewalk repair, new paver installation, parking lot landscaping and restroom improvements.

Notable Events, Programs and Services

- From 2003 to 2012, Ybor City's overall crime rate has dropped by 60%.
- The Agency funded nine (9) family-oriented art and cultural events under the YCDC Special Event Co-Sponsorship Program.
- Ybor City launched the Ybor City Business Watch social media program in partnership with Tampa Police Department. More than 185 businesses are participating.
- The District Marketing Program engaged social media, creative partnerships, promotional campaigns and outreach programs to attract more visitors to Ybor City and generate positive publicity.
- Ybor City celebrated its first Historic Holiday Spirit Season with a District Volunteer Decorating events, first Holiday Tree Lighting Ceremony at Centro Ybor, Art in the Park Juried Art Show in Centennial Park and a first ever "Snow on 7th" Event.
- Ybor City initiated the Adamo Drive Mural Project, the first community driven, multi-building large scale art project through the support of the City's Public Art Program and community contributions.
- The Ybor CRA hosted its third Concierge Marketing Event to improve partnerships and public relations with regional hospitality institutions.
- Ybor City shipped approximately 2000 cigars to front line U.S. Troops as part of the 2nd Annual Ybor City Cigars for Soldiers program.

Tampa Community Redevelopment Agency Ybor City Redevelopment Highlights

- The YES Team and Ybor Ambassador Program continued to ensure district cleanliness and positive experiences for visitors.
- CTTV's *Ybor Flavors* continued to be a popular outlet for showcasing the many restaurants, entertainment venues and events in the district.
- A new redevelopment effort was launched to help stabilize the northwest neighborhood of CRA 2.

Looking Forward

- The East 7th Avenue Streetscape project budgeted at approximately \$400,000 will continue east to complete the 2400 block of 7th Avenue in East Ybor.
- Initiate dialogue for the extension of the Ybor City CRA 1 Plan and its Tax Increment Fund (TIF) that expires June 2015.
- Utilize the Ybor City Task Force to implement crime reduction strategies and coordinate the enforcement of City regulations.
- Create jobs and reduce vacancies through innovative small business assistance programs, community partnerships, façade grant programs and district promotions to help foster retail, arts, restaurant and residential uses.
- Administer 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 by providing matching grants to property owners for storefront improvements.
- Implement a new Residential Marketing Campaign to attract new residents and residential development to the historic district.
- Market Ybor City through creative partnerships, outreach programs, holiday decorating and positive publicity.
- Actively promote Ybor City as a clean, attractive and friendly place to live, work and visit.
- Continue to invest in district wide streetscape and landscape improvement projects to maintain the historic district aesthetics.
- Partner with FDOT and City Departments to influence the planning for improvements (beautification and traffic calming) to 21st & 22nd Streets.
- Coordinate with City staff on streamlining City development regulations and procedures as well as planning and implementing 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)

	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>
Operations & Administration				
Salaries & Operating	\$388	\$365	\$362	\$340
District Programs & Services				
Co-Sponsorships	\$73	\$12	\$40	\$40
Code Enforcement Officer	\$24	\$26	\$14	\$14
District Ambassadors	\$67	\$39		
District Landscaping/Streetscape/Signage	\$59		\$3	\$100
District Promotions	\$200	\$175	\$186	\$175
Intensive Pressure Washing	\$67	\$53	\$14	\$28
Other Professional Services	\$135			
Parking Garage Upgrades	\$100			\$50
Street Sweeping	\$31	\$31		
Streetcar Projects	\$79	\$129	\$135	\$138
Redevelopment Investment				
Façade Grant Program				\$100
Transfer to Debt Service	\$332	\$332	\$332	\$81
Capital Improvement Projects				
15 th Street Stormwater	\$14			
	\$1,570	\$1,163	\$1,086	\$1,066

Tampa Community Redevelopment Agency
Ybor City CRA 1
Fiscal Year 2013 TIF Budget

I. OPERATIONS & ADMINISTRATION	
Salaries & Operating	\$279,220
A portion of Economic Development staff salaries related to the Community Redevelopment Plan and Vision Plan.	
Operating expenses related to the Community Redevelopment Plan and Vision Plan.	\$61,040
 II. DISTRICT PROGRAMS AND SERVICES	
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 Promotions	\$175,000
Marketing use of billboards, radio ads, publication ads, airport and related signage.	
 Co-Sponsorships	\$40,000
Co-sponsorship funding for new or expanded special events promoting economic development, cultural themes, family events and other district priorities.	
 Streetcar Projects	\$138,000
Allocation to the streetcar system.	
 Code Inspection	\$14,007
50% of the costs of a code enforcement inspector for coverage on weekend nights. Costs are shared with Ybor II CRA and Code Enforcement.	
 Equipment	\$50,000
Parking garage equipment upgrades.	
 III. REDEVELOPMENT INVESTMENT	
Façade Improvement Program	\$100,000
Award of façade improvement grants.	
 Transfer to Debt Service	\$80,972
A portion of debt service payment for HUD 108 loan associated with Centro Ybor.	
 IV. CAPITAL IMPROVEMENT PROJECTS	\$0
	<hr/> \$1,066,272

Tampa Community Redevelopment Agency
Ybor City CRA 2
Budget Allocation History (000s)

	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>
Operations & Administration				
Salaries & Operating	\$103	\$59	\$40	\$26
District Programs & Services				
Code Enforcement Officer	\$6	\$4	\$2	\$1
Other Professional Services	\$50			
Streetcar Projects	\$21	\$21	\$15	\$12
Streetscape Improvements, Landscaping	\$69			
YES Team Services	\$118	\$114	\$71	\$47
Capital Improvement Projects				
Streetscape/Landscape	\$50			
	\$417	\$199	\$128	\$86

Tampa Community Redevelopment Agency
Ybor City CRA 2
Fiscal Year 2013 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$24,280**

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

Operating expenses related to the Community Redevelopment Plan and Vision Plan. **\$1,346**

II. CONTRACTUAL AND PROFESSIONAL SERVICES

YES Team Services **\$46,957**

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

Streetcar Projects **\$12,000**

Allocation to the streetcar system.

Code Inspection **\$1,218**

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.

III. REDEVELOPMENT INVESTMENT **\$0**

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

\$85,801

Channel District

Channel District At A Glance



CRA Area (Acres) / City Area (%)	221 / 0.20
CRA Base Year	2003
Base Year Taxable Assessment	\$39,869,871
Current Taxable Assessment	\$279,380,782
Change From Base Year (Increment)	\$239,510,911
Change From Base (%)	601
TIF Revenue (@95%)	\$2,651,924

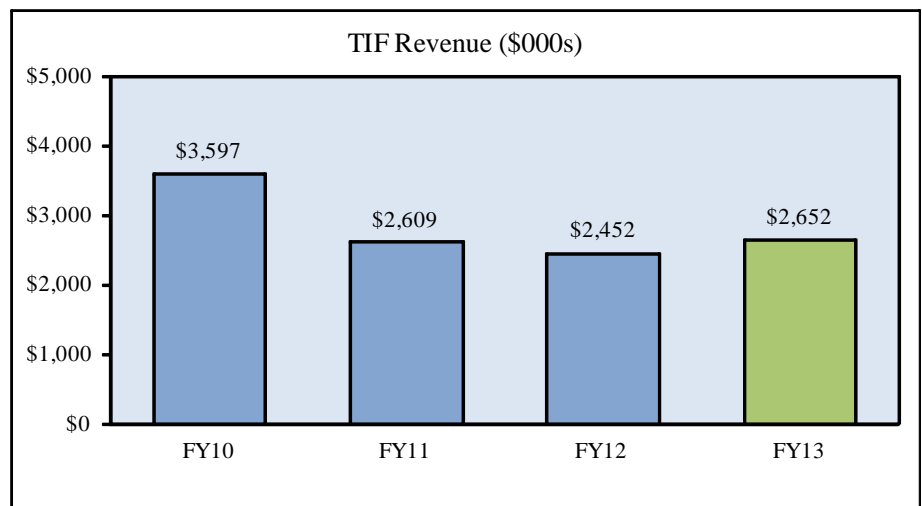


Taxable Values (\$)	<u>June 2012</u>	<u>June 2011</u>
• Single Family Residential	2,509,794	3,961,884
• Multi-Family	0	0
• Condos/Co-ops	203,545,561	188,273,817
• Improved Commercial	25,126,403	23,802,725
• Improved Industrial	13,280,239	13,658,750
• Institutional/Gov't/Agri.	519,082	1,049,367
• Miscellaneous*	21,132,354	16,865,818
• Vacant	13,267,350	13,562,025



*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

2012 Highlights

Private Sector Investment

- Related Development started construction of a 356-unit apartment complex at Meridian Avenue and Whiting Street. The development also includes a linear park and 4,800 s.f. of retail space.
- A number of new businesses opened in the district, including Seadog Cantina, Victory Coffee, BoConcept, The Salon 1.0, Twelfth Street Studio, Ragin' Grill, and ElevenTwenty Bistro.

TIF and non-TIF Funded Capital Improvements

- The new Washington Street Park opened. The park features a shade structure, walking paths, a dog play area, and public art.
- A new landscaped median was constructed on E. Kennedy Blvd between 11th and 12th Streets.
- Design of Whiting Street interim improvements started.

Notable Events, Programs and Services

- Stageworks Theatre celebrated its one year anniversary.
- The Planning Commission presented the City with a Community Design Award for the Washington Street Park.
- Parks and Recreation began music events in the Washington Street Park on the 2nd and 4th Thursday of each month.
- The community advisory committee approved a CRA co-sponsorship funding application for the July 4th Fireworks celebration.

Looking Forward

- Support the continued construction of the Related Development apartment complex.
- Support the redevelopment of the Channelside Mall under its new ownership.
- Construct the Whiting Street interim improvements, 12th Street Segment A improvements and the new 12th Street wastewater pump station.
- Encourage the development of additional residences and businesses throughout the district.



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

	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>
Operations & Administration				
Salaries & Operating	\$160	\$117	\$93	\$75
Contractual & Professional Services				
Arts & Economic Development Initiative		\$125		
Marketing and Promotion	\$86			
Streetcar Projects	\$100	\$150	\$150	\$150
Redevelopment Investment				
York Street Loan Repayment		\$1,306	\$1,306	\$1,306
Capital Improvement Projects				
12th St./Kennedy Blvd. Improvements		\$862	\$789	
Channel District Community Park	\$600			
Infrastructure Engineering/Analysis/Mgmt	\$426	\$49	\$114	\$1,121
York Street Stormwater Basin	\$2,224			
	\$3,597	\$2,609	\$2,452	\$2,652

Tampa Community Redevelopment Agency
Channel District CRA
Fiscal Year 2013 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$75,000**

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

II. CONTRACTUAL AND PROFESSIONAL SERVICES

Streetcar Projects **\$150,000**

Allocation to the streetcar system.

III. REDEVELOPMENT INVESTMENT

York Street Loan Repayment **\$1,306,041**

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

IV. CAPITAL IMPROVEMENT PROJECTS

Capital Improvement Projects **\$1,120,883**

Capital Improvement projects to include 12th and Whiting Street improvements consisting of undergrounding of utilities, the replacement of water, sewer and stormwater systems, and the installation of streetscape improvements.

\$2,651,924

Drew Park

Drew Park At A Glance



CRA Area (Acres) / City Area (%)	829 / 0.76
CRA Base Year	2003
Base Year Taxable Assessment	\$168,033,380
Current Taxable Assessment	\$204,672,161
Change From Base Year (Increment)	\$36,638,781
Change From Base Year (%)	22
TIF Revenue (@95%)	\$405,673

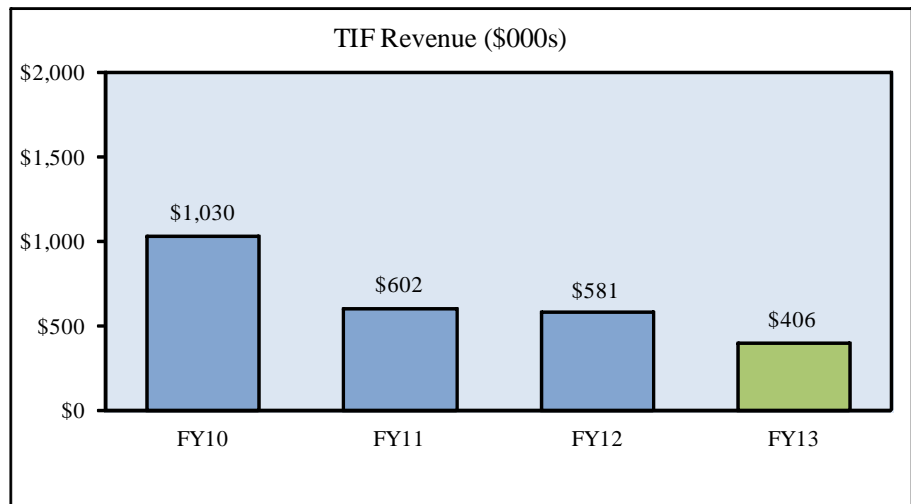


Taxable Values (\$):	<u>June 2012</u>	<u>June 2011</u>
• Single Family Residential	8,793,045	10,004,014
• Multi-Family	9,775,335	11,380,358
• Condos/Co-ops	174,967	191,007
• Improved Commercial	104,833,014	111,019,610
• Improved Industrial	69,728,207	74,090,398
• Institutional/Gov't/Agri.	2,615,623	2,969,419
• Miscellaneous*	1,533,084	1,904,023
• Vacant	7,218,887	8,898,792



*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

2012 Highlights

Private Sector Investments

- Courtesy Hyundai demolished its building to make way for a new \$2.5 million, 15,745 square foot showroom to be completed in late 2012.
- Stadium Toyota is undergoing a major renovation, with improvements to its exterior and interior appearance, function and energy efficiency. The project began in January 2012 and will be completed in early Fall.
- Construction permit activity increased during FY 12 and is on track to exceed last year, with 67 commercial and residential projects permitted totaling over \$27 million in building value.

TIF and non-TIF funded Capital Improvements

- The Drew Park Streetscape and Beautification Master Plan was completed and approved by the Community Redevelopment Agency in November 2011. The Plan, which received the Planning Commission's Award of Excellence, will guide improvements to Drew Park for years to come and includes both short and long term projects focused on major corridors.
- Construction on Phase 1 of the Drew Park Stormwater Improvement Project to expand the Henry Avenue retention pond north of the Drew Park CRA is projected to be completed in late Summer. The \$1.2 million project increases stormwater storage volume and water quality treatment. Project is funded by the Southwest Florida Water Management District (SWFWMD) and the City Stormwater Division.
- Construction on the Stormwater and Right-of-Way improvements along Grady Avenue will begin in Summer 2012 and be completed by Spring 2013. 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.
- Lois Avenue Stormwater and Right-of-Way improvements are in the design phase and projected to go out for bid in late 2012. In addition to the stormwater, water, sewer, and street upgrades, the \$12 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. Project will be funded by SWFWMD, Drew Park TIF, and the City.

Notable Events, Programs and Services

- Two projects will be completed by the end of the FY 12 through the Business Façade Improvement Grant Program. Additional applications are pending.
- The Drew Park CRA staff and Community Advisory Committee continued their strong working relationship with the City's Code Enforcement Division. The assignment of a "liaison" officer to the area has improved communication and education of the community on code compliance is ongoing.

Tampa Community Redevelopment Agency Drew Park Redevelopment Highlights

Looking Forward

- Complete construction of the Henry Avenue pond expansion.
- Complete construction of the stormwater, water, and sewer upgrades along Grady Avenue.
- Complete design, bidding and begin construction of the Stormwater and Right-of-Way 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.
- Continue to assist businesses, support job creation, and improve the appearance of Drew Park through the Façade Improvement Grant Program.
- Partner with the Aviation Authority on business development opportunities resulting from the update of the Airport Master Plan.



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

	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>
Operations & Administration				
Salaries & Operating	\$216	\$179	\$147	\$136
District Programs & Services				
Adult Use Law Enforcement		\$30		
Marketing & Promotion	\$5	\$10	\$10	\$10
Redevelopment Investment				
Affordable Housing	\$20	\$10		
Business Assistance Program			\$10	
Façade Grant Program	\$100	\$50		
Land Assemblage	\$99	\$50		
Capital Improvement Projects				
Neighborhood Infrastructure	\$250	\$274		
Stormwater Improvements	\$340		\$414	\$260
	\$1,030	\$602	\$581	\$406

Tampa Community Redevelopment Agency
Drew Park CRA
Fiscal Year 2013 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$135,500**

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

II. DISTRICT PROGRAMS AND SERVICES

Marketing and Promotion **\$10,000**

Marketing the district and increasing stakeholder awareness of redevelopment progress and opportunities.

III. REDEVELOPMENT INVESTMENT **\$0**

IV. CAPITAL IMPROVEMENT PROJECTS

Stormwater/Other Infrastructure Improvements **\$260,173**

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.

\$405,673

East Tampa

East Tampa At A Glance



CRA Area (Acres) / City Area (%)	4,817 / 4.41
CRA Base Year	2003
Base Year Taxable Assessment	\$492,472,827
Current Taxable Assessment	\$452,896,184
Change From Base Year (Increment)	-\$39,576,643
Change From Base Year (%)	-8
TIF Revenue (@95%)	\$0

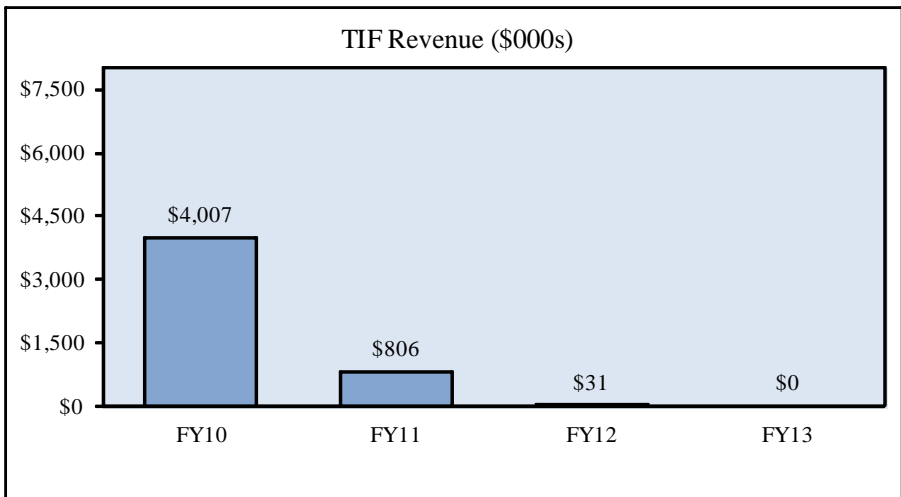


Taxable Values (\$):	<u>June 2012</u>	<u>June 2011</u>
• Single Family Residential	189,484,049	207,203,228
• Multi-Family	40,244,494	44,007,868
• Condos/Co-ops	0	0
• Improved Commercial	126,953,384	138,825,147
• Improved Industrial	58,690,015	64,178,281
• Institutional/Gov't/Agri.	15,103,683	16,516,070
• Miscellaneous*	7,260,117	7,939,031
• Vacant	15,160,443	16,578,138



*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

2012 Highlights

Private Sector Investment

- Forge Capital Partners invested \$1 million to construct 12,000 square feet of office/retail lease space in the Tampa Festival Centre on Hillsborough Avenue.
- The *Country Pumpkin Café* opened on E. Hillsborough Avenue as part of a \$2.5 million restaurant investment.
- The Oriental Fish Company invested \$36,700 along with a \$27,800 façade grant to rehabilitate their facility on N. 15th Street.
- Cole's Beauty & Barber Shop invested \$50,143 along with a \$41,159 façade grant to rehabilitate their properties on Dr. MLK Blvd.

TIF and non-TIF Funded Capital Improvements

- Construction of the \$1.3 million TIF funded North 22nd Street Enhancement Project was completed from 23rd Avenue to 26th Avenue.
- Construction of the \$1.8 million stormwater remediation project addressing flooding issues in the vicinity of 30th Street and Hillsborough Avenue was completed.
- The City began constructing the \$3.4 million Phase II section of the North 22nd Street Enhancement Project from Lake Avenue south to 21st Avenue. Design and construction of Phase III for \$2 million continues.
- Construction began on the \$75,000 parking lot and basketball court rehabilitation project at Cyrus Greene Recreation Complex.

Notable Events, Programs and Services

- Crime reduction efforts by the Tampa Police Department contributed to a 23% reduction in Part I Crimes from October 2011-May 2012, compared to October 2010-May 2011.
- Since October 2011, the Environmental Crimes Unit (ECU) has made three (3) felony and nine (9) misdemeanor arrests, issued five (5) civil citations and have eleven (11) pending cases. They have collaborated in the removal of more than 3.7 tons of debris from East Tampa neighborhoods.
- The Clean City Division completed its seventh 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 Agency invested \$290,000 of TIF funds under the Foreclosure Acquisition and Rehabilitation program to renovate 10 single family homes.
- The Agency invested \$35,000 in TIF funds 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 \$127,000 of TIF funds under the Business Façade Improvement Program to rehabilitate four storefronts.

Tampa Community Redevelopment Agency East Tampa Redevelopment Highlights

- The Agency invested \$110,000 to acquire available properties for future redevelopment potential.
- The Agency invested \$40,000 of TIF funds to collaborate with the CDC of Tampa and EnviroFocus, Inc. to provide job training and hiring of 20 community residents.
- Awarded \$400,000 EPA Multi-Purpose Assessment and Cleanup Grant.

Looking Forward

- Opening of the \$2 million Seminole Heights Professional Center.
- Complete Phase II and the “Roundabout” of the N. 22nd Street Enhancement Project.
- Continue the TIF-funded rehabilitation program for single family homes.
- Support InVision work plan implementation along the Nebraska and Hillsborough Avenue corridors.
- 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.



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

	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>
Operations & Administration				
Salaries & Operating (recurring cost)	338	243	31	
District Programs & Services				
East Tampa- Clean City	384	208		
Environmental Detectives	115	125		
Fair Oaks Community Lake Annual Maintenance	20	21		
Streetlight Operating Expense	40	41		
Marketing & Partnership Development		10		
MLK Jr Blvd Community Lake Annual Maintenance	21	21		
Redevelopment Investment				
Land Assemblage	369			
Capital Improvement Projects				
22nd Street Improvements	2,000			
Hillsborough Av/30th Stormwater Remediation	320			
Neighborhood Infrastructure	400	137		
	\$4,007	\$806	\$31	\$0

Tampa Heights Riverfront

Tampa Heights Riverfront At A Glance



CRA Area (Acres) / City Area (%)	77 / 0.07
CRA Base Year	2004
Base Year Taxable Assessment	\$8,464,415
Current Taxable Assessment	\$15,497,626
Change From Base Year (Increment)	\$7,033,211
Change From Base Year (%)	84
TIF Revenue (@95%)	\$70,206

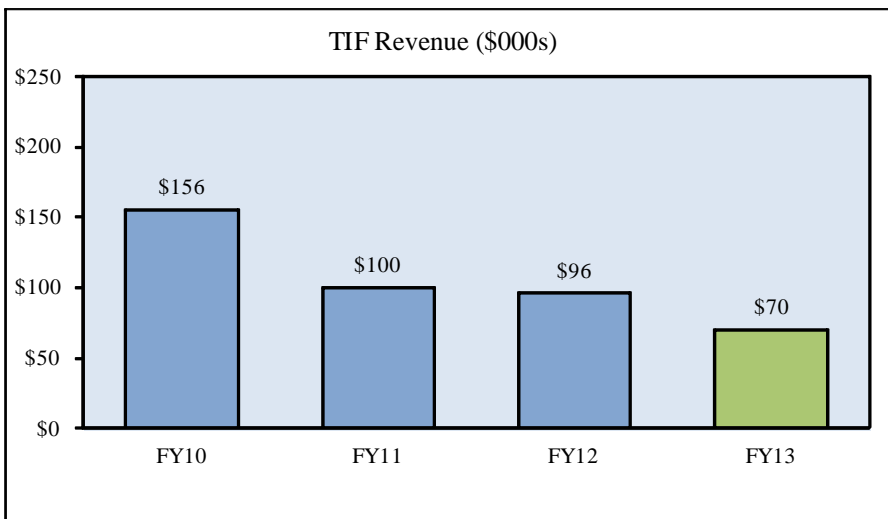


Taxable Values (\$):	June 2012	June 2011
• Single Family Residential	756,496	595,182
• Multi-Family	0	0
• Condos/Co-ops	0	0
• Improved Commercial	7,120,283	5,679,035
• Improved Industrial	2,015,631	2,135,985
• Institutional/Gov't/Agri.	181,153	181,338
• Miscellaneous*	508,789	3,433,219
• Vacant	4,915,274	6,029,915



*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

2012 Highlights

Private Sector Investment

- The Columbia Restaurant Group was selected to redevelop the historic Water Works Building into a restaurant. The team completed preliminary due diligence work.

TIF and non-TIF Funded Capital Improvements

- Tampa City Council allocated \$4.7 million to redevelop Water Works Park.

Notable Events, Programs and Services

- Hardeman-Kempton & Associates completed a new master plan for Water Works Park.
- The City initiated proceedings to terminate the Heights development agreement to reposition the property for redevelopment investment following the resolution of the bankruptcy proceedings.

Looking Forward

- Facilitate the redevelopment of the Water Works Building.
- Complete the Water Works Park segment of the Tampa Riverwalk and commence construction of the park, including the expansion of Ulele Spring.
- Following the bankruptcy proceedings, work with the new owners to determine the appropriate course for redevelopment efforts.



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

	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>
Operations & Administration				
Salaries & Operating	92	82	66	14
District Programs & Services				
Professional/Contractual Services	10	18		
Redevelopment Investment				
The Heights CDD Bond Payment	54			
Capital Improvement Projects				
Capital Improvement Projects			30	56
	\$156	\$100	\$96	\$70

Tampa Community Redevelopment Agency
Tampa Heights Riverfront CRA
Fiscal Year 2013 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$14,500**

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

II. DISTRICT PROGRAMS AND SERVICES **\$0**

III. REDEVELOPMENT INVESTMENT **\$0**

IV. CAPITAL IMPROVEMENT PROJECTS

Capital Improvement Projects **\$55,706**

Capital improvements within the CRA.

\$70,206

Central Park

Central Park At A Glance



CRA Area (Acres) / City Area (%)	143 / 0.13
CRA Base Year	2006
Base Year Taxable Assessment	\$6,701,795
Current Taxable Assessment	\$5,937,484
Change From Base Year (Increment)	-\$764,311
Change From Base Year (%)	-11
TIF Revenue (@95%)	\$0

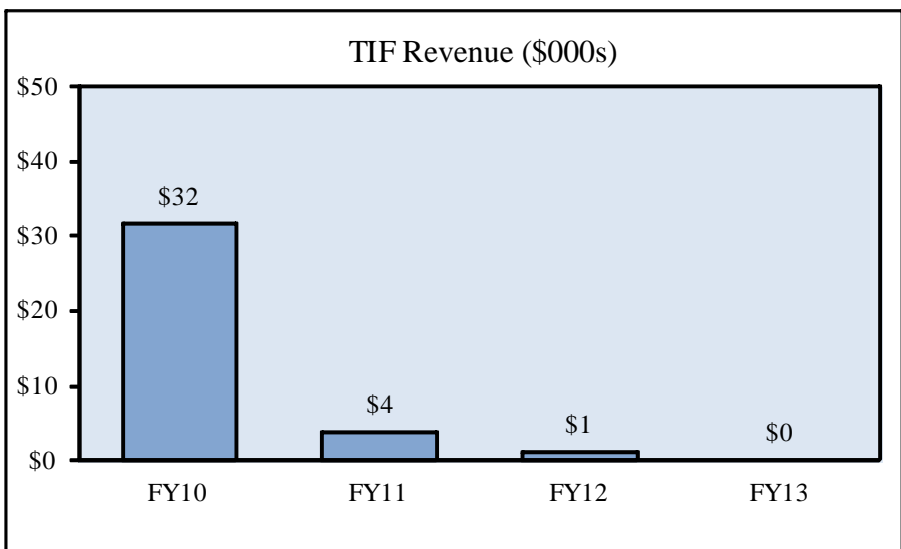


Taxable Values (\$):	<u>June 2012</u>	<u>June 2011</u>
• Single Family Residential	509,891	532,558
• Multi-Family	261,090	252,068
• Condos/Co-ops	0	0
• Improved Commercial	2,480,189	2,496,667
• Improved Industrial	306,053	310,431
• Institutional/Gov't/Agri.	702,083	1,770,441
• Miscellaneous*	342,602	310,700
• Vacant	1,335,575	1,136,140



*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

2012 Highlights

Private Sector Investment

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

TIF and non-TIF funded Capital Improvements

- The Encore development team virtually completed the installation of Encore's infrastructure utilizing \$28 million of federal Neighborhood Stabilization Program 2 grant funds.
- The Encore development team nearly completed construction of the 160-unit *Ella* senior apartment complex.

Notable Events, Programs and Services

- The City received notice of award from the federal EPA for a \$400,000 environmental assessment grant that will be used to help redevelop the City-owned parcel of land on N. Nebraska Avenue west of Nuccio Parkway.
- The Encore development team secured bond financing for the construction of the *Trio* apartment complex.
- The Tampa Housing Authority successfully submitted a \$30 million Choice Neighborhoods grant application to U.S. HUD. If awarded the grant, the funds would be used to help fund the construction of the *Tempo* apartment complex at Encore, and various redevelopment and neighborhood transformation activities in the Central Park and Ybor City 1 & 2 CRAs.
- Kimley-Horn & Associates made significant progress in designing the redevelopment of Perry Harvey, Sr. Park.
- Harvard Jolly Architecture submitted the site plans for the new Robert Saunders Library to Planning and Development for approval.

Looking Forward

- Support construction of *Trio* and other vertical projects at Encore.
- Complete Perry Harvey, Sr. Park design work and begin construction.
- Implement work under the \$400,000 EPA assessment grant.
- Support the reconstruction of the Robert Saunders Library.
- Support private sector initiatives that might evolve.

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

	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>
Operations & Administration				
Salaries & Operating	\$32	\$4	\$1	\$0
	\$32	\$4	\$1	\$0

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 FY12 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, and correlates to specific line items in the budgets.

Tampa Community Redevelopment Agency Services Agreement Overview

FY13 CRA/City Services Agreement Payment Schedule

CRA	Budget/Service Line Item	Not to Exceed
Downtown	Salaries and Operating	\$68,254
Ybor I	Salaries and Operating	\$279,220
	Code Inspection	\$14,007
Tampa Heights Riverfront	Salaries and Operating	\$14,500
East Tampa	Salaries and Operating	\$103,500
	Clean Team/Youth Program	\$269,320
	Environmental Detective	\$125,000
Channel District	Salaries and Operating	\$75,000
Drew Park	Salaries and Operating	\$135,500
Ybor II	Salaries and Operating	\$24,280
	Code Inspection	\$1,218
Central Park	Salaries and Operating	\$0
Total Consideration		\$1,109,799

**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 _____, 2012, by and between the CITY OF TAMPA, a municipal corporation organized and existing under the laws of the State of Florida (the "City") and the COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF TAMPA, a body politic and corporate of the State of Florida (the "Agency").

WITNESSETH:

WHEREAS, pursuant to Resolution No. 88-1169, adopted by the City Council of the City of Tampa on June 16, 1988, the City Council approved a Community Redevelopment Plan for the Downtown Community Redevelopment Area (the "Redevelopment Plan"), and directed the Agency to implement the Redevelopment Plan and exercise those powers granted by Part III, Chapter 163 of the Florida Statutes (the "Redevelopment Act"); and

WHEREAS, pursuant to Resolution No. 88-1178, adopted by the City Council of the City of Tampa on June 23, 1988, the City Council approved a Community Redevelopment Plan for the Ybor City I Community Redevelopment Area (the "Redevelopment Plan"), and directed the Agency to implement the Redevelopment Plan and exercise those powers granted by Part III, Chapter 163 of the Florida Statutes (the "Redevelopment Act"); and

WHEREAS, pursuant to Resolution No. 99-0748, adopted by the City Council of the City of Tampa on May 13, 1999, the City Council approved a Community Redevelopment Plan for the Old Tampa Police Department Site Community Redevelopment Area (the "Redevelopment Plan"), and directed the Agency to implement the Redevelopment Plan and exercise those powers granted by Part III, Chapter 163 of the Florida Statutes (the "Redevelopment Act"); and

WHEREAS, pursuant to Resolution No. 2004-794, adopted by the City Council of the City of Tampa on June 24, 2004, the City Council approved a Community Redevelopment Plan for the East Tampa Community Redevelopment Area (the "Redevelopment Plan"), and directed the Agency to implement the Redevelopment Plan and exercise those powers granted by Part III, Chapter 163 of the Florida Statutes (the "Redevelopment Act"); and

WHEREAS, pursuant to Resolution No. 2004-795, adopted by the City Council of the City of Tampa on June 24, 2004, the City Council approved a Community Redevelopment Plan for the Channel District Community Redevelopment Area (the "Redevelopment Plan"), and directed the Agency to implement the Redevelopment Plan and exercise those powers granted by Part III, Chapter 163 of the Florida Statutes (the "Redevelopment Act"); and

WHEREAS, pursuant to Resolution No. 2004-796, adopted by the City Council of the City of Tampa on June 24, 2004, the City Council approved a Community Redevelopment Plan for

the Drew Park Community Redevelopment Area (the "Redevelopment Plan"), and directed the Agency to implement the Redevelopment Plan and exercise those powers granted by Part III, Chapter 163 of the Florida Statutes (the "Redevelopment Act"); and

WHEREAS, pursuant to Resolution No. 2004-797, adopted by the City Council of the City of Tampa on June 24, 2004, the City Council approved a Community Redevelopment Plan for the Ybor City II Community Redevelopment Area (the "Redevelopment Plan"), and directed the Agency to implement the Redevelopment Plan and exercise those powers granted by Part III, Chapter 163 of the Florida Statutes (the "Redevelopment Act"); and

WHEREAS, pursuant to Resolution No. 2006-800, adopted by the City Council of the City of Tampa on June 22, 2006, the City Council approved a Community Redevelopment Plan for the Central Park Community Redevelopment Area (the "Redevelopment Plan"), and directed the Agency to implement the Redevelopment Plan and exercise those powers granted by Part III, Chapter 163 of the Florida Statutes (the "Redevelopment Act"); and

WHEREAS, 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, 2012, and shall expire on September 30, 2013, 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	\$68,254
Ybor I	Salaries and Operating	\$279,220
	Code Inspection	\$14,007
Tampa Heights Riverfront	Salaries and Operating	\$14,500
East Tampa	Salaries and Operating	\$103,500
	Clean Team/Youth Program	\$269,320
	Environmental Detective	\$125,000
Channel District	Salaries and Operating	\$75,000
Drew Park	Salaries and Operating	\$135,500
Ybor II	Salaries and Operating	\$24,280
	Code Inspection	\$1,218
Central Park	Salaries and Operating	\$0
Total Consideration		\$1,109,799

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 one million, one hundred sixteen thousand, five hundred forty five dollars (\$1,116,545) for the services described in Article I. A. and C. of this Agreement.

ARTICLE V. CANCELLATION OF AGREEMENT

This Agreement is subject to cancellation by either party on thirty (30) days advance written notice to the other at its address as herein above specified. In the event of such cancellation and if the City claims it is entitled to compensation for the satisfactory performance of services provided, or for the implementation, construction or installation of public improvements, pursuant to the provisions of this Agreement to date of cancellation, it shall comply with Article IV. hereof.

ARTICLE VI. RECORDS

The City shall maintain such records and accounts including property, personnel and financial records as are necessary to assure a proper accounting for all funds paid to the City by the Agency pursuant to this Agreement, and such records shall be available for inspection by the Agency or its representatives at reasonable times and under reasonable conditions.

All documents, including detailed reports, plans, brochures, publications, and all other related data, prepared or obtained by the City in conjunction with this Agreement are, and shall remain the property of the Agency.

ARTICLE VII. NON-ASSIGNABILITY

The City may not assign this Agreement without the prior written consent of the Agency.

ARTICLE VIII. MODIFICATION, AMENDMENT, EXTENSION

This Agreement may not be modified, amended or extended except in writing.

ARTICLE IX. HEADINGS

All articles and descriptive headings of paragraphs in this Agreement are inserted for convenience only and shall not affect the construction or interpretation hereof.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed at the place and on the day herein above first written.

ATTEST:

CITY OF TAMPA

CITY CLERK

BY: _____ (SEAL)
BOB BUCKHORN, MAYOR

COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF TAMPA

ATTEST:

SECRETARY

BY: _____ (SEAL)
CHAIRMAN/VICE CHAIRMAN

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

SALVATORE TERRITO
CHIEF ASSISTANT CITY ATTORNEY

Recommended Tax Increment Fund Budgets

Appendix

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City of Tampa
Community Redevelopment Agency

Financial and Administration Policy

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

Formalizing these policies will best assure clear communication between and among representatives of affected communities. The community-based CRA/TIF groups and city staff will engage in joint planning and policy formulation. As a result, annual 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. HCCCCPC, consultants, legal notices and advertisement) will be expensed to the TIF fund for each CRA/TIF that is established after calendar 2004.
- No City staff expenses will be reimbursed.

Ongoing Reimbursement to City from TIF Revenues

- Revenue and Finance and Urban Development will jointly establish a cost accounting practice that results in an accurate portrayal of annual staff and operating expenses for each CRA.
- The City, in conjunction with the community-based CRA/TIF groups, commits to maximize the use of TIF revenues for direct reinvestment in the Community Redevelopment Areas by critical annual review of the percentage of TIF revenues being applied to staff and operating expenses.
- Eventually, TIF revenues will cover 85% of the annual Urban Development Department staff expenses. For the initial year, reimbursement to the City from TIF revenues will be 25% of staff expense. This percentage will be increased by 15% per year until the 85% level is reached (i.e. 25, 40, 55, 70, 85). Inasmuch as the Ybor TIF is already in place, the City staff expense percentage for 2005 will be at (55%), ramp up the nearest 15% increment in 2006, and increase 15% per year thereafter to the 85% level. Attached is a five-year staff projection for the Urban Development Department.
- Future year revenues will not be used to repay the City for reimbursed staff expenses from previous years.
- In the event that the City of Tampa and the Community Redevelopment Agency agree that the City is to up-front the cost of CRA initiatives, then future year TIF revenues from that CRA will be programmed to reimburse the City. Proposed reimbursement schedules will be developed by city staff in conjunction with the community-based CRA/TIF group prior to consideration by the Community Redevelopment Agency.
- Capital improvement projects funded with TIF revenues will bear direct and indirect capital project overhead charges in the same manner and using the same procedures as are administered to all other capital improvement project funds.

Adopted April 5, 2005

City of Tampa
Community Redevelopment Agency

TIF Borrowing for Major Projects Policy

Financing for infrastructure projects and/or economic development activities in the 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.

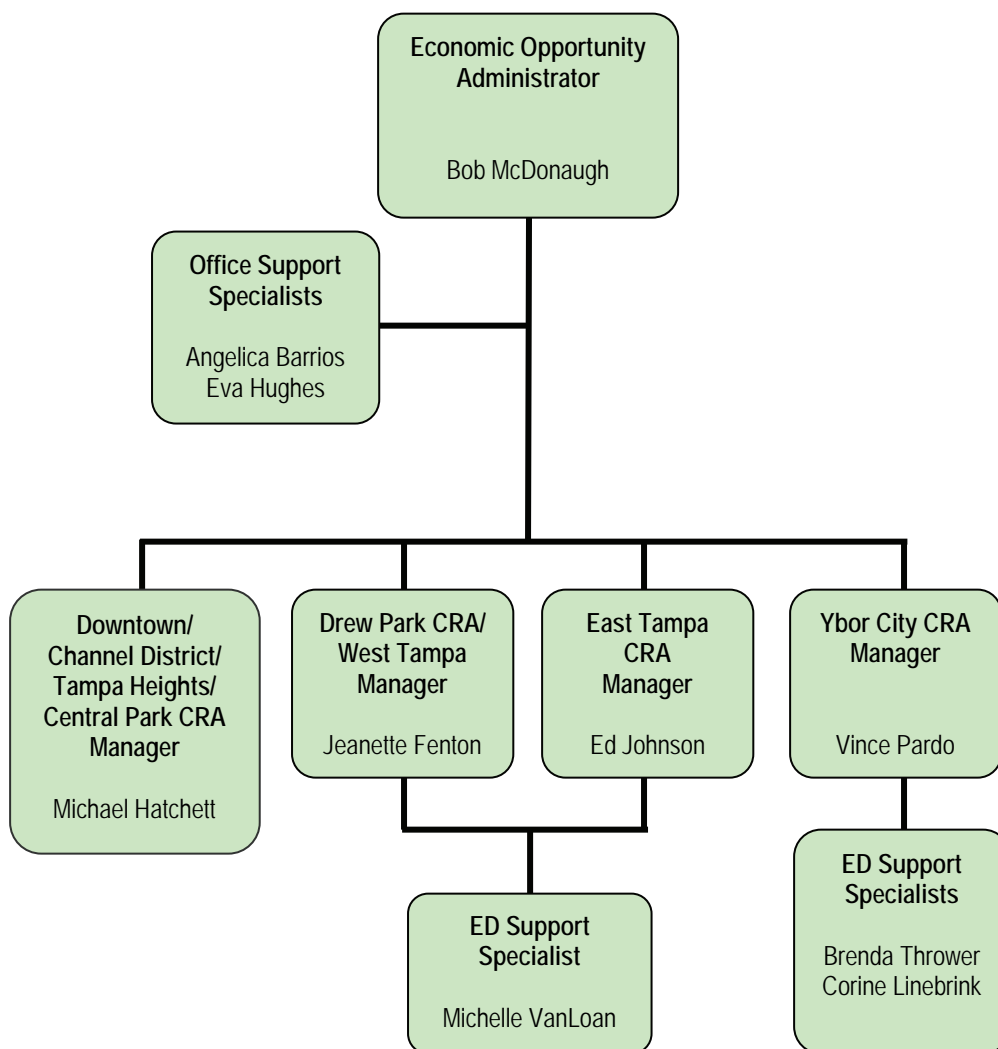
- The financing shall rely on the credit of the CRA/TIF only.
- Back up funding sources including, but not limited to utility taxes, parking revenues, and/or the City's general funds shall not be used as a back-up pledge toward any financing.
- The terms and amounts of potential financing shall be dictated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

Tampa Community Redevelopment Agency Department of Economic and Urban Development



Tampa Community Redevelopment Agency City of Tampa Departmental Staff Allocated Cost Comparison Fiscal 2012 and Fiscal 2013

CRA	Total Allocated Staff Costs			Portion Funded by TIF		
	FY13 ²	FY12 ¹	Increase (Decrease)	FY13	FY12 ¹	Increase (Decrease)
Downtown	\$ 88,235	\$ 113,396	(\$ 25,161)	85.00%	85.00%	0%
Ybor City	357,059	379,057	(21,998)	85.00%	85.00%	0%
Channel District	88,235	108,804	(20,569)	85.00%	85.00%	0%
Drew Park ³	193,571	208,208	(14,636)	70.00%	70.00%	0%
East Tampa ⁴	207,000	224,644	(17,644)	50.00%	50.00%	0%
Tampa Heights Riverfront	17,059	76,352	(59,293)	85.00%	85.00%	0%
Central Park ⁵	0	0	0	0%	0%	0%
Total	\$951,160	\$1,110,461	(\$159,301)	75.00%	76.00%	0%

Explanatory Notes:

¹ Updated from FY2012 Budget Book to reflect changes made after publication.

² The primary reason for the reduction in TIF funding salaries is the change of a CRA Manager to Administrator for Economic Opportunity.

³ The Manager for Drew Park spends 30% of time on West Tampa outside of the CRA district.

⁴ 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.

⁵ 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 2008 - Fiscal 2013

	FY08	FY 09	FY 10	FY 11	FY 12	FY 13
City	0.0057326	0.0057326	0.0057326	0.0057326	0.0057326	0.0057326
County	0.0057446	0.0057439	0.0057423	0.0057407	0.0057391	0.0057374
Port	0.0001982	0.0001950	0.0001925	0.0001900	0.0001900	0.0001850
HART	0.0004495	0.0004682	0.0004682	0.0004682	0.0005000	0.0005000
Children's Board	0.0004634	0.0005000	0.0005000	0.0005000	0.0005000	0.0005000
Total Millage	0.0125583	0.0126397	0.0126356	0.0126315	0.0126617	0.0126550

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 2013 is 0.0116550.

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.

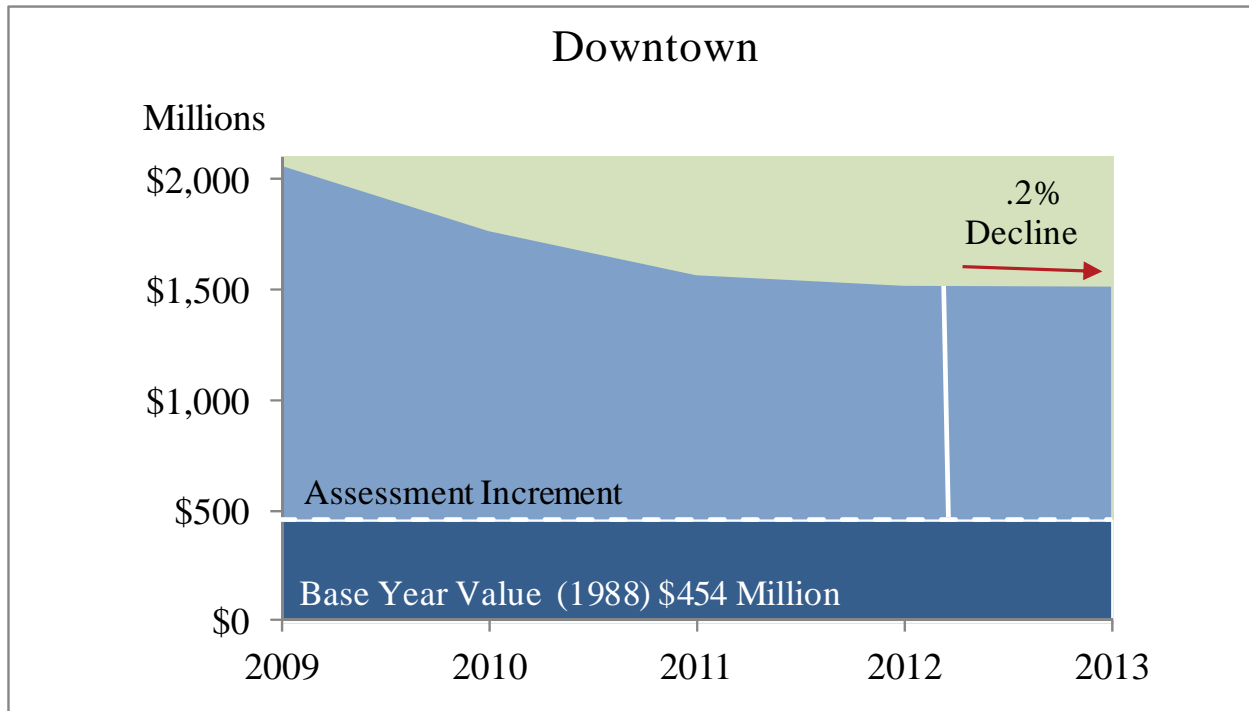
In FY2010, the County began retaining 20% of the TIF increment for Tampa Heights Riverfront (Ordinance 2005-137, Section 5.b).

In FY2004, the County began retaining 30% of the TIF increment for Ybor I (Ordinance 2005-137, Section 5.b).

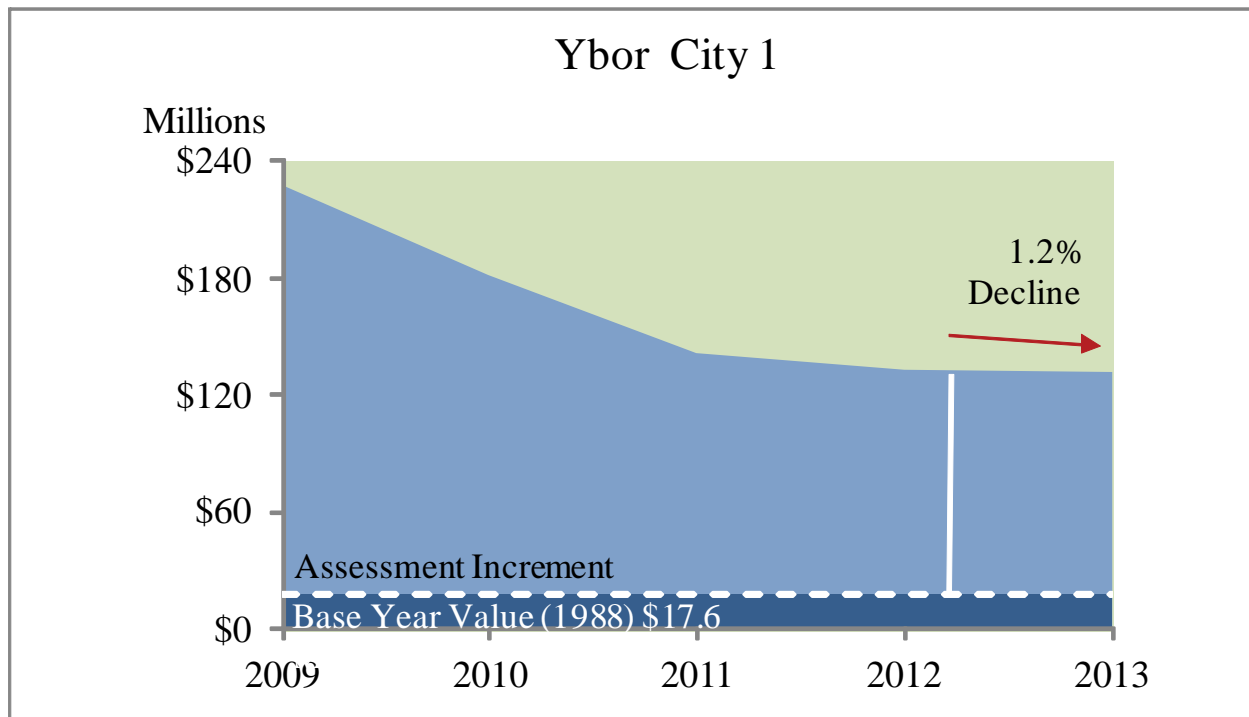
Tampa Community Redevelopment Agency TIF Revenue Calculation by CRA Fiscal 2013 and Fiscal 2012

	FY12			FY13		
	Incremental TIF Assessment	Millage Rate	TIF Revenue @95%	Incremental TIF Assessment	Millage Rate	TIF Revenue @ 95%
Downtown-Non Core	\$893,770,112	0.0126617	\$10,750,900	\$901,914,409	0.0126550	\$10,843,040
Downtown-Core	\$169,283,029	0.0121617	\$1,955,900	\$158,026,370	0.0121550	\$1,824,770
Ybor City 1	\$114,989,712	0.0099400	\$1,085,845	\$112,987,375	0.0099338	\$1,066,272
Ybor City 2	\$11,528,932	0.0116617	\$127,725	\$7,749,229	0.0116550	\$85,801
Channel District	\$221,304,515	0.0116617	\$2,451,748	\$239,510,911	0.0116550	\$2,651,924
Drew Park	\$52,424,241	0.0116617	\$580,788	\$36,638,781	0.0116550	\$405,673
East Tampa	\$2,774,936	0.0116617	\$30,742	-\$39,576,643	0.0116550	\$0
Tampa Heights	\$9,590,259	0.0105139	\$95,789	\$7,033,211	0.0105075	\$70,206
Central Park	\$107,210	0.0116617	\$1,188	-\$764,311	0.0116550	\$0
	\$1,475,772,946		\$17,080,625	\$1,423,519,332		\$16,947,686

Tampa Community Redevelopment Agency 2009-2013 Assessed Value Trends

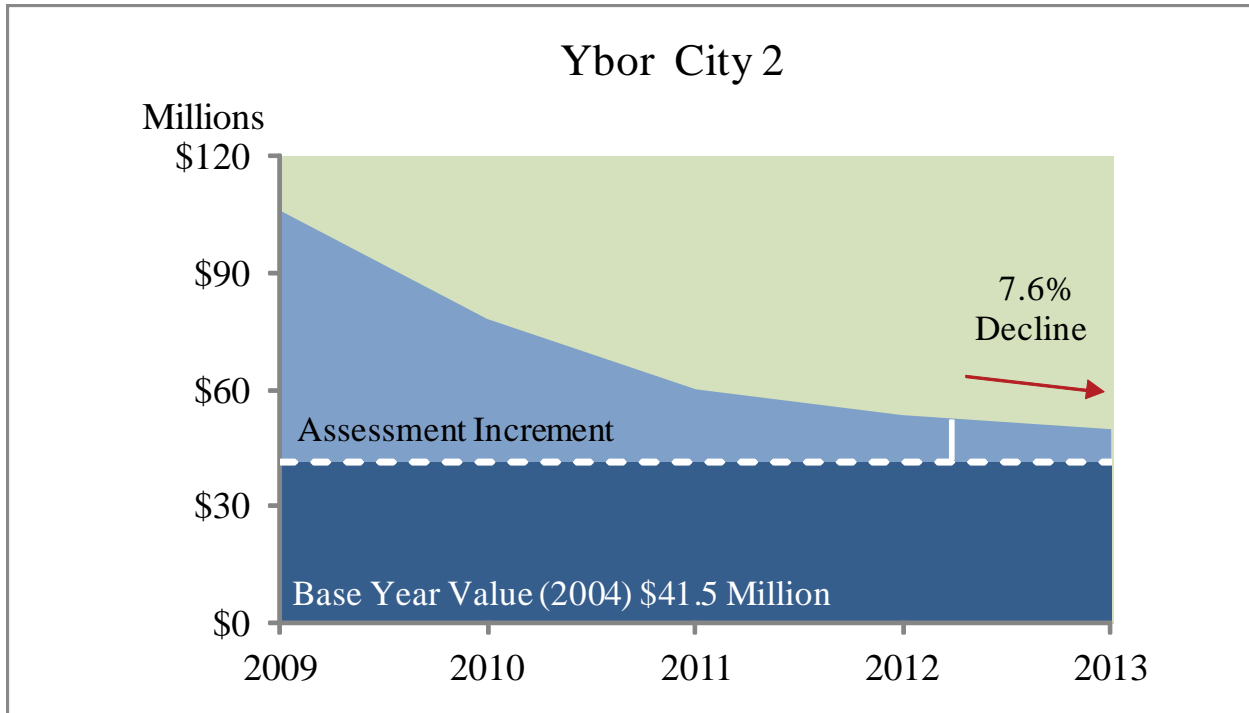


Assessed property values are down .2% from \$1.517B in FY2012 to \$1.514B in FY2013.

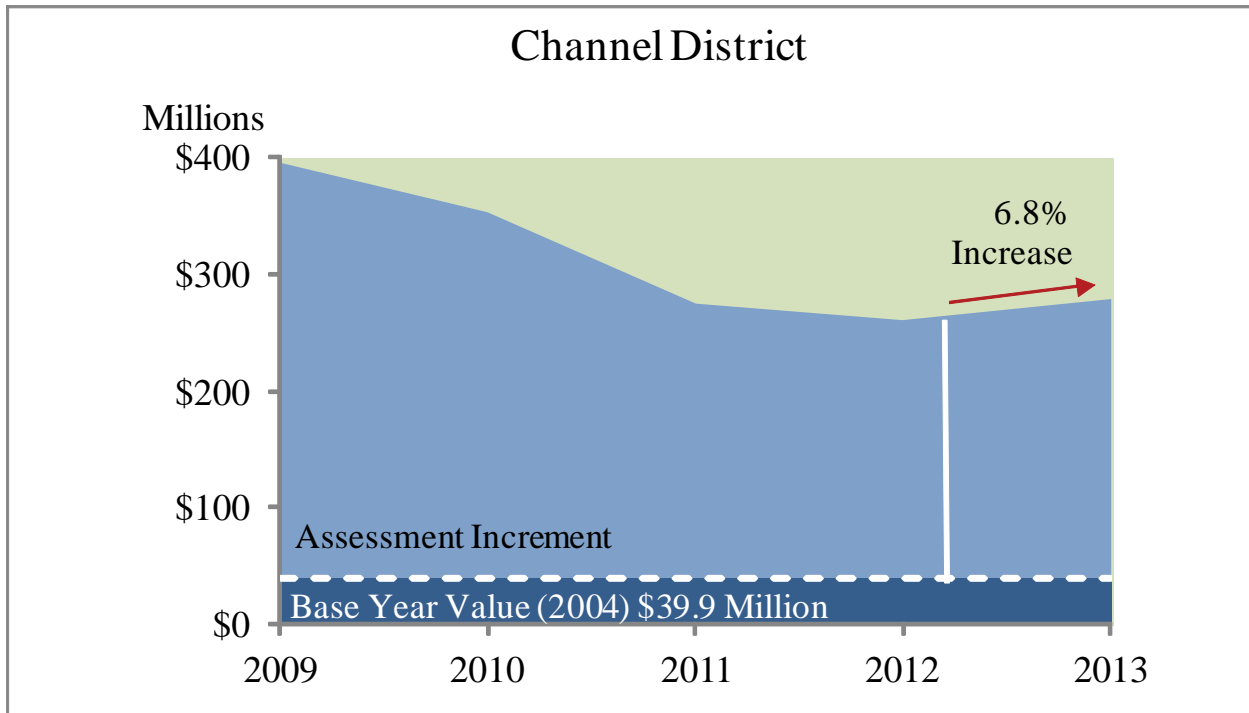


Assessed property values are down 1.2% from \$132.6M in FY2012 to \$131M in FY2013.

Tampa Community Redevelopment Agency 2009-2013 Assessed Value Trends

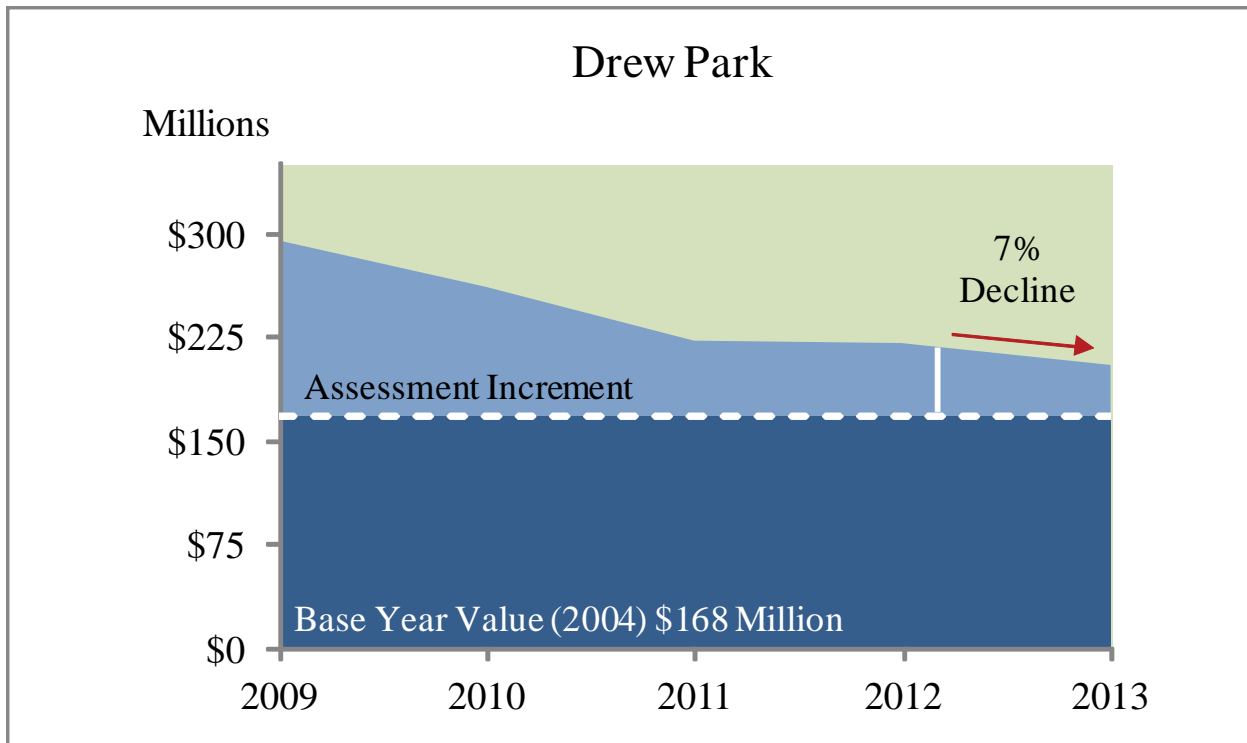


Assessed property values are down 7.6% from \$53M in FY2012 to \$49M in FY2013.

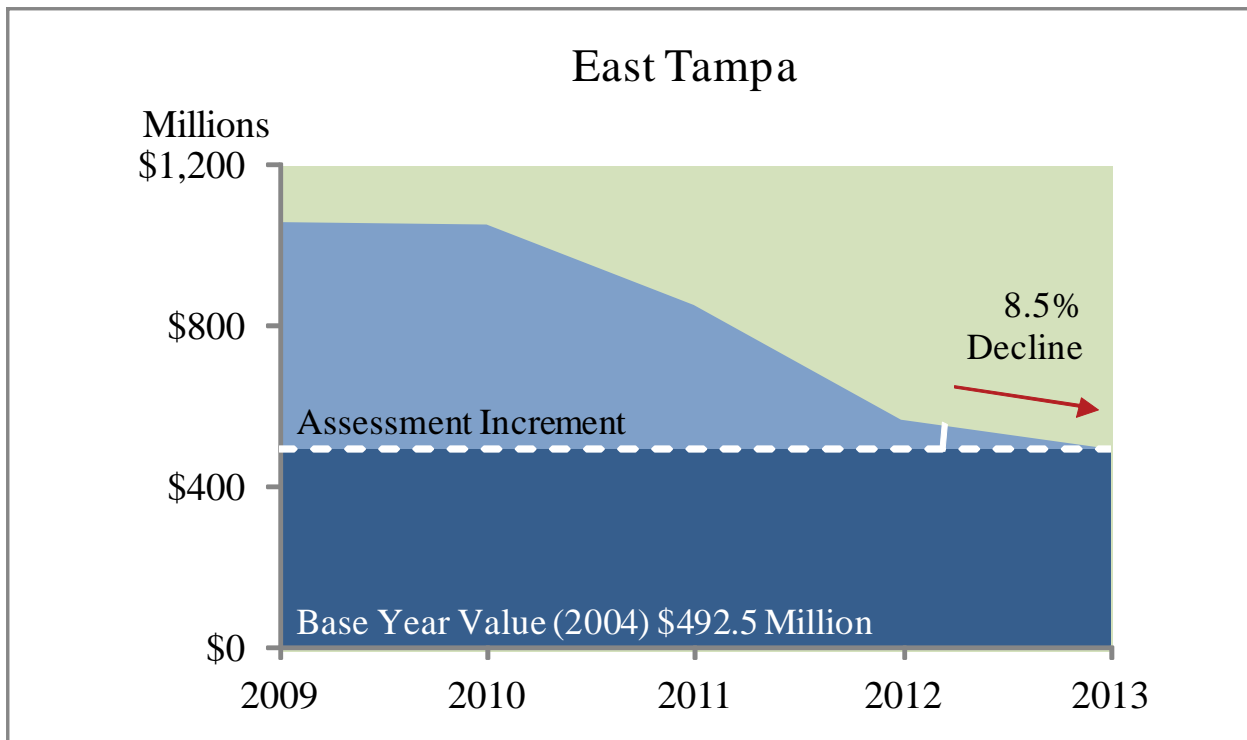


Assessed property values are up 6.8% from \$261.2M in FY2012 to \$279M in FY2013.

Tampa Community Redevelopment Agency 2009-2013 Assessed Value Trends

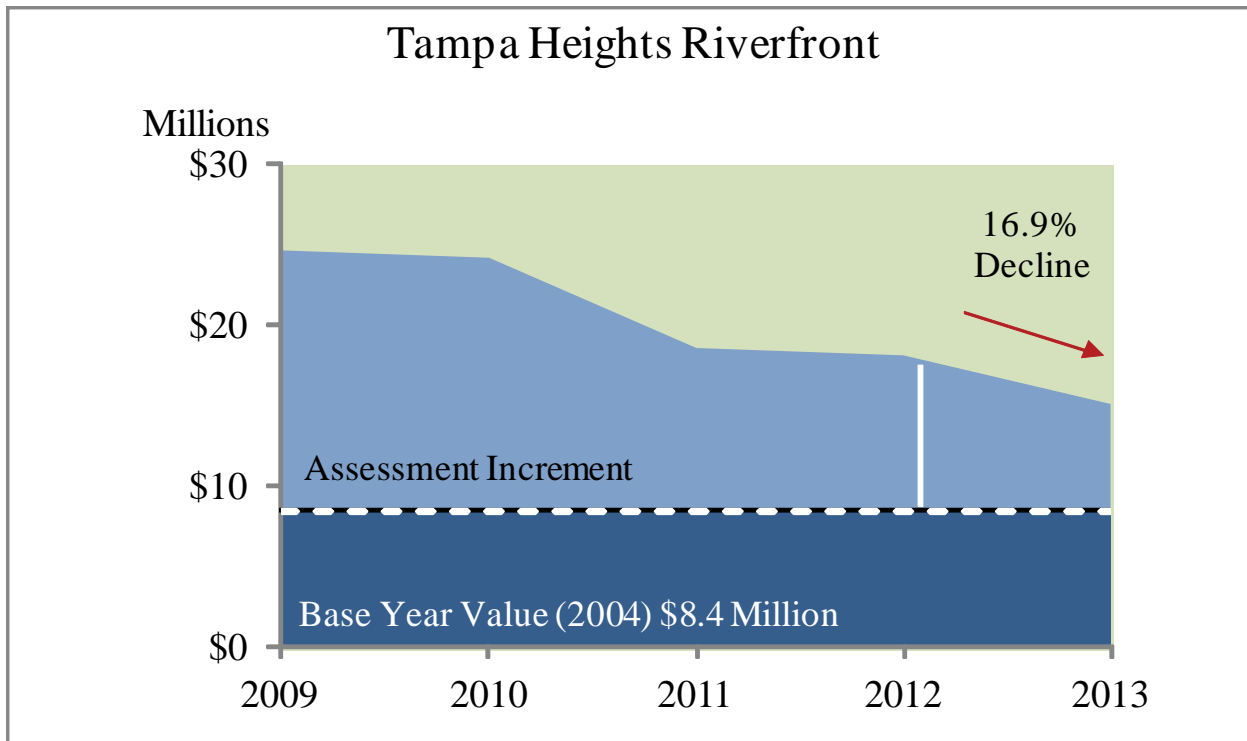


Assessed property values are down 7% from \$220.5M in FY2012 to \$205M in FY2013.

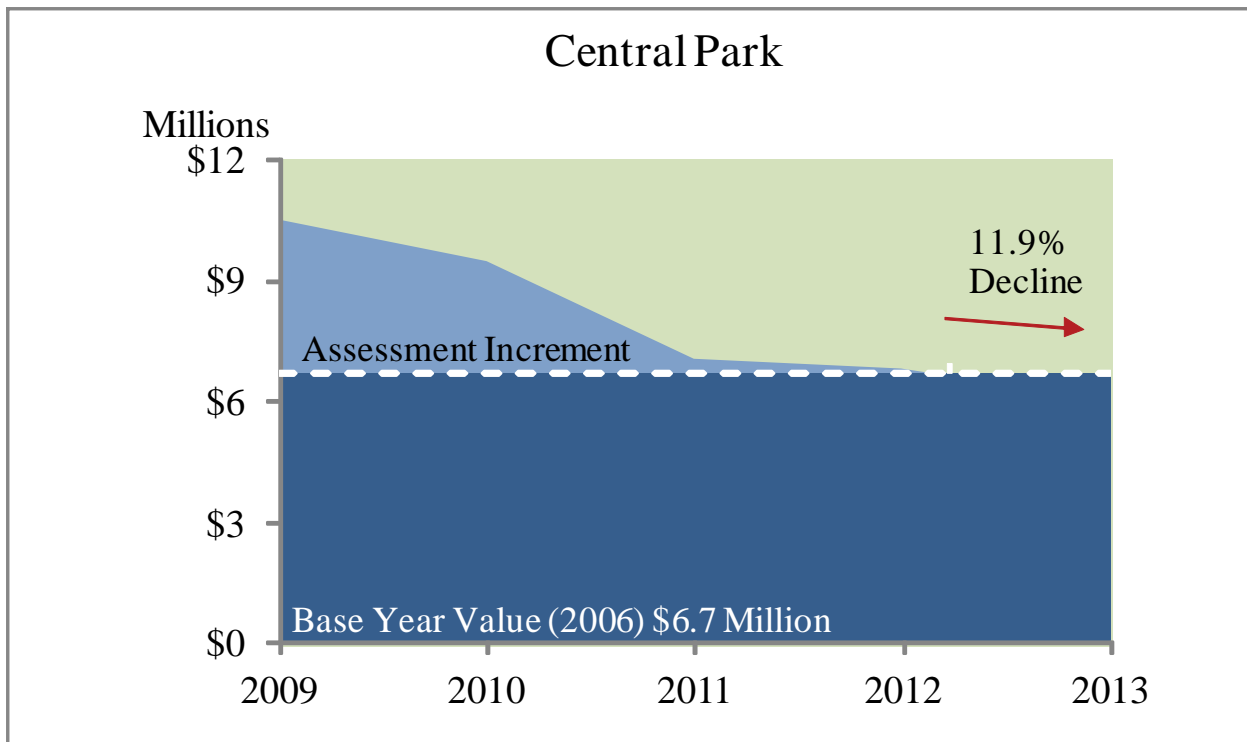


Assessed property values are down 8.5% from \$495.2M in FY2012 to \$453M in FY2013.

Tampa Community Redevelopment Agency 2009-2013 Assessed Value Trends



Assessed property values are down 16.9% from \$18.1M in FY2012 to \$15M in FY2013.



Assessed property values are down 11.9% from \$6.8M in FY2012 to \$6M in FY2013.