



City of Tampa Community Redevelopment Agency
2012 Annual Activity Report | For the year ending September 30, 2012



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Bob Buckhorn Mayor



Our community redevelopment areas continued to shine during fiscal year 2012 and played an important role in fueling Tampa's economic recovery. Not only did we host the Republican National Convention with great success, we also continued to work with our private sector and community-based partners to achieve a number of key objectives, many of which are highlighted throughout this report. Notable examples include,

- Development Services Group, Inc. was selected to redevelop the Classic Federal Courthouse in Downtown into a boutique hotel.
- The Columbia Restaurant Group, Inc. 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.

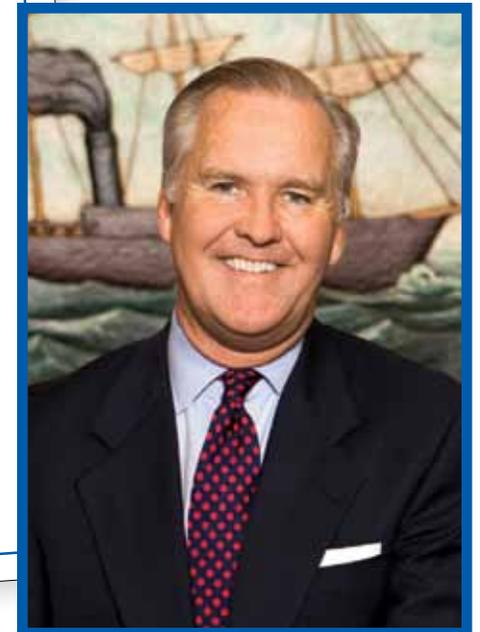
These accomplishments will help Tampa reap many economic benefits over the coming years and help position our redeveloping communities for additional private-sector investment.

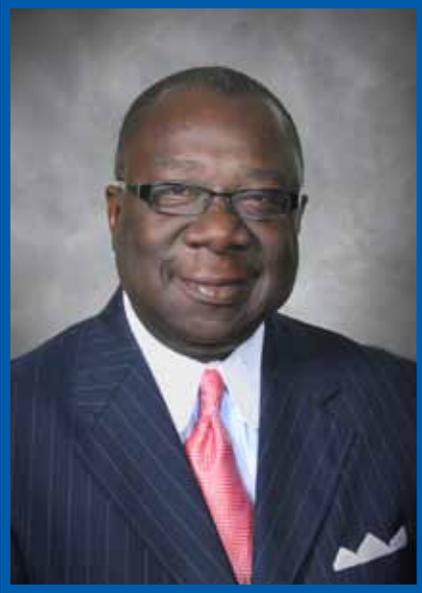
Looking ahead, I am confident that the Community Redevelopment Agency and this Administration, working in close partnership with the private sector and our dedicated community stakeholders, will continue to achieve our mission of making our redevelopment areas more attractive, safe, convenient, environmentally friendly, and economically strong.

Sincerely,

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

Bob Buckhorn





Message from the Chairman

In partnership with the private sector and many dedicated community stakeholders, we continue to enhance the quality of life in our redeveloping communities through the strategic investment of resources. Many of these successes are highlighted throughout this report.

Two major redevelopment highlights of 2012 were the selection of the Columbia Restaurant Group, Inc. to redevelop the Water Works Building in Tampa Heights and the selection of Development Services Group, Inc. 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 to our community for many years to come.

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

-Frank Reddick



Mike Suarez
Vice Chair



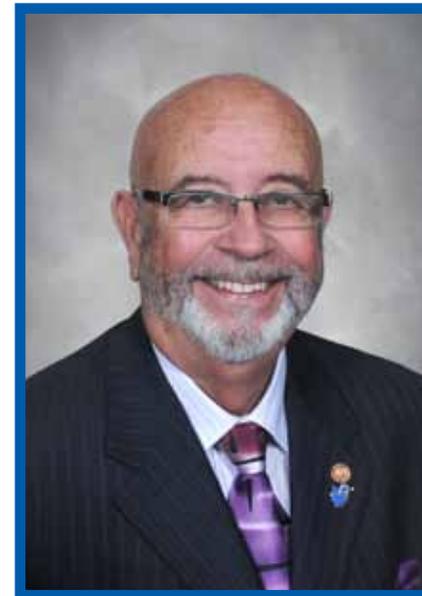
Mary Mulhern



Yvonne Yolie Capin



Harry Cohen



Charlie Miranda



Lisa J. Montelione

An Overview: Community Redevelopment Agency

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

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

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

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

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

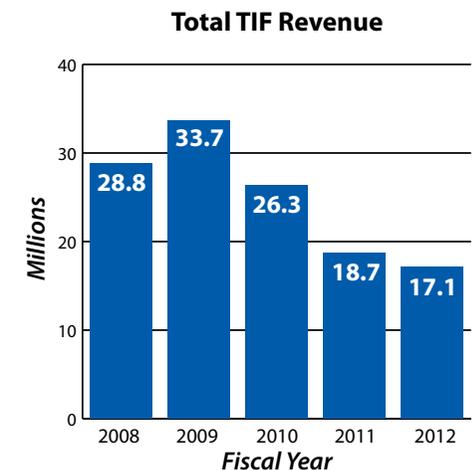
Financial Stewardship - ensure that sufficient public returns exist to support the required public investment.

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

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

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

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



Downtown CRA

CRA Area (Acres) / City Area:	870 (0.80%)
CRA Base Year:	1983 (<i>New-Core amendment 1988</i>)
Base Year Taxable Assessment:	\$454,090,045
FY12 Taxable Assessment:	\$1,517,143,186
Change From Base Year:	\$1,063,053,141
FY12 TIF Revenue (@95%):	\$12,706,648
Property Profile:	FY12 Tax Base
• Homesteaded:	\$255,216,042
• Non-Homesteaded:	\$382,607,491
• Hotel:	\$228,064,192
• Office/Retail:	\$492,491,360
• Other Commercial:	\$135,790,198
• Ind/Manufacturing:	\$6,767,736
• Vacant Land:	\$16,206,167

Ybor City I CRA

CRA Area (Acres) / City Area:	193 (0.18%)
CRA Base Year:	1987
Base Year Taxable Assessment:	\$17,606,555
FY12 Taxable Assessment:	\$132,596,267
Change From Base Year:	\$114,989,712
FY12 TIF Revenue (@95%):	\$1,085,845
Property Profile:	FY12 Tax Base
• Homesteaded:	\$2,374,419
• Non-Homesteaded:	\$14,108,974
• Hotel:	\$17,445,700
• Office/Retail:	\$63,428,137
• Other Commercial:	\$27,638,276
• Ind/Manufacturing:	\$3,216,610
• Vacant Land:	\$4,384,151

Ybor City II CRA

CRA Area (Acres) / City Area:	216 (0.20%)
CRA Base Year:	2002
Base Year Taxable Assessment:	\$41,516,535
FY12 Taxable Assessment:	\$53,045,467
Change From Base Year:	\$11,528,932
FY12 TIF Revenue (@95%):	\$127,725
Property Profile:	FY12 Tax Base
• Homesteaded:	\$4,654,487
• Non-Homesteaded:	\$14,865,955
• Office/Retail:	\$11,589,047
• Other Commercial:	\$3,426,165
• Ind/Manufacturing:	\$11,886,340
• Vacant Land:	\$6,623,473

Channel District CRA

CRA Area (Acres) / City Area:	221 (0.20%)
CRA Base Year:	2003
Base Year Taxable Assessment:	\$39,869,871
FY12 Taxable Assessment:	\$261,174,386
Change From Base Year:	\$221,304,515
FY12 TIF Revenue (@95%):	\$2,451,748
Property Profile:	FY12 Tax Base
• Homesteaded:	\$9,023,768
• Non-Homesteaded:	\$196,573,194
• Office/Retail:	\$5,126,130
• Other Commercial:	\$5,602,548
• Ind/Manufacturing:	\$29,209,909
• Vacant Land:	\$15,638,837

	Downtown CRA	
	Core	Non-Core
	<i>(in thousands)</i>	
REVENUES		
Increment revenues		
from taxing authorities	\$ 1,956	\$ 10,751
Investment earnings	435	1
	<u>2,391</u>	<u>10,752</u>
EXPENDITURES		
Operating - staff, contracts		
and professional services	328	0
Debt Service	1,708	10,749
Capital Outlay	42	0
Total Expenditures	<u>2,078</u>	<u>3</u>
REVENUES LESS EXPENDITURES	313	3
BEGINNING FUND BALANCE	327	(3)
ENDING FUND BALANCE	\$ 640	\$ 0

	Ybor City CRA	
	Ybor I	Ybor II
	<i>(in thousands)</i>	
REVENUES		
Increment revenues		
from taxing authorities	\$ 1,086	\$ 128
Investment earnings	46	43
	<u>1,132</u>	<u>171</u>
EXPENDITURES		
Operating - staff, contracts		
and professional services	865	213
Debt Service	332	0
Capital Outlay	36	0
Total Expenditures	<u>1,233</u>	<u>213</u>
REVENUES LESS EXPENDITURES	(100)	(42)
BEGINNING FUND BALANCE	183	426
ENDING FUND BALANCE	\$ 82	\$ 384

	Channel District CRA
	<i>(in thousands)</i>
REVENUES	
Increment revenues	
from taxing authorities	\$ 2,451
Investment earnings	251
	<u>2,702</u>
EXPENDITURES	
Operating - staff, contracts	
and professional services	276
Debt Service	1,300
Capital Outlay	582
Transfers Out	(1,300)
Total Expenditures	<u>(756)</u>
REVENUES LESS EXPENDITURES	(756)
BEGINNING FUND BALANCE	2,760
ENDING FUND BALANCE	\$ 2,004

Drew Park CRA

CRA Area (Acres) / City Area:	829 (0.76%)
CRA Base Year:	2003
Base Year Taxable Assessment:	\$168,033,380
FY12 Taxable Assessment:	\$220,457,621
Change From Base Year:	\$52,424,241
FY12 TIF Revenue (@95%):	\$580,788
Property Profile:	FY12 Tax Base
• Homesteaded:	\$2,517,898
• Non-Homesteaded:	\$6,475,960
• Office/Retail:	\$81,659,317
• Ind/Manufacturing:	\$129,066,628
• Vacant Land:	\$737,818

East Tampa CRA

CRA Area (Acres) / City Area:	4,817 (4.41%)
CRA Base Year:	2003
Base Year Taxable Assessment:	\$492,472,827
FY12 Taxable Assessment:	\$495,247,763
Change From Base Year:	\$2,774,936
FY12 TIF Revenue (@95%):	\$30,742
Property Profile:	FY12 Tax Base
• Homesteaded:	\$85,425,036
• Non-Homesteaded:	\$140,445,137
• Office/Retail:	\$208,708,620
• Ind/Manufacturing:	\$44,246,695
• Vacant Land:	\$16,422,275

Tampa Heights Riverfront CRA

CRA Area (Acres) / City Area:	77 (0.07%)
CRA Base Year:	2005
Base Year Taxable Assessment:	\$8,464,415
FY12 Taxable Assessment:	\$18,054,674
Change From Base Year:	\$9,590,259
FY12 TIF Revenue (@95%):	\$95,789
Property Profile:	FY12 Tax Base
• Homesteaded:	\$651,618
• Non-Homesteaded:	\$439,874
• Office/Retail:	\$6,473,882
• Ind/Manufacturing:	\$38,686
• Vacant Land:	\$10,450,614

Central Park CRA

CRA Area (Acres) / City Area:	143 (0.13%)
CRA Base Year:	2006
Base Year Taxable Assessment:	\$6,701,795
FY12 Taxable Assessment:	\$6,809,005
Change From Base Year:	\$107,210
FY12 TIF Revenue (@95%):	\$1,188
Property Profile:	FY12 Tax Base
• Homesteaded:	\$129,098
• Non-Homesteaded:	\$2,641,197
• Office/Retail:	\$2,937,006
• Vacant Land:	\$1,101,704

Drew Park CRA (in thousands)	
REVENUES	
Increment revenues from taxing authorities	\$ 581
Investment earnings	<u>260</u>
	841
EXPENDITURES	
Operating - staff, contracts and professional services	242
Capital Outlay	<u>103</u>
Total Expenditures	345
REVENUES LESS EXPENDITURES	496
BEGINNING FUND BALANCE	<u>2,689</u>
ENDING FUND BALANCE	\$ 3,185

East Tampa CRA (in thousands)	
REVENUES	
Increment revenues from taxing authorities	\$ 30
Investment earnings	<u>955</u>
	985
EXPENDITURES	
Operating - staff, contracts and professional services	1,011
Capital Outlay	<u>1,166</u>
Total Expenditures	2,177
REVENUES LESS EXPENDITURES	(1,192)
BEGINNING FUND BALANCE	<u>7,973</u>
ENDING FUND BALANCE	\$ 6,781

Tampa Heights Riverfront CRA (in thousands)	
REVENUES	
Increment revenues from taxing authorities	\$ 96
Investment earnings	<u>25</u>
	121
EXPENDITURES	
Operating - staff, contracts and professional services	66
Capital Outlay	<u>19</u>
Total Expenditures	85
REVENUES LESS EXPENDITURES	37
BEGINNING FUND BALANCE	<u>82</u>
ENDING FUND BALANCE	\$ 118

Central Park CRA (in thousands)	
REVENUES	
Increment revenues from taxing authorities	\$ 1
Investment earnings	<u>0</u>
	1
EXPENDITURES	
Operating - staff, contracts and professional services	<u>0</u>
Total Expenditures	0
REVENUES LESS EXPENDITURES	1
BEGINNING FUND BALANCE	<u>(1)</u>
ENDING FUND BALANCE	\$ 0



Downtown

Downtown continues building its reputation as a high-caliber urban center that features quality residential, commercial, and recreational assets. In addition to successfully hosting the 2012 Republican National Convention, Downtown witnessed the opening the \$30 million Center for Advanced Medical Learning and Simulation and the selection of Development Services Group, Inc. to redevelop the Classic Federal Courthouse into a boutique hotel. Downtown also continued to host a number of exciting activities and events along the waterfront, keeping Tampa in position as Florida's West Coast leader for business, cultural amenities, convention activities, and urban living.

Highlights 2012

Private Sector Investment

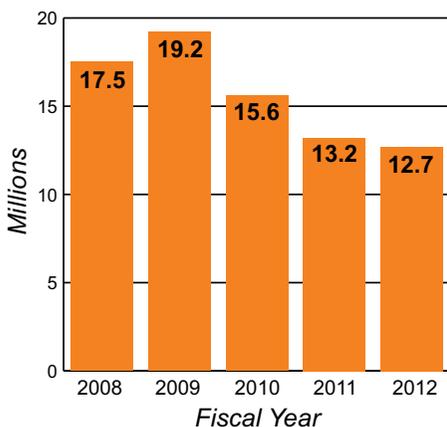
- Development Services Group, Inc. won the bid to convert the Classic Federal Courthouse into a boutique hotel.
- Sage Partners opened the 120-unit Metro 510 workforce housing development.
- \$40 million in private funding was invested to upgrade the Tampa Bay Times Forum.
- The newly renovated Hotel Flordan 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 streetscape improvements were made along N. Franklin Street between Cass and Fortune Streets.
- Construction began on the Zack Street Promenade of the Arts.



Downtown TIF Revenue



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.
- The World Dragon Boat Racing Championship 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.
- The City released an RFP soliciting proposals for the redevelopment of the land immediately west of the John F. German Library.

Looking Forward

- Support the redevelopment of the Classic Federal Courthouse.
- 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.



“We are honored to have been selected to redevelop the Classic Federal Courthouse. The existing architecture and interior features will help us deliver a truly ‘one of kind’ hotel in the heart of downtown Tampa. We believe it will be a place that business travelers, tourists and the local community will appreciate and enjoy. We are proud to be a part of the revitalization of downtown Tampa.”

– Gary Prosterman,
President and CEO,
Development Services
Group, Inc.



Ybor City

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

Highlights 2012

Private Sector Investment

- Several new and expanded businesses opened in the Historic District including: C.H. Robinson, 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.

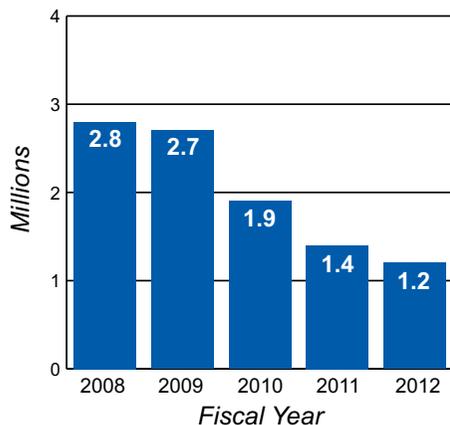
TIF and non-TIF Funded Capital Improvements

- The Agency invested \$175,000 in district streetscape improvements and \$50,000 in sidewalk repairs and ADA improvements in the Ybor City CRAs.
- The Agency invested over \$25,000 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 approximately 80%.
- 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.

Ybor TIF Revenue



- 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.
- Ybor City shipped approximately 2000 cigars to front line U.S. Troops as part of the 2nd Annual Ybor City Cigars for Soldiers program.

Looking Forward

- 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 Program to attract daytime, early evening visitors and families 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 to 21st & 22nd Streets.
- Coordinate with City staff on streamlining City development regulations.
- Support InVision planning efforts and pursue recommended priority redevelopment initiatives.



“When we moved our business to 1905 East 7th Ave in 2011, we knew that the building would require some significant repairs, inherent with older buildings. With assistance from the Ybor City CRA Façade Grant Program, we were able to fully restore our facade within a much shorter period of time than it would have taken if we were to budget for the project on our own. The grant program is truly amazing for any property owner looking to restore and revitalize their building. Not only does it help in revitalizing Ybor City, it aids in increasing property values.”

– Tona Bell and
Randy Rosenthal,
Property Owners,
Tricycle Studios





Channel District

The Channel District continues its transformation from a warehouse and distribution center to a residential and arts and entertainment magnet. StageWorks Theatre celebrates its one-year anniversary at Grand Central at Kennedy and Related Development began constructing a 356-unit apartment complex. The Washington Street Park opened and design work was completed for a number of significant infrastructure improvements. These amenities and improvements are certain to attract additional investment to this exciting and dynamic urban neighborhood.

Highlights 2012

Private Sector Investment

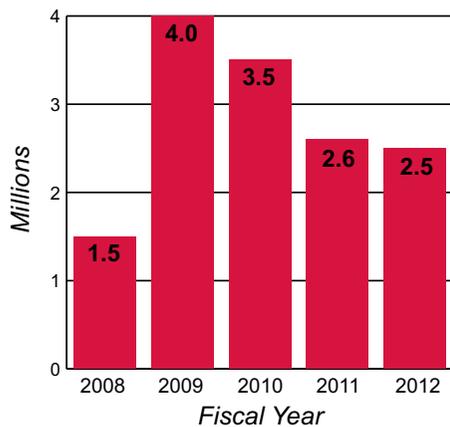
- Related Development started construction of a 356-unit apartment complex at Meridian Avenue and Whiting Street. The development also includes a linear park and 4,800 s.f. of retail space.
- A number of new businesses opened in the district, including Seadog Cantina, Victory Coffee, BoConcept, The Salon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

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 work started on the Whiting Street interim improvements.



Channel District TIF Revenue



Notable Events, Programs, and Services

- Stageworks Theatre celebrated its one year anniversary.
- Washington Street Park received an Award for Excellence from the Hillsborough County City-County Planning Commission and an Architecture Award from the American Society of Landscape Architects.
- 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.
- Construct the 12th Street Segment A and Whiting Street interim improvements.
- Support the redevelopment of Channelside Bay Plaza.
- Encourage the development of additional residences and businesses throughout the district.
- Support InVision planning efforts and pursue recommended priority redevelopment initiatives.



“We are so pleased to have relocated our BoConcept store to the Channel District in the Summer of 2012. The urban, Danish design furniture we sell really resonates well with the building we are in and the whole area. Our customers come from all over the state, and beyond, and they find it a convenient place to visit. The whole area is becoming ever more vibrant, with new restaurants and businesses opening, and I am sure it will be an even better area for our customers to visit and our team to work in in the future.”

– Ray Priddle
Owner,
BoConcept Tampa Bay





Drew Park

Drew Park’s close proximity to Tampa International Airport, Hillsborough Community College, professional sports and recreational facilities, and major employers, ideally positions the area for redevelopment activity. As one of the few remaining areas within Tampa with relatively affordable industrial land and space, the area continues to attract residents and businesses. Construction of stormwater infrastructure improvements will address long standing drainage problems. The Drew Park Streetscape & Beautification Master Plan will guide improvements for years to come and transform the appearance of the area. These projects are keeping redevelopment momentum moving forward and encouraging private investment.

Highlights 2012

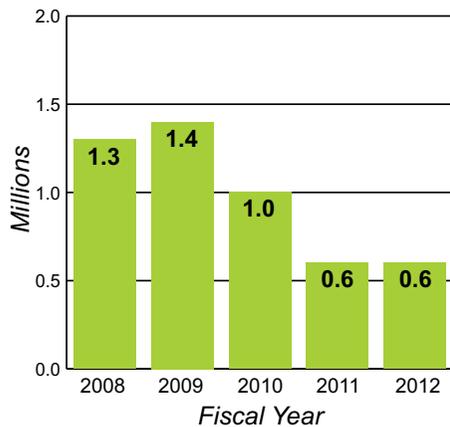
Private Sector Investment

- Courtesy Hyundai demolished its building to make way for a new \$2.5 million, 15,745 square foot showroom under construction to be completed in early 2013.
- Stadium Toyota completed a major renovation, with improvements to its exterior and interior appearance, function and energy efficiency.
- The value of permitted construction in 2012 was over 70% greater than the previous year, totaling over \$11 million in building value. This figure is largely commercial permit activity reflecting substantial investments by auto dealerships.

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 progressed on Phase 1 of the Drew Park Stormwater Improvement Project to expand the Henry Avenue retention pond north of the Drew Park CRA and will be completed late 2012. 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.

Drew Park TIF Revenue



- Design of the Stormwater and Right-of-Way improvements along Grady Avenue was completed, construction began in Fall 2012 to be completed by October 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 were in the design phase and projected to go out for bid in early 2013. 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 were completed during FY12 and another was approved 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.

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.
- Courtesy Automotive Group is investing further by renovating its Infiniti dealership and building a new Collision Center.
- 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.



“Courtesy Automotive Group in Tampa – on the heels of opening its brand-new, state-of-the-art Mercedes-Benz dealership – is investing further in the City of Tampa by renovating its nearby Infiniti and Hyundai dealerships, as well as building a new collision center. Once completed, these renovations will add substantial capacity to Courtesy’s operations while providing clean, friendly and comfortable atmospheres for all of our new and future clients. The City of Tampa has been, and continues to be, a great partner in facilitating our building plans. We look forward to expanding our operations in the Drew Park CRA, and are happy to have a true, collaborative relationship with the City of Tampa.”

– George Karolis
 Vice President of Corporate Development and Real Estate,
 Asbury Automotive Group



East Tampa

East Tampa is ideally situated between Downtown, the Port of Tampa and the University of South Florida and offers convenient access to three interstates and Tampa International Airport. The community continues to attract private sector investment throughout the 7.5 square-mile area, including the Country Pumpkin Café and the new Family Plaza. The City remains committed to investing in significant public safety, aesthetic and infrastructure improvements, including the on-going construction of the North 22nd Street improvement project and the alleviation of stormwater ponding at N. 30th Street and Hillsborough Avenue. East Tampa is moving forward as a great place for redevelopment investment.

Highlights 2012

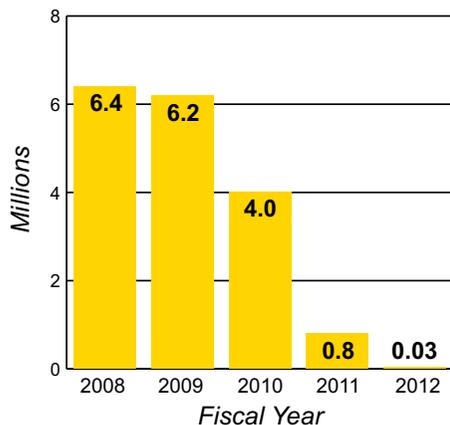
Private Sector Investment

- 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 North 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.
- Omar Mattar invested \$1.6 million to construct the 12,000 square foot Family Plaza. Tenants include mobile phone, a nail salon, a coin-operated laundry and a grocery/meat market.

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 of the Cyrus Greene Recreation Complex parking lot was completed and rehabilitation of the basketball courts began.

East Tampa TIF Revenue



Notable Events, Programs, and Services

- KaBOOM installed a new playground at Ragan Community Park through a partnership with Humana Healthcare, Inc., City of Tampa Parks & Recreation, and the East Tampa Community Revitalization Partnership. This public/private partnership provided funding in excess of \$200,000, and 273 volunteers took part in the “Build Day” to make this dream a reality.
- 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) 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.
- 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.
- The City was awarded \$400,000 EPA Multi-Purpose Assessment and Cleanup Grant.

Looking Forward

- Complete Phase II and the “Roundabout” segment 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.



“I have been in this neighborhood about 15 years. I used to own the gas station across the street from this property. I saw the crime issues created by the motel that was here. I bought the motel with the intent to run it as a more responsible business. Due to structural issues, the motel was razed. I built this retail center to bring needed services to the community. I have a good feeling about this area.”

– Omar Mattar
Owner, Family Plaza





Tampa Heights Riverfront

Tampa Heights Riverfront's close proximity to Downtown makes this redevelopment area a prime location for redevelopment investment. The Columbia Restaurant Group, Inc. was selected to redevelop the historic Water Works Building into a destination restaurant and Tampa City Council allocated \$4.5 million to redevelop the adjacent Water Works Park and additional funds were obtained for the Ulele Spring restoration and expansion project. Located just a short distance along the Hillsborough River and the Tampa Riverwalk from the David A. Straz Performing Arts Center, the Tampa Museum of Art, the Glazer Children's Museum and the Curtis Hixon Waterfront Park, Tampa Heights Riverfront is destined to become a premier waterfront community.

Highlights 2012

Private Sector Investment

- The Columbia Restaurant Group, Inc. was selected to redevelop the historic Water Works Building into a restaurant.

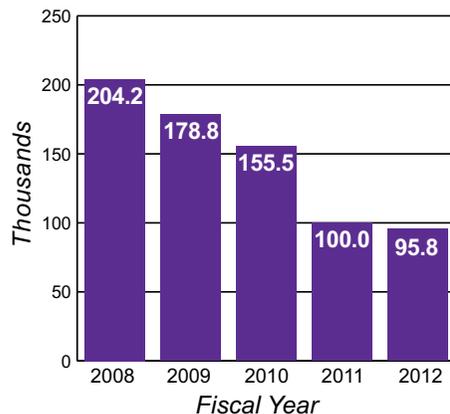
TIF and non-TIF Funded Capital Improvements

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

Notable Events, Programs, and Services

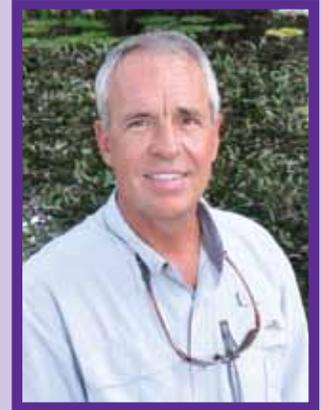
- Hardeman-Kempton & Associates completed a new master plan for Water Works Park, inclusive of the planned expansion and restoration of Ulele Springs.
- The City initiated proceedings to terminate the Heights development agreement to reposition the property for redevelopment investment.
- Riverside Heights Holdings, LLC made significant progress in securing ownership of the former Tampa Armature Works building.

**Tampa Heights Riverfront
TIF Revenue**



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 and restoration of Ulele Springs.
- Following the bankruptcy proceedings, work with the new owners to determine the appropriate course for redevelopment efforts.
- Support InVision planning efforts and pursue recommended priority redevelopment initiatives.



“Severed from the Hillsborough River for more than a century, plans are underway to reconnect Ulele Springs to the river, creating a spring-fed haven for fish and manatees. The restored Ulele Springs will be a crown jewel along the Riverwalk, allowing residents and visitors to experience a natural spring environment.”

– Thomas Ries
President and Founder,
Ecosphere Restoration
Institute



Central Park

Boasting great views of the Downtown skyline and convenient access to Tampa’s urban job center, Ybor City and the Channel District, Central Park will soon be home to new residences, businesses opportunities and great recreational amenities. At the mixed-use Encore development, the virtually complete Ella senior apartment complex is ready for lease-up and two more apartment buildings will soon be under construction. By blending the neighborhood’s incredibly rich cultural history with the best principles of sustainable urban design, Encore’s distinctive character will ignite the rebirth of the Central Park neighborhood.

Highlights 2012

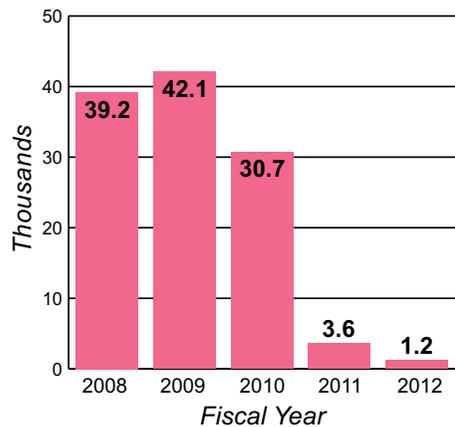
Private Sector Investment

- 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.
- Construction of the 160-unit Ella senior apartment complex was nearly completed.

Central Park TIF Revenue



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 and made the short list of candidates. 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 creating the master plan for redeveloping 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 InVision planning efforts and pursue recommended priority redevelopment initiatives.
- Support private sector initiatives that might evolve.



“The development of Encore is a perfect example of how it takes a commitment to community every step of the way to successfully revitalize distressed neighborhoods within an urban core. The Tampa Housing Authority and Banc of America Community Development Corporation began working together to redevelop this site over seven years ago. With the unwavering support of the City of Tampa and its leaders, as well as the many local professionals dedicated to this project, the infrastructure of this neighborhood is world class, and the first building, The Ella, is ready to welcome its first residents.”

– Eileen M. Pope
Sr. Vice President,
Banc of America Community
Development Corporation

CITY OF TAMPA, FLORIDA
COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
COMMUNITY REDEVELOPMENT AGENCY - TAX INCREMENT FINANCING
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2012 (in thousands)

	Ybor	Downtown		East Tampa	Drew Park	Channel District	Ybor II	Tampa Heights Riverfront	Central Park	CRA Total
		Core	Non Core							
REVENUES										
Tax Increment Revenues:										
Hillsborough County	\$ 439	\$ 923	\$ 4,873	\$ 15	\$ 286	\$ 1,206	\$ 63	\$ 42	\$ 1	\$ 7,848
City of Tampa	626	922	4,867	15	286	1,205	63	52	-	8,036
Hillsborough Transit Authority	-	-	425	-	-	-	-	-	-	425
Children's Board of Hillsborough County	-	80	425	-	-	-	-	-	-	505
Tampa Port Authority	21	31	161	-	9	40	2	2	-	266
Investment Earnings	46	435	1	955	260	251	43	25	-	2,016
TOTAL REVENUES	1,132	2,391	10,752	985	841	2,702	171	121	1	19,096
EXPENDITURES										
Current:										
City Staff	307	97	-	459	147	94	34	66	-	1,204
Contractual Services and Supplies	558	231	-	552	95	182	179	-	-	1,797
Debt Service:										
Principal and Interest	332	1,708	10,749	-	-	1,306	-	-	-	14,095
Issuance of Debt Cost	-	-	-	-	-	(6)	-	-	-	(6)
Capital Outlay:										
Land	-	-	-	185	-	-	-	-	-	185
Improvements Other Than Buildings	24	42	-	579	-	582	-	16	-	1,243
Road Improvements	-	-	-	-	-	-	-	3	-	3
Stormwater Improvements	-	-	-	386	103	-	-	-	-	489
Sidewalk Improvements	-	-	-	7	-	-	-	-	-	7
Park and Landscaping Improvements	2	-	-	9	-	-	-	-	-	11
Furniture and Equipment	10	-	-	-	-	-	-	-	-	10
TOTAL EXPENDITURES	1,233	2,078	10,749	2,177	345	2,158	213	85	-	19,038
Excess of Revenues Over Expenditures	(101)	313	3	(1,192)	496	544	(42)	36	1	58
OTHER FINANCING USES										
Transfers Out	-	-	-	-	-	(1,300)	-	-	-	(1,300)
Total Other Financing Uses	-	-	-	-	-	(1,300)	-	-	-	(1,300)
Net Change in Fund Balances	(101)	313	3	(1,192)	496	(756)	(42)	36	1	(1,242)
Beginning Fund Balances	183	327	(3)	7,973	2,689	2,760	426	82	(1)	14,436
Ending Fund Balances (Deficit)	<u>\$ 82</u>	<u>\$ 640</u>	<u>\$ -</u>	<u>\$ 6,781</u>	<u>\$ 3,185</u>	<u>\$ 2,004</u>	<u>\$ 384</u>	<u>\$ 118</u>	<u>\$ -</u>	<u>\$ 13,194</u>
Outstanding Encumbrances	<u>\$ 13</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,092</u>	<u>\$ 792</u>	<u>\$ 128</u>	<u>\$ 5</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,030</u>

Note: The remaining principal outstanding on the City of Tampa 1991 Utility Tax and Special Revenue Refunding Bonds and the 2001B Utilities Tax and Special Refunding Bonds, to which tax increment revenues of this fund are pledged is \$47,020,000 as of September 30, 2012. During 2010, the Community Redevelopment Agency entered into a loan agreement for \$6 million to finance project costs in the Channel District. The principal outstanding, secured by tax increment revenues, is \$3,116,776 as of September 30, 2012.

Investment Earnings in the amount of \$2,015,590 represent a portion of prior years interest from the Community Redevelopment Agency Interest Fund. The CRA Interest Fund was closed in FY12, and the earnings were transferred to the Community Redevelopment Agency District Funds. The interest revenues earned will be allocated to future programs within the CRA Districts.

The Transfers Out amount of \$1.3 million represent an adjustment for the Channel District CRA 2010 BB&T loan that is recorded in the Debt Service Fund.

Frequently Asked Questions About Community Redevelopment Areas

What is a Community Redevelopment Area?

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

What is the purpose of creating a Community Redevelopment Area?

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

How is a CRA created?

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

Are there any special funding sources associated with a CRA?

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

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

Who governs CRA’s and TIF expenditures?

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

Are community members involved in the redevelopment process?

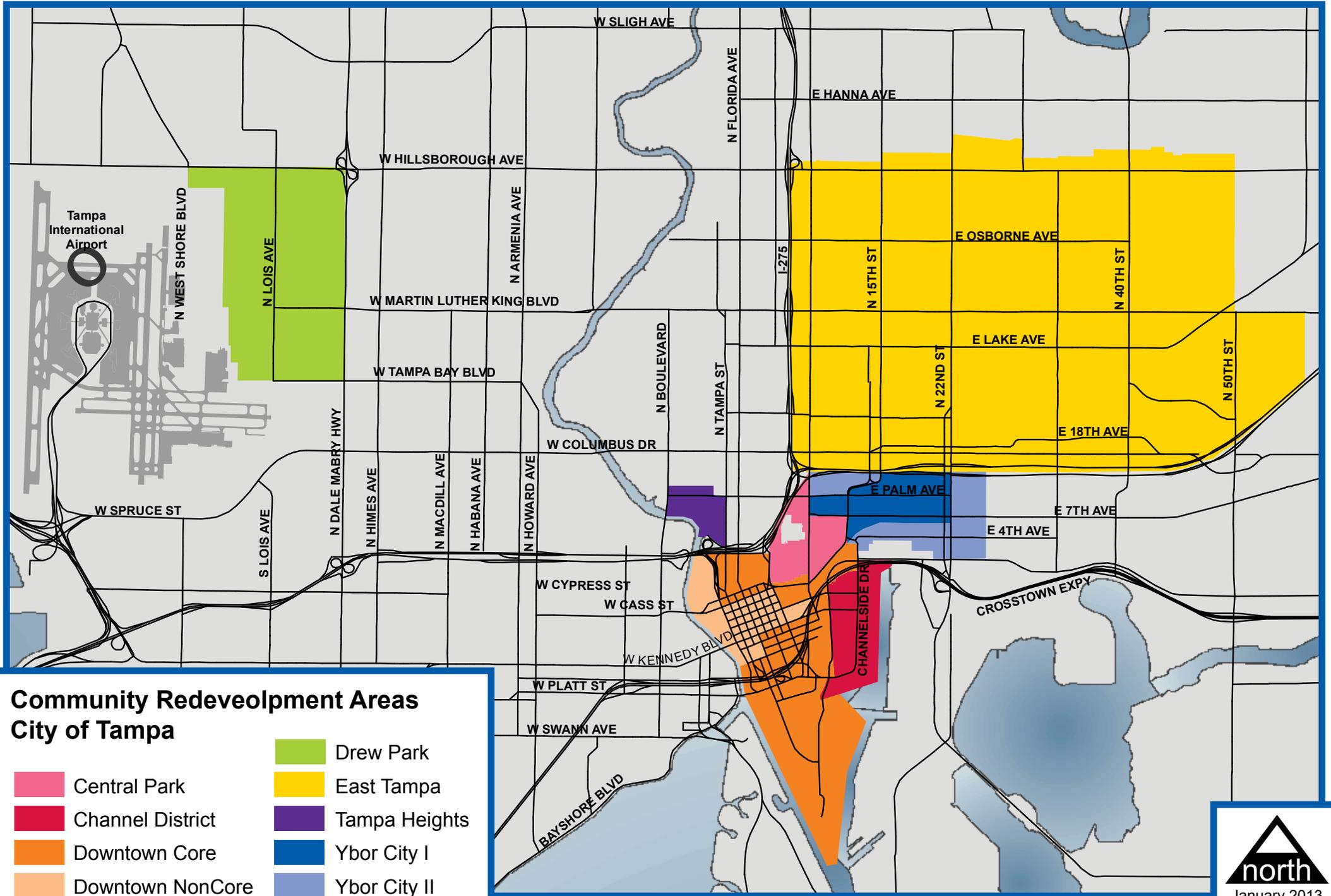
Yes. The Agency appoints community advisory committees to serve each redevelopment area. The committees meet regularly with city staff and other stakeholders to help prioritize redevelopment initiatives. Committee recommendations are then presented to the Agency for consideration.

For additional information, please contact

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

(813) 274-8325

tampagov.net/CRA



**Community Redevelopment Areas
City of Tampa**

	Drew Park
	Central Park
	Channel District
	Downtown Core
	Downtown NonCore
	Tampa Heights
	East Tampa
	Ybor City I
	Ybor City II





Bob Buckhorn, Mayor
City of Tampa
306 East Jackson Street
Tampa, Florida 33602
tampagov.net