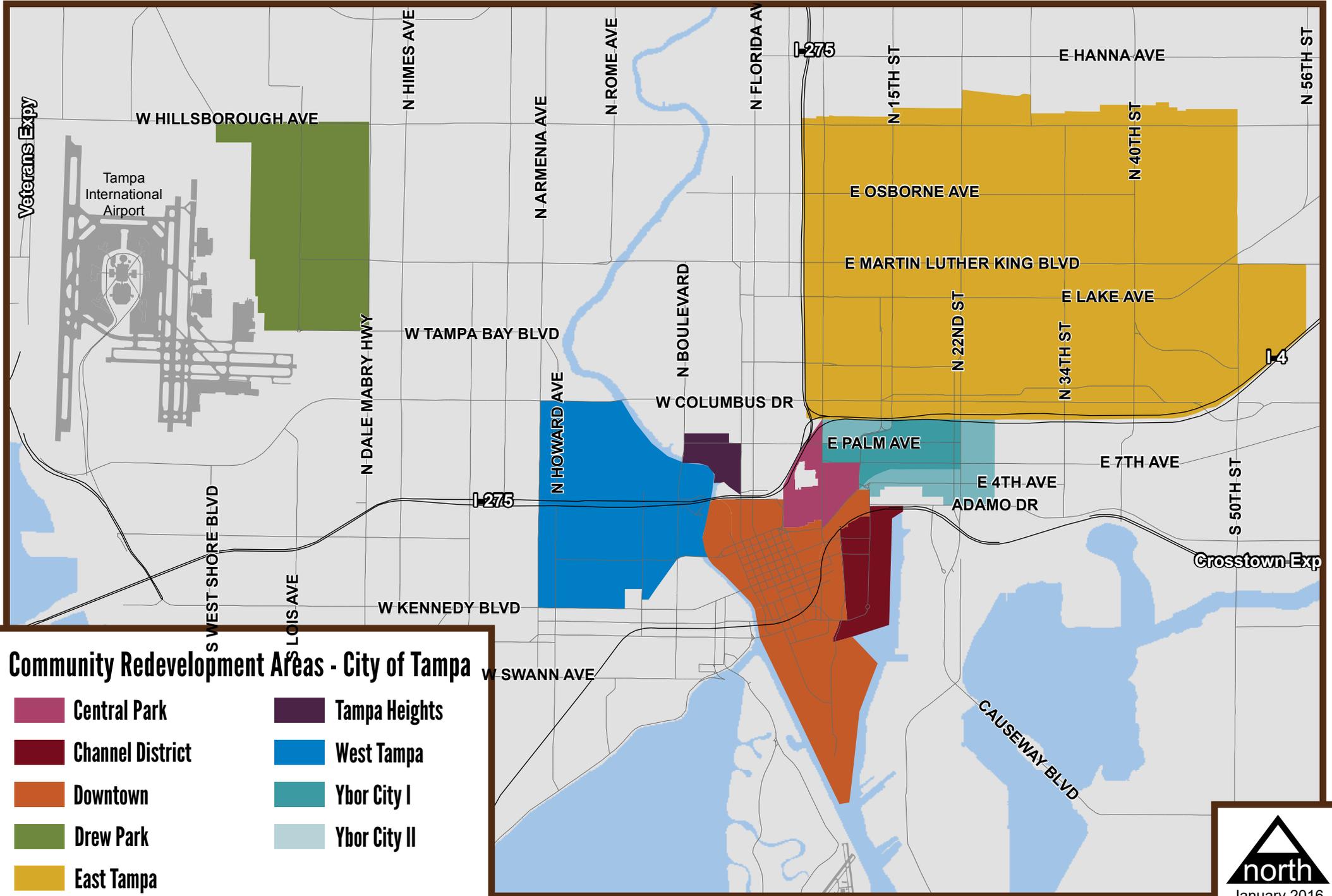




CITY OF TAMPA COMMUNITY REDEVELOPMENT AGENCY

2016 ANNUAL ACTIVITY REPORT

FOR THE YEAR ENDING SEPTEMBER 30, 2016



Letter from Mayor Buckhorn	3
Message from Chair Yvonne Yolie Capin	4
An Overview: Community Redevelopment Agency	4
Community Redevelopment Agency Board	5
At a Glance	6
Downtown	8
Ybor City	10
Channel District	12
Drew Park	14
East Tampa	16
Tampa Heights Riverfront.	18
Central Park.	20
West Tampa.	22
Frequently Asked Questions.	24
Finance Schedule	25





Mayor Bob Buckhorn

The economic resurgence of our Community Redevelopment Areas dynamically continued this past year with unprecedented levels of investment. Public, private and community-based partners are banding together like never before to blaze the trail for economic prosperity. This report highlights just a few of this year's many achievements. Notable examples include,

- Converting Tyler and Cass Streets to two-way streets with a new cycle track in Downtown.
- Construction of the 21st and 22nd Streets infrastructure improvements through Ybor.
- Construction of the Fitzgerald on E. Kennedy Boulevard, adding 300 apartment units to the Channel District.
- Drew Park investing \$287,000 to support façade improvements to small businesses and leveraging an additional \$675,000 in private investment.
- In East Tampa, VIVA, Inc. invested \$1.2 million in a new 8,000 s.f., two-story medical office building on E. Hillsborough Avenue.
- The announcement of the Pearl Apartments, the first major redevelopment for Tampa Heights.
- The new 25,000 s.f. Robert Saunders Public Library opened in Central Park.
- Commencement of construction of the Julian B. Lane Park, complementing the West River Redevelopment project, creating a mixed-use residential community focusing on greenspace along the Hillsborough River.
- Opening of the Bryan Glazer Jewish Community Center in the Fort Homer Hesterly Armory building in West Tampa.

Without a doubt, Tampa is leading the region in economic growth, job growth, and creating new opportunities for success. Our urban core is attracting more and more young people and families who are moving into the area, with more multi-family residential developments opening every year. I am confident that the Community Redevelopment Agency and this Administration, working hand-in-hand with the private sector and dedicated community members, will continue to forge ahead in achieving our mission of making our redeveloping neighborhoods more attractive, safe, convenient, environmentally friendly and economically strong.

Sincerely,

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

Bob Buckhorn



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, West Tampa, and Ybor 1 and 2. The Community Redevelopment Agency Board works to improve the quality of life and economic vitality in these districts. Under the direction of the Board, seven volunteer advisory committees comprised of private citizens, help provide community insight to challenges in their 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.

Message from the Chair

In partnership with the private sector and many dedicated community members and residents, we continue to make great strides forward in enhancing the quality of life in our redeveloping neighborhoods. With the Community Redevelopment Agency Board's guidance and support, our districts are seeing more investment, job creation, preservation of historic structures, and entertainment activities.

Significant FY16 projects include:

- Tampa Bay History Museum in Downtown CRA planned and funded the expansion of their facility to finish out the building with a new gallery and map room. Construction is expected to begin in May 2017.
- Renovations of the Oliva Cigar Factory to 38 loft-style residential units are underway with an anticipated opening in 2017 in Ybor.
- Mercury Advisors started construction on the 24-story development in the Channel District called The Channel Club on Madison Street which will also include an urban Publix grocery store.
- Improvements continue at the Galleria Plaza on Hillsborough Avenue in Drew Park with demolition of a deteriorated portion of the strip center and the addition of new landscaping.
- Completed the \$3.2 million renovation of the Historic Cuscaden Pool in East Tampa.
- Soho Capital announced opening of Armature Works Building and New Food Hall Market in Tampa Heights Riverfront.
- The Tempo at Encore is under construction with an anticipated opening in fall 2017. The Tempo, is a 7-story building containing 203 units and located in Central Park CRA.
- Extensive multi-family development continues in the North Hyde Park area with multiple projects under construction and several more being planned and permitted in West Tampa.



Yvonne Yolie Capin
Chairman

- Yvonne Yolie Capin



Guido Maniscalco
Vice Chair



Frank Reddick



Harry Cohen



Mike Suarez



Charlie Miranda



Luis Viera

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.

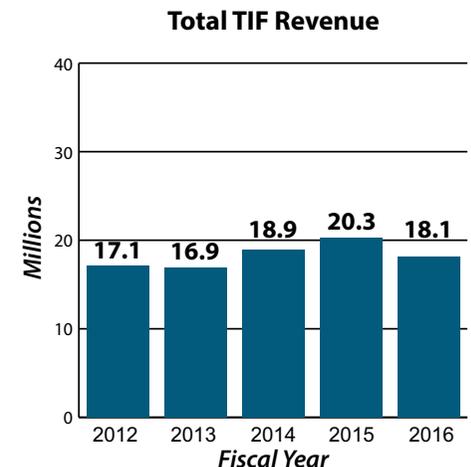
Financial Stewardship - ensure that sufficient public returns exist to support the required public investment.

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 (*New-Core amendment 1988*)
 Base Year Taxable Assessment: \$454,090,045
 FY16 Taxable Assessment: \$2,142,809,351

Property Profile FY16 Tax Base

Values By Asset Class:

- Single Family Residential: \$257,156,788
- Multi-Family: \$159,631,300
- Condos/Co-ops: \$429,879,873
- Improved Commercial: \$1,232,874,163
- Improved Industrial: \$15,617,567
- Institutional/Gov't/Agri: \$16,024,420
- Miscellaneous: \$8,400,572
- Vacant Land: \$24,224,668

Downtown CRA Core Non-Core (in thousands)

	Core	Non-Core
REVENUES		
Increment revenues from taxing authorities	\$ 2,493	\$ 9,019
Investment earnings	<u>12</u>	<u>40</u>
Total Revenues	2,505	9,059
EXPENDITURES		
Operating - staff, contracts and professional services	13	776
Debt Service	0	0
Capital Outlay	<u>0</u>	<u>39</u>
Total Expenditures	13	815
OTHER FINANCIAL SOURCES		
Transfers out	(2,000)	(1,202)
REVENUES LESS EXPENDITURES	2,492	8,244
BEGINNING FUND BALANCE	390	8
ENDING FUND BALANCE	\$ 882	\$ 7,050

Ybor City CRA

CRA Area (Acres) / City Area: 409 (0.38%)
 CRA Base Year: 1987(Ybor 1), 2003(Ybor 2)
 Base Year Taxable Assessment: \$59,123,090
 FY16 Taxable Assessment: \$234,465,713

Property Profile FY16 Tax Base

Values By Asset Class:

- Single Family Residential: \$11,471,363
- Multi-Family: \$2,529,176
- Condos/Co-ops: \$36,101,737
- Improved Commercial: \$149,637,756
- Improved Industrial: \$15,553,228
- Institutional/Gov't/Agri: \$3,896,395
- Miscellaneous: \$9,228,770
- Vacant Land: \$6,047,288

Ybor City CRA Ybor I Ybor II (in thousands)

	Ybor I	Ybor II
REVENUES		
Increment revenues from taxing authorities	\$ 1,314	\$ 163
Investment earnings	<u>7</u>	<u>1</u>
Total Revenues	1,321	164
EXPENDITURES		
Operating - staff, contracts and professional services	1,023	91
Debt Service	81	0
Capital Outlay	<u>0</u>	<u>0</u>
Total Expenditures	1,104	91
REVENUES LESS EXPENDITURES	217	73
BEGINNING FUND BALANCE	461	56
ENDING FUND BALANCE	\$ 678	\$ 129

CRA Area (Acres) / City Area: 4,817 (4.41%)
 CRA Base Year: 2003
 Base Year Taxable Assessment: \$492,472,827
 FY16 Taxable Assessment: \$608,328,430

Property Profile FY16 Tax Base

Values By Asset Class:

- Single Family Residential: \$272,573,418
- Multi-Family: \$57,331,684
- Condos/Co-ops: \$0
- Improved Commercial: \$178,165,862
- Improved Industrial: \$64,618,746
- Institutional/Gov't/Agri: \$11,774,273
- Miscellaneous: \$4,462,292
- Vacant Land: \$19,402,155

East Tampa CRA (in thousands)

REVENUES		
Increment revenues from taxing authorities	\$ 554	
Investment earnings	<u>16</u>	
Total Revenues	570	
EXPENDITURES		
Operating - staff, contracts and professional services	708	
Capital Outlay	<u>175</u>	
Total Expenditures	883	
REVENUES LESS EXPENDITURES	(313)	
BEGINNING FUND BALANCE	2,285	
ENDING FUND BALANCE	\$ 1,972	

CRA Area (Acres) / City Area: 77 (0.07%)
 CRA Base Year: 2005
 Base Year Taxable Assessment: \$8,464,415
 FY16 Taxable Assessment: \$16,465,102

Property Profile FY16 Tax Base

Values By Asset Class:

- Single Family Residential: \$1,131,399
- Multi-Family: \$0
- Condos/Co-ops: \$0
- Improved Commercial: \$9,507,887
- Improved Industrial: \$1,198,439
- Institutional/Gov't/Agri: \$0
- Miscellaneous: \$854,519
- Vacant Land: \$3,772,858

Tampa Heights Riverfront CRA (in thousands)

REVENUES		
Increment revenues from taxing authorities	\$ 75	
Investment earnings	<u>2</u>	
Total Revenues	77	
EXPENDITURES		
Operating - staff, contracts and professional services	18	
Capital Outlay	<u>1</u>	
Total Expenditures	19	
REVENUES LESS EXPENDITURES	58	
BEGINNING FUND BALANCE	258	
ENDING FUND BALANCE	\$ 316	

Channel District CRA

CRA Area (Acres) / City Area: 221 (0.20%)
 CRA Base Year: 2003
 Base Year Taxable Assessment: \$39,869,871
 FY16 Taxable Assessment: \$489,459,522

Property Profile FY16 Tax Base

Values By Asset Class:

- Single Family Residential: \$3,946,030
- Multi-Family: \$102,223,648
- Condos/Co-ops: \$291,332,837
- Improved Commercial: \$43,231,247
- Improved Industrial: \$9,286,837
- Institutional/Gov't/Agri: \$5,039,821
- Miscellaneous: \$21,513,768
- Vacant Land: \$12,885,334

Channel District CRA *(in thousands)*

REVENUES
 Increment revenues from taxing authorities \$ 3,721
 Investment earnings 37
Total Revenues 3,758

EXPENDITURES
 Operating - staff, contracts and professional services 371
 Debt Service 0
 Capital Outlay 301
Total Expenditures 672

OTHER FINANCIAL SOURCES
 Transfers in 4

REVENUES LESS EXPENDITURES 3,086
BEGINNING FUND BALANCE 2,522
ENDING FUND BALANCE \$ 5,612

Drew Park CRA

CRA Area (Acres) / City Area: 829 (0.76%)
 CRA Base Year: 2003
 Base Year Taxable Assessment: \$168,033,380
 FY16 Taxable Assessment: \$240,032,414

Property Profile FY16 Tax Base

Values By Asset Class:

- Single Family Residential: \$10,093,880
- Multi-Family: \$10,242,432
- Condos/Co-ops: \$344,845
- Improved Commercial: \$135,592,392
- Improved Industrial: \$74,376,454
- Institutional/Gov't/Agri: \$1,241,804
- Miscellaneous: \$1,780,407
- Vacant Land: \$6,360,200

Drew Park CRA *(in thousands)*

REVENUES
 Increment revenues from taxing authorities \$ 541
 Investment earnings 14
Total Revenues 555

EXPENDITURES
 Operating - staff, contracts and professional services 273
 Capital Outlay 9
Total Expenditures 282

REVENUES LESS EXPENDITURES 273
BEGINNING FUND BALANCE 1,679
ENDING FUND BALANCE \$ 1,952

CRA Area (Acres) / City Area: 143 (0.13%)
 CRA Base Year: 2006
 Base Year Taxable Assessment: \$6,701,795
 FY16 Taxable Assessment: \$13,953,638

Property Profile FY16 Tax Base

Values By Asset Class:

- Single Family Residential: \$442,669
- Multi-Family: \$6,971,819
- Condos/Co-ops: \$0
- Improved Commercial: \$2,407,211
- Improved Industrial: \$133,540
- Institutional/Gov't/Agri: \$1,020,682
- Miscellaneous: \$501,031
- Vacant Land: \$2,476,686

Central Park CRA *(in thousands)*

REVENUES
 Increment revenues from taxing authorities \$ 67
 Investment earnings 0
Total Revenues 67

EXPENDITURES
 Operating - staff, contracts and professional services 0
 Capital Outlay 0
Total Expenditures 0

OTHER FINANCIAL SOURCES
 Transfers out (67)

REVENUES LESS EXPENDITURES 0
BEGINNING FUND BALANCE 0
ENDING FUND BALANCE \$ 0

CRA Area (Acres) / City Area: 964 (0.88%)
 CRA Base Year: 2015
 Base Year Taxable Assessment: \$274,135,648
 FY16 Taxable Assessment: \$315,837,278

Property Profile FY16 Tax Base

Values By Asset Class:

- Single Family Residential: \$91,806,266
- Multi-Family: \$102,378,646
- Condos/Co-ops: \$2,196,928
- Improved Commercial: \$77,860,476
- Improved Industrial: \$24,126,808
- Institutional/Gov't/Agri: \$4,031,630
- Miscellaneous: \$531,088
- Vacant Land: \$12,905,436

West Tampa CRA* *(in thousands)*

REVENUES
 Increment revenues from taxing authorities \$ 0
 Investment earnings 0
Total Revenues 0

EXPENDITURES
 Operating - staff, contracts and professional services 0
 Capital Outlay 0
Total Expenditures 0

REVENUES LESS EXPENDITURES 0
BEGINNING FUND BALANCE 0
ENDING FUND BALANCE \$ 0

*Establishing Base Year Revenues

Downtown



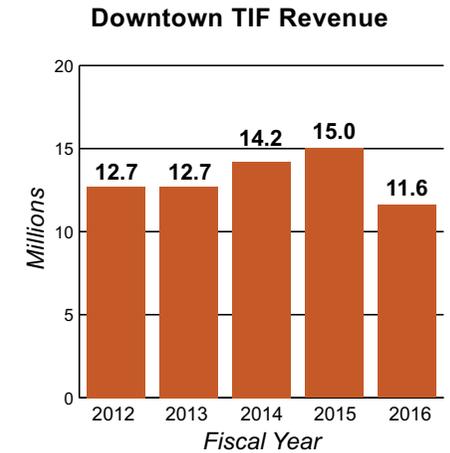
Downtown continues building its reputation as a high-caliber urban center that features quality residential, commercial, and recreational assets. Carter USA broke ground on a 23-story residential tower which will include 362 residential units, 6,500 square feet of retail space, and an 8-story garage with rooftop pool deck.

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 2016

Private Sector Investments

- Atlanta based developer Carter USA began construction of a 23-story apartment building called Nine15 Franklin. The development will contain 362 apartments with 8,000 s.f. of first floor retail and a 460 parking space garage.
- HRI Properties announced plans to develop the parcel at 405 E. Jackson into mixed-use building with a 223-key Hyatt Centric Hotel, 225 apartments, 7,000 s.f. retail space, 408 parking spaces, and a Starbucks Coffeehouse.
- Framework Group began constructing a 235-unit tower on Harbour Island.
- The Richman Group broke ground on the 351-unit Aurora Apartments on Morgan Street.
- The Related Group moved forward with plans to construct a 300-unit residential tower at Knights Run on Harbor Island.
- Strategic Property Partners (Jeff Vinik) and Cascade Investment LLC began construction of Phase 1, Stage 1 of the infrastructure improvements on Channelside Drive, Jefferson Street, Morgan Street, and Nebraska Avenue just north of Amalie Arena.
- Several new restaurants and other businesses opened, including SoFresh and Nature's Table.



TIF and Non-TIF Funded Capital Improvements

- Downtowner Shuttle Service starts providing rides in October 2016.
- Tampa Bay History Museum planned and funded the expansion of their facility to finish out the building with a new gallery and map room. Construction is expected to begin in May 2017.
- The Riverwalk work is completed on the Doyle Carlton (final public) segment.
- The City completed the conversion of Tyler and Cass Streets to two-way streets.
- The high speed ferry pilot program approved and funded with \$350,000 in TIF and will begin service in November, 2016.



Notable Events, Programs, and Services

- USF announced the design-build team of HOK and Skanska for the Morsani College of Medicine to the corner of Channelside Drive and Meridian Avenue. Construction is expected to start late 2017.
- The Tampa Downtown Partnership moved forward with plans to launch a free, on-demand, point-to-point, low speed shuttle service within the special services district.
- Downtown was home to a number of outdoor entertainment and recreational activities, including the College Football Championship Festivities, Street Car Fest, Tampa Bay Pig Jig, the River O' Green Festival and Tampa Bay Veg Fest.

Looking Forward

- Begin construction of the train horn quiet zone.
- Support the construction of new residential and commercial projects.
- Continue CRA financial support of downtown activities and cultural events that promote economic development.



“Thanks to our partnership with the City of Tampa and Community Redevelopment Agency, we started construction in August 2016, creating a new, functional street grid and public infrastructure that will support Tampa’s downtown continued growth. The streetscapes being designed and built today are the foundation for what will become attractive and vibrant public spaces for residents and visitors to Tampa to enjoy. This investment from the CRA is the first step to building a world class \$3 billion mixed use district that will create a new heart for downtown Tampa along the southern waterfront.”

*James Nozar,
Chief Executive Officer,
Strategic Property Partners*

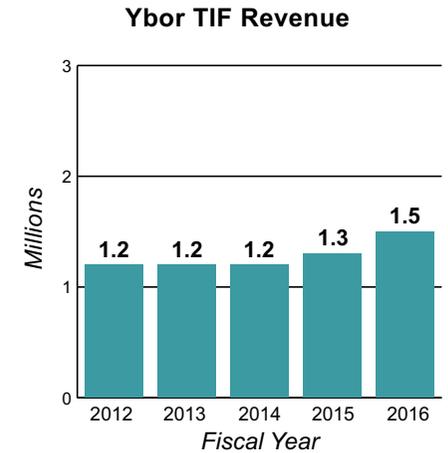


The traditions of Ybor City continue to attract millions of visitors to the national historic landmark district each year. Hand-rolled cigars, international cuisine, eclectic retail and distinctive special events – it’s all here in Ybor City. Historic building preservation and façade improvement initiatives are helping to ensure that the area’s integral architectural character remains a priority. Well-rounded new business ventures are growing the local economy. Whether it’s food, entertainment, culture or business opportunities, Ybor City has ample options to suit everyone’s style and flavor.

Highlights 2016

Private Sector Investments

- Ybor City business openings in FY16: Quachbal’s Chocolatier; Ashley Furniture Global Retail and E-Commerce Offices; Florida Cane Distillery; The Big Easy Bar and Grill; American Institute Architects Regional Headquarters; Sunbelt Rentals; The Hyppo Shop Gourmet Popsicles; Kazaku Sushi Restaurant; The Bride Shop; West Elm Office Furniture; Versatile Communications; Fish Hawk Spirits Tasting Room; Hamburger Mary’s Brew Pub; Best Books Rich Treasures; Picker Place Vintage Market; Coppertail Brewery expansion; USAmeriBank community space expansion; Larmon Warehouse office conversion; and several professional office spaces.
- Renovations of the Oliva Cigar Factory to 38 loft-style residential units are underway with an anticipated opening in 2017.
- Wellington-based developer Bainbridge Companies is building a \$43 million, 240-unit apartment complex called Bainbridge Ybor Apartments on 12th Avenue directly south of I-4.
- The CRA Façade Grant Program resulted in over \$870,000 private investment dollars leveraged with \$135,000 grant funding.



TIF and Non-TIF Funded Capital Improvements

- The 21st and 22nd Streets Improvement Project, an \$11.5 million FDOT project, was completed with major infrastructure improvements to storm drains and water main lines followed by new road design and streetscape.
- Palm Avenue from Nick Nuccio Parkway to 20th Street was upgraded with new pedestrian crosswalks at a cost of approximately \$250,000.
- Roughly \$240,000 CRA TIF funds were invested in district improvement projects such as historic district landmark sign replacements, district tree trimming and tree replacements, parking lot landscaping, street furniture upgrades and streetscape repairs, new paver installations, and city garage maintenance and security.
- The city funded approximately \$50,000 (non-TIF) for district-wide sidewalk improvements and ADA ramps.
- Twenty traffic control signal boxes were wrapped in artist commissioned, historically-themed artwork specific to Ybor City as a unique beautification project.
- The city funded approximately \$60,000 (non-TIF funds) for storm water improvements at the alley of the 1700 block between 7th and 8th avenues.



Notable Events, Programs, and Services

- Ashley Furniture, the world's largest furniture manufacturer, opened its e-commerce headquarters in Ybor City to bring in more than 100 employees to Centro Ybor after renovating 70,000 square feet into office space.
- Thirteen family-oriented art and cultural events were funded through the YCDC Special Event Co-sponsorship Program, including the Historic Holiday Spirit events.
- 21st and 22nd Street Urban Modification Corridor project received the Chairman's Award from the Hillsborough County City/County Planning Commission.
- The YES Team and Ybor City Ambassador Programs continued to provide district cleanliness and positive experiences for locals and visitors.



Looking Forward

- Approximately 430 new residential units to be built as part of the following development projects: Bainbridge Ybor Apartments (240 units), Casa Pedroso (33 units), Casa Juan Gaulberto Gomez (21 units), Casa Buchman (8 units), and Casa Marti (128 units).
- A new 186-room boutique hotel is planned for the 1400 Block of 7th Avenue to incorporate two historic buildings – Las Novedades and Warren Building. The adjacent parking lot also will be incorporated.
- Rock Brothers Brewery is renovating the historic corner building at 1901 N. 15th Street to house a craft brew production facility, tasting room and upstairs listening room that opened in December 2016.
- Arturo Fuente Cigar Factory will complete an estimated \$3 million new distribution warehouse facility to store their finished cigar products from the Dominican Republic.
- The East 7th Avenue Streetscape and Gateway Monument project from 24th to 26th streets is planned as a future development project.
- The Tampa Hillsborough Expressway Authority (THEA) is installing new trailheads, directional signage, lighting and an Ybor connection to complete the new Selmon Greenway Trail in Ybor City CRA2 that will include a connection to the signature proposed Cycle Track on Nick Nuccio Parkway.



“Ybor City is the heart of our family, it embodies generations of our family memories. In addition to our global headquarters, we are now building an international distribution center in Ybor City to make sure this historic area continues to grow and prosper for generations to come.”

– Carlos Fuente, Jr.
President,
The Fuente Companies

Channel District



The Channel District continues its transformation from a warehouse and distribution center to a residential and arts and entertainment magnet. Florida Crystals substantially completed The Fitzgerald on the site of the former Amazon Hose and Rubber buildings on E. Kennedy Blvd. The new apartment complex has 351 units.

Significant infrastructure improvements continue to be made and the neighborhood is looking forward to the design and construction of its third park. These amenities and improvements are certain to attract additional investment to this exciting and dynamic urban neighborhood.

Highlights 2016

Private Sector Investments

- Mercury Advisors started construction on the 24-story development called The Channel Club on Madison Street. The development will include an urban Publix grocery store.
- Coast Bike Share installed a bike rental rack on Cumberland Avenue.
- Duckweed Urban Market opened a new store at The Place on 12th Street.

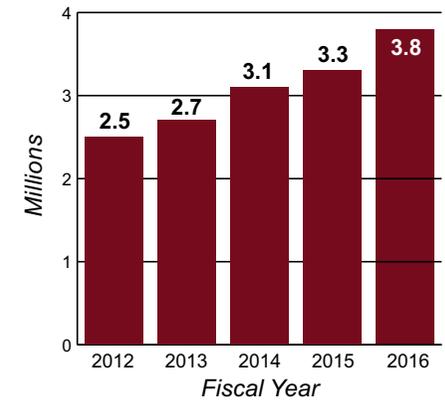
TIF and Non-TIF Funded Capital Improvements

- Liberty Group LLC purchased the property at the corner of Meridian and Kennedy with the intention to build a 213-room Hampton Inn & Home 2 Suites by Hilton.
- Design of 12th Street Segment C from Washington Street to Kennedy Blvd.
- Design and construction of 200 feet of sidewalk along east side of 12th Street to connect the residential neighborhood to Kennedy Blvd.
- The TIF funded a \$1.3 million sewer lift station to improve capacity in the area.

Notable Events, Programs, and Services

- Through a series of community meetings, Stantec Consulting Services completed the design concept for the new Madison Street Park.
- Port Tampa Bay (with Bermello Ajimil & Partners) announced its plans to redevelop 40+ acres of land in the district.
- The CRA financially supported a number of special events, including the Gasparilla International Film Festival, two holiday fireworks events, and Stageworks Channel District Nights.
- The Channel District Community Alliance (CDCA) formed as a registered neighborhood association.

Channel District TIF Revenue



Looking Forward

- Completion of the 12th Street Wastewater Pump Station relocation project.
- Completion of the construction of The Channel Club & Publix.
- Construction of the Madison Street Park.
- Support the redevelopment of Channelside Bay Plaza.
- Encourage the development of additional residences and businesses throughout the district.
- Continue CRA financial support of recreational activities and cultural events that promote economic development.
- Support Port Tampa Bay's long-range planning efforts.



“As Channel Club takes shape, a 23 story, 323 unit apartment tower with a 36,000 sf Publix Supermarket, it is emblematic of the transformation of The Channel District and the Tampa urban core. In my 20 years in Tampa, I have never seen this area more vibrant, and investment dollars flowing to so many ventures. The next several years will be an exciting time for the area and help Tampa emerge as a first tier city for folks to live, work, and play in.”

*Ken Stoltenberg,
Director, Mercury Advisors*

Drew Park

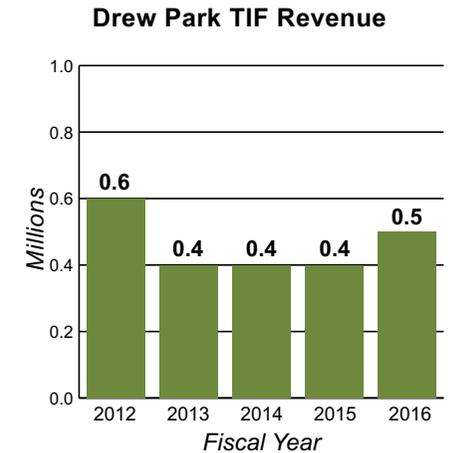


Drew Park's close proximity to Tampa International Airport, Hillsborough Community College, professional sports and recreational facilities, and major employers, ideally positions the area for private investment. As one of the few remaining areas in Tampa with affordable industrial land and space, the area continues to attract new residents and businesses. The \$15.9 million Lois Avenue infrastructure and streetscape project has transformed the function and appearance of the major gateway through Drew Park. These improvements are keeping redevelopment momentum moving forward.

Highlights 2016

Private Sector Investments

- College Hunks Hauling Junk and Moving acquired the former site of Nebraska Printing on Tampa Bay Boulevard. The company will be moving its headquarters operations and call center to the facility after renovations are completed, bringing 150 workers to the Drew Park site.
- Star Quality, Inc. is again expanding in Drew Park: construction of a 12,000 s.f. building on the corner of Crest and Coolidge Avenues to house their granite fabrication operations; construction of an 8,750 s.f. warehouse on Crest Avenue that is already fully leased to a software company; and permitting for a 42,000 s.f. warehouse project on Coolidge Avenue.
- Improvements continue at the Galleria Plaza on Hillsborough Avenue with demolition of a deteriorated portion of the strip center and the addition of new landscaping.
- Two new restaurants opened in Drew Park, AJ's Press and Skyview Restaurant, both moving into sites that were former restaurant locations.



TIF and Non-TIF Funded Capital Improvements

- Completed construction on the Lois Avenue infrastructure and streetscape improvements project. The \$15.9 million project transformed the appearance of Lois Avenue, the major gateway through Drew Park, by converting drainage ditches to piped infrastructure, adding landscaping, sidewalks, and streetscape elements. The project was funded by SWFWMD, Florida Department of Environmental Protection, Drew Park TIF, and the City.
- The City is replacing a water distribution system and adding fire hydrants to improve fire protection. The \$3.2 million project is scheduled for completion in July 2017.



- Final design of the Drew Park Community Markers is complete and Council approved an agreement between the Florida Department of Transportation and the City of Tampa for construction and maintenance of the markers. Construction of the markers along Dale Mabry Highway at the intersections of Alva, Cayuga, Osborne and South Avenues will begin in early FY17.
- The Hillsborough County Historical Advisory Council approved creation of a historical marker commemorating Drew Park's origin as a World War II Army Air Base, Drew Field. The marker will be installed at the NW corner of Tampa Bay Boulevard and Dale Mabry Highway.



Notable Events, Programs, and Services

- 11 Business Façade Grant projects were approved. These grants represent \$387,139 in Drew Park TIF funds which leveraged an additional \$1,716,746 in private investment.
- The Fencing Grant program for commercial properties funded 4 projects totaling \$19,950 during FY16. The grant provides up to \$5,000 in matching funds for decorative fencing to improve aesthetics and security.



“We are looking forward to helping contribute to the development of Drew Park and bringing more jobs to the community. It is a prime central location in Tampa, close to the airport, the stadium, the mall, and restaurants. Tampa is an amazing city for doing business and we are excited to expand our company and benefit the community.”

Looking Forward

- Complete construction of the Drew Park Community Markers along Dale Mabry Highway at the intersections of Alva, Cayuga, Osborne and South.
- Complete the community planning process, develop construction plans, and secure a contractor to construct a linear park within the Tampa Bay Boulevard median between Lois Ave. and Air Cargo Road.
- Install a historic marker on Tampa Bay Boulevard depicting the history of Drew Field.
- Continue to assist businesses, support job creation, and improve the appearance of Drew Park through the Façade Improvement Grant Program.
- Relocation of the “College Hunks Hauling Junk and Movers” headquarters to an existing vacant building in Drew Park bringing 150 employees to the area.



*Nick Friedman,
Co Founder and President,
College Hunks Hauling Junk*

East Tampa

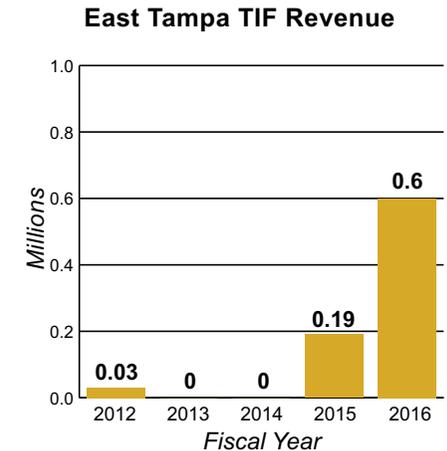


East Tampa is ideally situated between Downtown, the Port of Tampa and the University of South Florida and offers convenient access to three interstates and Tampa International Airport. The community continues to attract private investment throughout the 7.5 square-mile area, especially along Hillsborough Avenue where the new Walmart Supercenter, Taco Bell, and other retail outlets have been constructed. The City remains committed to investing in significant public safety, aesthetic and infrastructure projects, such as “Bright Lights, Safe Nights” and recently completed neighborhood road resurfacing projects.

Highlights 2016

Private Sector Investments

- VIVA, Inc. invested \$1.2 million to construct an 8,000 s.f., 2-story medical office building at 3505 E. Hillsborough Avenue.
- CGM Services, Inc. invested \$4 million to construct a 90,000 s.f., 4-story office/storage/warehouse building at 1019 E. Dr. Martin Luther King Blvd.
- Bible Truth Ministries’ invested \$500,000 to construct a 6,000 s.f. retail and community center at 34th Street and Chelsea Avenue.



TIF and Non-TIF Funded Capital Improvements

- Completed the \$3.2 million renovation of the Historic Cuscaden Pool.
- Invested \$1.1 million across several repaving projects in the central area of East Tampa.
- Completed \$110,000 in upgraded lighting under “Bright Lights, Safe Nights” Program.
- Completed \$200,000 on new or rebuilt sidewalk construction.

Notable Events, Programs, and Services

- From June 2015-June 2016, the Environmental Crimes Unit (ECU) made four felony and ten misdemeanor arrests, have thirteen pending cases, and investigated 108 cases. Additionally they collaborated in the removal of more than thirty-six tons of debris from East Tampa neighborhoods.
- The Neighborhood Enhancement Division completed its eleventh year of the “Summer Youth Program,” employing thirty-six East Tampa youths. The team assists the Environmental Crimes Unit with removal of 1,193 tons of debris and illegal dumping. The team routinely maintains some 104 miles of thoroughfares and residential corridors.



- The Agency invested \$35,000 of TIF funds for the seventh year to partner with the Hillsborough County Small Business Development Center to provide on-site counseling services and community workshops for area small businesses.
- The Agency invested \$40,784 of TIF funds under the Business Façade Improvement Program to rehabilitate two storefronts with a matching private investment of \$115,895.
- The Agency invested \$265,000 to acquire property for future development.

Looking Forward

- Beacon Homes to construct seventeen single family homes at N. 34th Street and 28th Avenue.
- Continue EPA Brownfields Assessment Grant activities by conducting outreach and education activities, identifying potential properties for redevelopment.
- Continue to invest in neighborhood infrastructure



“We chose this Economic Development project in East Tampa because it helps us to meet our overall goal to bring H.O.P.E. to our community by Helping Our People Excel. Our project will bring needed community space and recreation areas to this neighborhood.”

*Pastor Daniel Dean,
Bible Truth Ministries*

Tampa Heights Riverfront



Tampa Heights Riverfront's close proximity to Downtown makes this redevelopment area a prime location for redevelopment investment. Ulele restaurant is now serving delicious native inspired meals in the renovated Water Works building, and Water Works Park is attracting visitors from throughout Tampa Bay. 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 2016

Private Sector Investments

- Soho Capital makes significant progress on the rehabilitation of the Armature Works Building.
- Soho Capital announced opening of Armature Works Building and New Food Hall Market.
- Soho Capital completed permitting and began construction of The Pearl Apartments, a 314-dwelling, mixed use building.

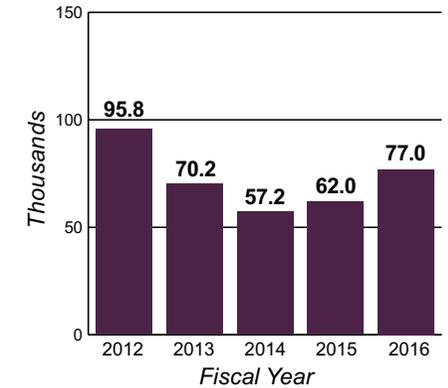
TIF and Non-TIF Funded Capital Improvements

- The final segment of the Riverwalk to connect to Water Works Park was completed.
- FDOT is working with Tampa Heights CAC and the surrounding communities for the design of the Downtown Interchange of the Tampa Bay Expressway.

Notable Events, Programs, and Services

- The City of Tampa and FDOT funded a Street Car Study to develop potential routes for extending the Street Car system to connect with Tampa Heights and other nearby neighborhoods.
- Soho Capital has secured the following vendors for the Food Market Hall in the Armature Works Building: Fine & Dandy, Ichicoro, Tailored Twig, Chocolate Pi, Show + Tell, and Union by Commune & Company.
- Ulele Restaurant recognized as one of 2016's Top 25 Tampa Bay Restaurants by Doctor's Life Magazine.
- Numerous events and activities took place in Water Works Park, including musical performances, weddings, and the Screen on the Green movie series.

Tampa Heights Riverfront TIF Revenue



Looking Forward

- Support Soho Capital's effort to reposition the Heights project property for redevelopment.
- Support additional private sector initiatives that might evolve.
- Assist with Street Car Study process.



“Everybody we’ve talked to – they’re extremely excited about the Armature Works project. Restaurateurs get it. They’re very excited that a market is coming to Tampa. Everybody sees this building as being a true destination. This is a one of a kind project, it’s unique.”

*Chas Bruck,
Principal,
SoHo Capital, LLC*



Central Park



Boasting great views of the Downtown skyline and convenient access to Tampa's urban job center, Ybor City and the Channel District, Central Park is emerging with new residences, businesses opportunities and great recreational amenities. To the immediate west of the mixed-use Encore development, the City completed the redevelopment of Perry Harvey, Sr. Park, holding the grand opening in April 2016. By blending the neighborhood's incredibly rich cultural history with the best principles of sustainable urban design, Encore's distinctive character is igniting the rebirth of the Central Park neighborhood.

Highlights 2016

Private Sector Investments

- The Tempo at Encore is under construction with an anticipated opening in fall 2017. The Tempo, is a 7-story building containing 203 units of 1, 2, 3, and 4-bedroom units.

TIF and Non-TIF Funded Capital Improvements

- City of Tampa completed the redevelopment of Perry Harvey, Sr. Park.
- Hillsborough County opened the new 25,000 square-foot Robert Saunders Library on North Nebraska Avenue.
- The City completed the \$1.3 million Green Street Improvements to Scott Street including bio-swales and shared bike lanes.

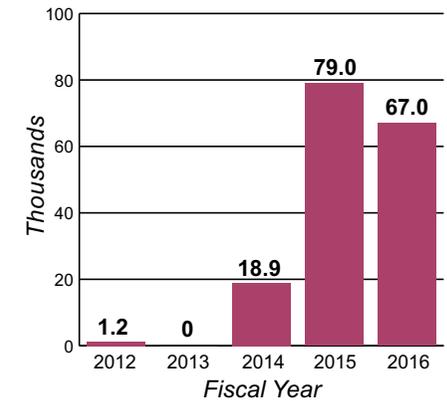
Notable Events, Programs, and Services

- Encore hosted a number of events and festivals including outdoor movies, carolers, and the Holiday Jazz Festival.
- The Tampa Housing Authority issued an RFP to select a farming entity to operate the urban farm being established at the future Meachum Middle School site.

Looking Forward

- Opening of The Tempo apartment complex at Encore.
- Support additional private sector initiatives that might evolve.

Central Park TIF Revenue





“Encore Tampa continues to mature into a diverse and vibrant community of active adults and families taking full advantage of downtown living in a walkable, sustainable mixed use neighborhood affordable to all. Our 4th apartment building, Tempo at Encore, will open later this year along with Faedos Latin Cuisine and Westshore Pizza. Also opening this summer will be a wellness center, early childhood education center, and a barber/beauty shop.”

*Leroy Moore,
Chief Operating Officer,
Tampa Housing Authority*

West Tampa



West Tampa is the city's newest Community Redevelopment Area, created in 2015. With its central location in the heart of the city between Downtown and the Westshore business district, West Tampa is poised for major redevelopment activity. As the West River Plan is implemented, public housing and the surrounding area will transition into a vibrant, diverse urban community open to the Hillsborough River. Historic West Tampa's combination of the old and the new, residential and commercial, and easy access to I-275 make it a prime location for investment.

Highlights 2016

Private Sector Investments

- Opening of the former Fort Homer W. Hesterly Armory as the 100,000 s.f. Bryan Glazer Family Jewish Community Center. The \$26 million facility features special events space, an outdoor aquatics center, sports courts and fitness center, a preschool, and a public art studio.
- The City began construction of the Julian B. Lane Park which will connect the west side of the Hillsborough River to the Downtown core. Inspired by the communities desire for a place to come together with family and friends, the new park celebrates its history and the communities it serves.

TIF and Non-TIF Funded Capital Improvements

- The City began construction of the Julian B. Lane Park.
- Planning and public input on the East West Green Spine Phase 2 with design to be completed in 2017.

Notable Events, Programs, and Services

Members of the West Tampa CRA Community Advisory Committee were appointed in September and November 2015. The committee is comprised of 9 Ex officio members representing West Tampa organizations and 3 At-Large members. Meetings are held monthly and the committee assisted in creating the initial TIF budget, reviewed major issues of concern and proposed development projects, received community input, and is moving forward with the Strategic Action Planning process.



“It’s Time for West Tampa.” The excitement of future development and growth is bolstered by the rich heritage of the community, its assets, and diverse mix of businesses already based in West Tampa. West Tampa is home to services from Crossfit, to attorneys, to Levy Awards, who has been serving the Tampa community at large for more than 50 years. The Lab Coffee House boasts of being the first in N. Hyde Park to make that expansion north of Kennedy.

Looking Forward

- Develop a Strategic Action Plan for the West Tampa CRA.
- Major capital projects construction during 2017:
 - City of Tampa to complete construction of the \$35 million Julian B. Lane Riverfront Park.
 - Tampa Housing Authority to complete relocation of all North Boulevard Homes and Bethune residents, demolish buildings, and move forward with development of the site.
 - Extensive multi-family development continues in the North Hyde Park area with multiple West Tampa projects in the planning and permitting process or under construction: Richman Group Apartments; Havana Square Apartments; West End II Townhomes; Las Azoteas Townhomes; two office projects; and two storage facilities.



“We broke ground on the Bryan Glazer Family JCC in 2015, the same year West Tampa became a Community Redevelopment Area. Since that time, we have watched numerous residential units open and many more have been announced to break ground in the next year. Our members, combined with the hundreds of people who come through the facility daily to attend events or visit the Roberta M. Golding Visual Arts Center operated by the City of Tampa Parks & Rec Department, represent the diverse urban community that surrounds us. We look forward to the addition of the Julian B. Lane Riverfront Park to anchor the East end of this area.”

*Heidi Shimberg,
Chief Operating Officer,
Programs & Services
Tampa JCCs*

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

CITY OF TAMPA, FLORIDA
COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
COMMUNITY REDEVELOPMENT AGENCY (CRA) - TAX INCREMENT FINANCING
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2016 (in thousands)

	Ybor I	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	\$ 532	\$ -	\$ 1,601	\$ 243	\$ 237	\$ 1,629	\$ 71	\$ 33	\$ 33	\$ 4,379
City of Tampa	761	2,252	6,211	303	296	2,037	89	41	33	12,023
Hillsborough Transit Authority	-	-	542	-	-	-	-	-	-	542
Children's Board of Hillsborough County	-	180	497	-	-	-	-	-	-	677
Tampa Port Authority	21	61	168	8	8	55	3	1	1	326
Earnings on Investments	7	12	40	16	14	36	1	2	-	128
Other Income	-	-	-	-	-	1	-	-	-	1
TOTAL REVENUES	1,321	2,505	9,059	570	555	3,758	164	77	67	18,076
EXPENDITURES										
Current:										
City Staff	306	-	138	532	149	138	26	18	-	1,307
Contractual Services and Supplies	717	13	638	176	124	233	65	-	-	1,966
Debt Service:										
Principal and Interest	81	-	-	-	-	-	-	-	-	81
Capital Outlay:										
Land	-	-	-	2	-	-	-	-	-	2
Improvements Other Than Buildings	-	-	39	173	9	301	-	1	-	523
TOTAL EXPENDITURES	1,104	13	815	883	282	672	91	19	-	3,879
Excess (Deficit) of Revenues Over (Under) Expenditures	217	2,492	8,244	(313)	273	3,086	73	58	67	14,197
OTHER FINANCING SOURCES (USES)										
Transfers In	-	-	-	-	-	4	-	-	-	4
Transfers Out	-	(2,000)	(1,202)	-	-	-	-	-	(67)	(3,269)
Total Other Financing Sources (Uses)	-	(2,000)	(1,202)	-	-	4	-	-	(67)	(3,265)
Net Change in Fund Balances	217	492	7,042	(313)	273	3,090	73	58	-	10,932
Beginning Fund Balances - October 1	461	390	8	2,285	1,679	2,522	56	258	-	7,659
Ending Fund Balances - September 30	\$ 678	\$ 882	\$ 7,050	\$ 1,972	\$ 1,952	\$ 5,612	\$ 129	\$ 316	\$ -	\$ 18,591
Outstanding Encumbrances	\$ 210	\$ 1	\$ -	\$ 83	\$ 177	\$ 1,565	\$ -	\$ -	\$ -	\$ 2,036

Note: The City of Tampa 2001B Utilities Tax and Special Refunding Bonds have fully matured and the last principal payment was made on October 1, 2015.
No transactions occurred for the West Tampa CRA in FY16.



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