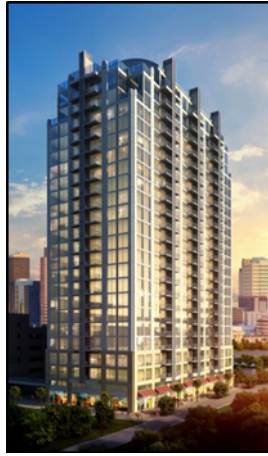


City of Tampa Community Redevelopment Agency

Recommended Tax Increment Financing Budgets
For the Fiscal Year Ending September 30, 2016



Downtown



Channel District



East Tampa



Drew Park



Central Park



Tampa Heights Riverfront



West Tampa



Ybor City

City of Tampa
Community Redevelopment Agency

Recommended Tax Increment Financing Budgets
For the Fiscal Year Ending September 30, 2016

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



Bob Buckhorn, Mayor

September 30, 2015

Honorable Chairman and Members of the
Tampa Community Redevelopment Agency

I am pleased to present for your consideration the recommended Tax Increment Financing (TIF) Budgets for the fiscal year beginning October 1, 2015, and ending September 30, 2016.

Our CRA taxable values continue to trend upward and I am excited about the many opportunities that await us as we continue to take steps to enhance economic growth throughout our great city. I am particularly excited about the creation of the new West Tampa CRA wherein newly dedicated resources will bring about tremendous neighborhood improvements for our citizens and attract additional private sector investments well into the future.



Even as TIF funding increases, we must always pursue other resources and keep moving forward. With this in mind, the recommended budgets reflect the allocation of TIF revenues in a manner that enhances each community's ability to leverage non-TIF resources and to continue participating in non-TIF funded activities.

In addition to detailing our fiscal 2016 budget recommendations, this report also highlights some past year redevelopment achievements, including:

- The Kennedy Boulevard Plaza segment of the Riverwalk opened in Downtown.
- Ybor City continued to attract significant developments, including a 186-room boutique hotel soon to be constructed on 7th Avenue.
- The 320-unit Skyhouse Channelside apartment tower opened in the Channel District.
- The \$16 million Lois Avenue project, consisting of drainage, safety and aesthetic improvements, was completed.
- In East Tampa, Walmart opened a new \$25 million super center on E. Hillsborough Avenue.
- Boat slips and a canoe/kayak launch were constructed at Water Works Park in Tampa Heights.
- The new 25,000 s.f. Robert Saunders Public Library opened in Central Park.

Honorable Chairman and Members of the Tampa Community Redevelopment Agency
September 30, 2015
Page 2

These accomplishments, along with many others, will propel us forward with great momentum and will help us continue to attract additional public and private sector investments to our neighborhoods.

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 make our redevelopment areas more attractive, safe, convenient, environmentally friendly, and economically strong.

Sincerely,

A handwritten signature in blue ink that reads "Bob Buckhorn". The signature is written in a cursive style with a large, stylized initial "B".

Bob Buckhorn
Mayor

Tampa Community Redevelopment Agency Board of Directors

Message from the Chairman



Yvonne Yolie Capin

In partnership with the private sector and many dedicated community stakeholders, we continue to expand housing choices and economic opportunities in our redeveloping communities.

Many significant achievements were accomplished in fiscal year 2015. For example, we celebrated the opening of the Kennedy Boulevard Plaza segment of the Riverwalk in Downtown and the opening of Skyhouse Channelside apartments in the Channel District. Additionally, we continued to make infrastructure and other public realm improvements in all our neighborhoods.

Looking ahead, we are excited about investing our resources in ways that will enhance the quality of life for our citizens for many years to come.

Sincerely,



Lisa J. Montelione,
Vice Chairman



Harry Cohen



Guido Maniscalco



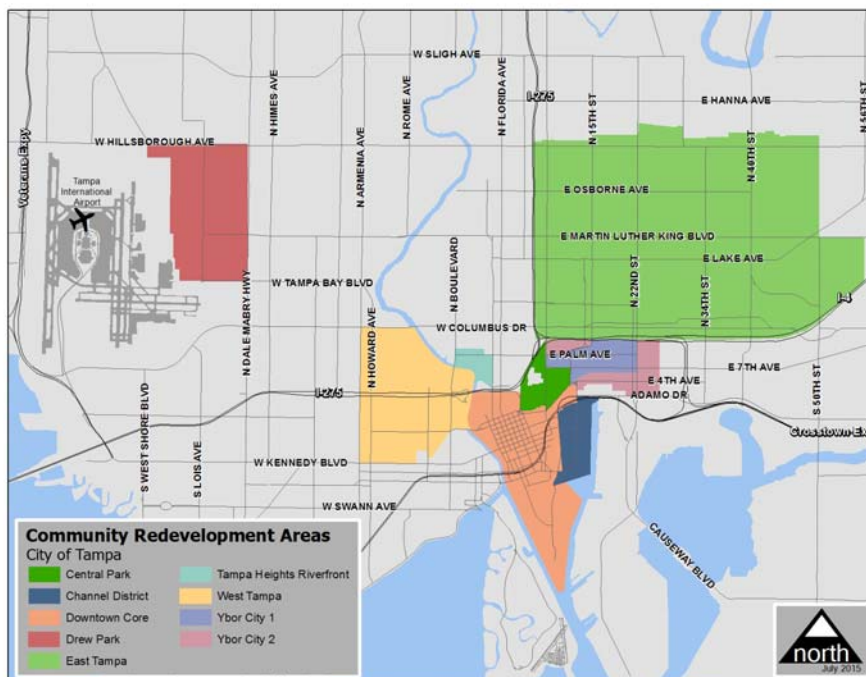
Charlie Miranda



Frank Reddick



Mike Suarez



Tampa Community Redevelopment Agency Overview

Urban Development: Making All Parts Of Our City Vibrant

Our goal is to improve areas within the City of Tampa that have not traditionally benefitted from significant private sector investment and where deteriorating property conditions have resulted in a relatively lower tax base. Through the investment of tax increment financing (TIF) dollars and sustained economic redevelopment, our goal is to make all of our redevelopment areas economically vibrant, safe and attractive.

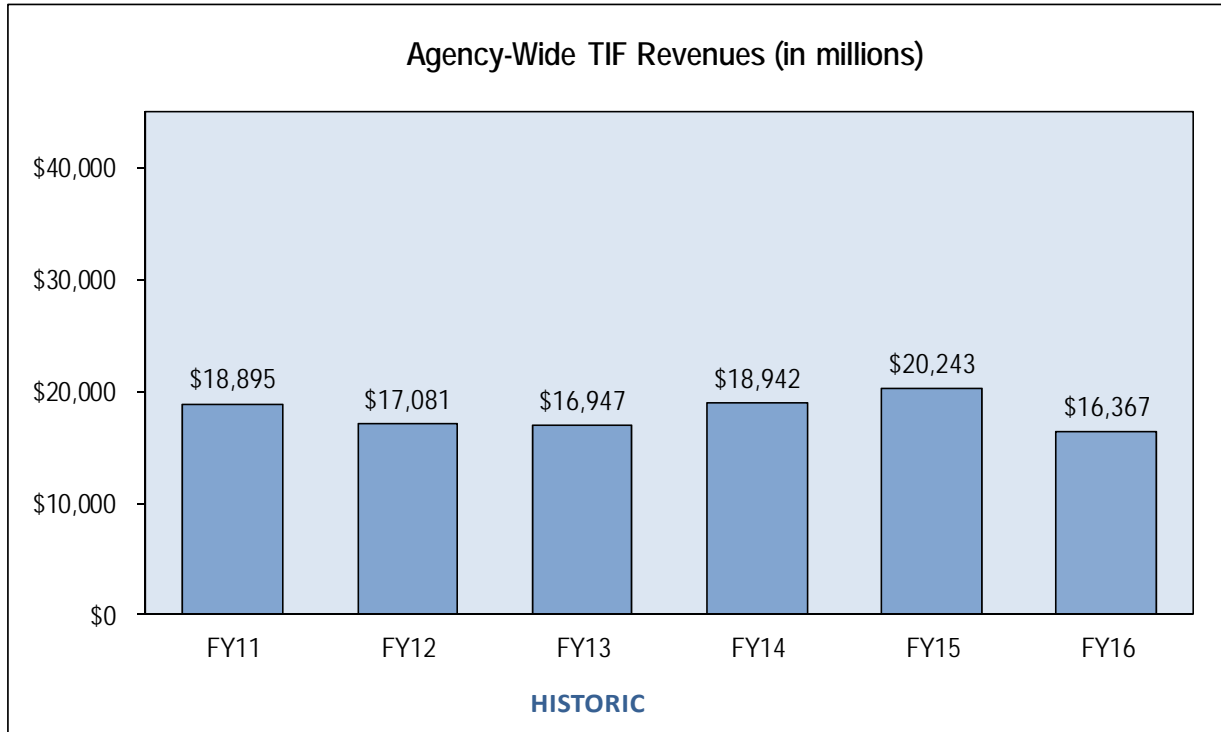
The actions we take are largely in three areas – investing TIF resources, creating effective incentive programs, and shaping the regulatory environment. By wisely using these key redevelopment tools, we provide a solid foundation for attracting private investment.

Our work is guided by certain key principles:

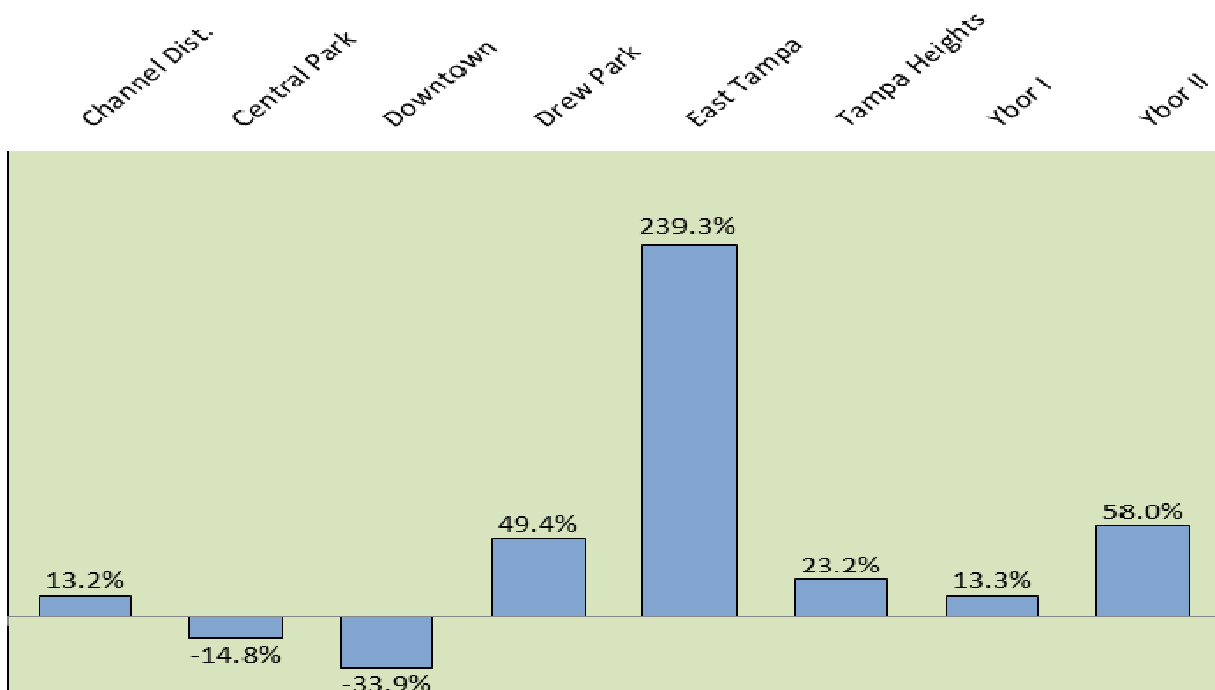
- ◆ **Community Collaboration** - We proactively engage the talents and energies of our citizens and key stakeholders in revitalizing our communities.
- ◆ **Financial Stewardship** - As stewards of public resources, we provide transparent financial planning and reporting, and ensure that the CRA is a prudent investor in public/private partnerships.
- ◆ **Inspiration** - We bring the best talent possible to our urban planning and design review efforts with the goal of inspiring our communities to create attractive, “livable” places.
- ◆ **Market Perspective** - Our efforts are successful because we allow the private sector to profitably respond to market demands with reasonable risk.
- ◆ **Outcome Accountability** - We measure our success based on achieving results such as improved community aesthetics, improved quality of life, and increasing tax revenues.



Tampa Community Redevelopment Agency Agency-Wide TIF Revenue Receipts

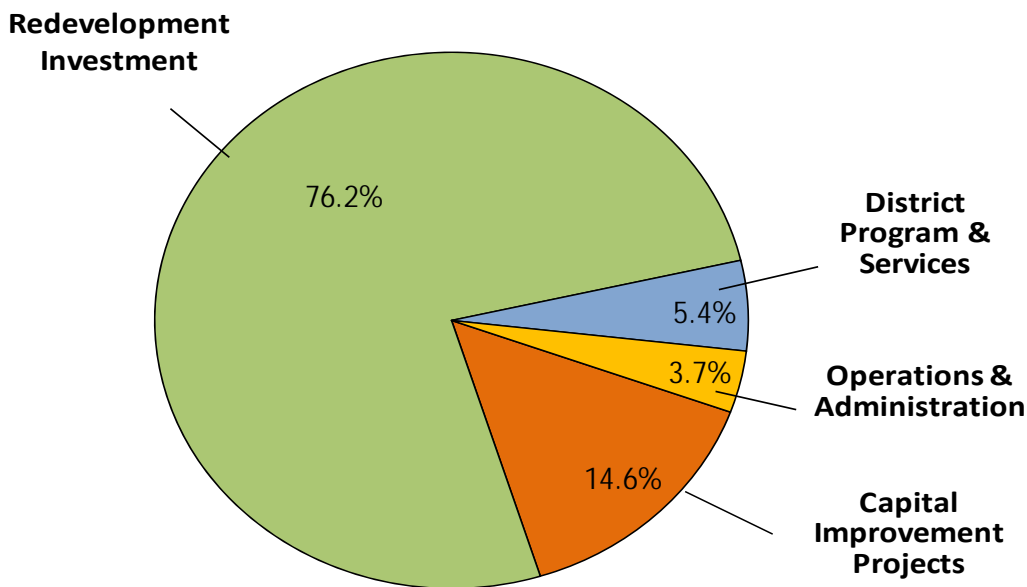


Revenue Change from FY2015 by CRA



Tampa Community Redevelopment Agency TIF Budget and Expense Categories

96.3% percent of the Agency's TIF revenues are invested into district improvements and 3.7% is spent on administration. Administrative costs as a percentage of total TIF investment increased 25% from fiscal 2015. Overhead expenses last year totaled \$754,297 and are projected this year at approximately \$943,868.



Operational and Administrative costs consist of Economic and Urban Development Department personnel, office operating costs and other expenses needed to administer the various Community Redevelopment Plans.

District Programs and Services include enhanced or new city services within a particular district that benefit or serve that district alone. Some examples include marketing of community events, security personnel and community clean-up costs.

Redevelopment Investment typically includes items such as land acquisition, building rehabilitation loans and/or grants and debt service payments for redevelopment financing.

Capital Improvement Projects include infrastructure improvements such as street resurfacing, sewer and stormwater improvements, signage, parks and other recreational facilities.

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Downtown

Downtown At A Glance



CRA Area (Acres)	870
CRA Base Year (New-Core Amendment 1988)	1983/1988
Base Year Taxable Assessment	\$454,090,045
Current Taxable Assessment	\$2,008,173,477
Change From Base Year (Increment)	\$1,554,083,432
Fiscal 2016 TIF Revenue	\$9,926,371 (Does not include County funds)

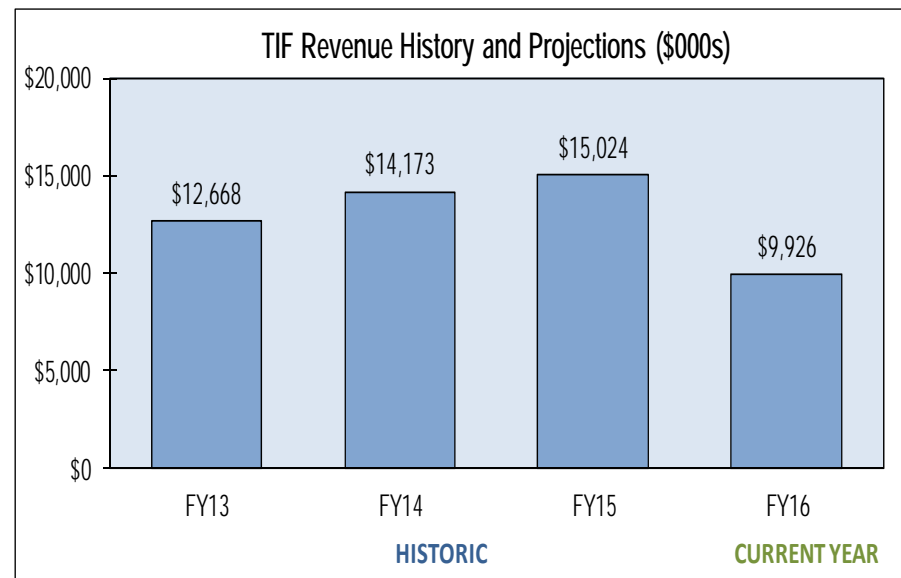


Taxable Values (\$):	June 2015	June 2014
• Single Family Residential	247,587,854	237,244,877
• Multi-Family	153,604,900	145,858,243
• Condos/Co-ops	399,356,682	369,655,451
• Improved Commercial	1,159,174,690	922,079,265
• Improved Industrial	12,351,163	10,066,193
• Institutional/Gov't/Agri.	15,698,173	17,357,046
• Miscellaneous*	5,594,449	4,837,854
• Vacant	14,805,566	9,537,489



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

Source: Hillsborough County Property Appraiser.



Tampa Community Redevelopment Agency Downtown Redevelopment Highlights

2015 Highlights

Private Sector Investments

- Framework Group began constructing a 235-unit residential tower on Harbour Island.
- The Richman Group broke ground on the 351-unit Aurora rental community on Morgan Street.
- Related Group moved forward with plans to construct a 300-unit residential tower at Knights Run on Harbour Island.
- Strategic Property Partners (Jeff Vinik) moved forward with design and engineering work for redeveloping its property north of Amalie Arena.
- GasWorx, LLC filed a rezoning petition to allow construction of a 7-acre mixed-use project on Channelside Drive immediately north of the Selmon Expressway.
- Several new restaurants and other businesses opened, including Yeoman's Cask & Lion and Nature's Table.

TIF and Non-TIF Funded Capital Improvements

- The City installed new water and stormwater pipes and other utility conduits along Channelside Drive between Jefferson and Old Water Street.
- The Kennedy Boulevard Plaza segment of the Riverwalk opened and work commenced on the Doyle Carlton (final) segment.
- The City moved forward with plans to convert Tyler and Cass Streets to two-way streets.

Notable Events, Programs and Services

- The City was awarded in excess of \$1.3 million from FDOT to establish a train horn quiet zone through downtown. The grant will be matched 50/50 with CRA funds.
- USF was awarded \$17 million from the State of Florida to relocate the Morsani College of Medicine to the corner of Channelside Drive and Meridian Avenue.
- 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.

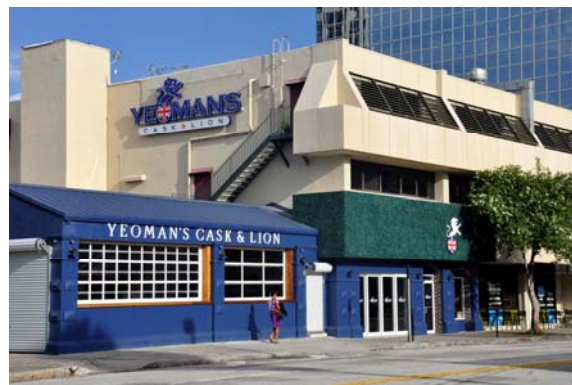


Notable Events, Programs and Services (continued)

- Amalie Arena hosted several games of the Stanley Cup finals between the Lightning and Chicago Blackhawks.
- Curtis Hixon Waterfront Park was home to a number of outdoor entertainment and recreational activities, including the Tampa Bay Margarita Festival, the River O' Green Festival and Tampa Bay Lightning Watch Parties.
- The CRA advisory committee financially supported unique cultural events including Lights on Tampa, the Downtown Pop Shop, and the El Centro Espanol Founder's Day Celebration.

Looking Forward

- Complete design and 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.



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

	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>
Operations & Administration				
Salaries & Operating	\$68	\$86	\$92	\$138
District Programs & Services				
Marketing & Promotion	\$0	\$50	\$0	\$50
Streetcar Allocation	\$150	\$150	\$150	\$150
On-Demand Shuttle Service	\$0	\$0	\$0	\$275
Redevelopment Investment				
Convention Center Bond Payment	\$12,450	\$13,520	\$13,520	\$0
Curtis Hixon Park Loan Repayment*	\$0	\$270	\$1,000	\$2,000
Capital Improvement Projects				
Capital Improvement Projects	\$0	\$97	\$261	\$5,967
Train Horn Quiet Zone Project	\$0	\$0	\$0	\$1,346
	\$12,668	\$14,173	\$15,024	\$9,926

*Per Resolution 2008-0375.

FY15 Expenditure Detail (000s)

Marketing and Promotions

Co-sponsorship of 6 Events including Lights On Tampa	\$31
83 ⁰ Website Services	\$3

Capital Improvement Projects

Lights on Tampa Acquisition and Installation	\$45
--	------

Tampa Community Redevelopment Agency

Downtown CRA

Fiscal Year 2016 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$138,300**

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

II. CONTRACTUAL & PROFESSIONAL SERVICES

Marketing & Promotion **\$50,000**

District marketing and promotion of special events and cultural activities

Streetcar Projects **\$150,000**

Allocation to the streetcar system.

On-Demand Shuttle Service **\$275,000**

Operational support for the Tampa Downtown Partnership's Low Speed Vehicle service.

III. REDEVELOPMENT INVESTMENT

Curtis Hixon Park Loan Repayment*

Repayment of funds loaned from the 2001A Capital Investment Tax fund for the construction of Curtis Hixon Park. **\$2,000,000**

IV. CAPITAL IMPROVEMENT PROJECTS

Downtown Train Horn Quiet Zone Project **\$1,346,121**

These funds will be utilized for the design and construction of the Train Horn Quiet Zone project through Downtown Tampa along the CSX train tracks to upgrade nine public highway-rail crossings, additional gating, concrete medians and signage.

Capital Improvement Projects **\$5,966,950**

Capital improvements within the CRA

\$9,926,371

*Per Resolution 2008-0375.

Ybor City

Ybor City At A Glance¹



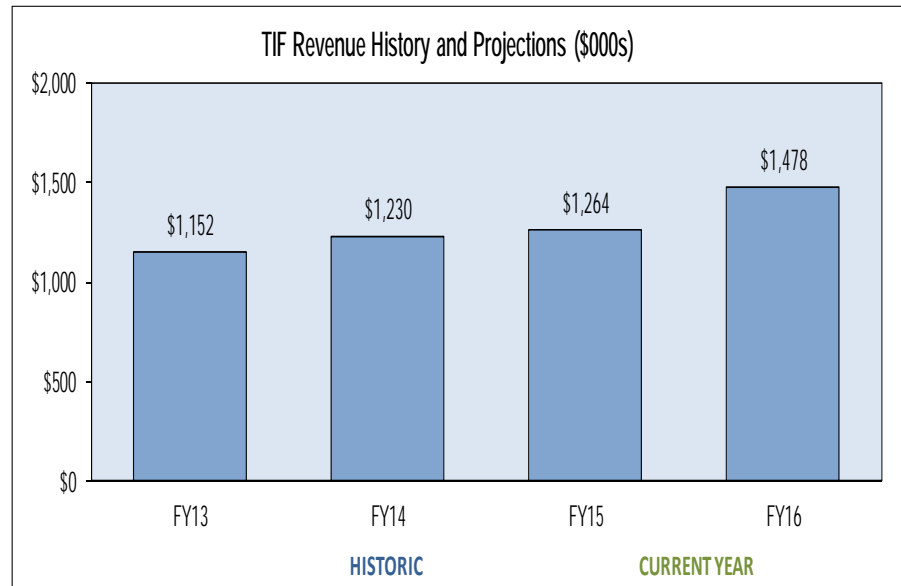
CRA Area (Acres)	409
CRA Base Year	1987 & 2002
Base Year Taxable Assessment	\$59,123,090
Current Taxable Assessment	\$215,133,489
Change From Base Year (Increment)	\$156,010,399
Fiscal 2016 TIF Revenue	\$1,477,859

Taxable Values (\$):	<u>June 2015</u>	<u>June 2014</u>
• Single Family Residential	10,437,722	9,535,170
• Multi-Family	2,242,566	2,021,922
• Condos/Co-ops	32,134,484	28,082,669
• Improved Commercial	136,772,221	124,049,740
• Improved Industrial	15,411,168	14,046,859
• Institutional/Govt./Agri.	4,748,752	2,697,304
• Miscellaneous ²	8,640,014	7,914,167
• Vacant	4,746,562	4,228,660

¹Ybor I and Ybor II CRAs combined.

²Mobile Homes, Retirement Homes, Misc. Res., Leasehold Interests, Non-Agri. Acreage, Other.

Source: Hillsborough County Property Appraiser.



Tampa Community Redevelopment Agency Ybor City Redevelopment Highlights

2015 Highlights

Private Sector Investments

- New businesses opening and/or expanding in Ybor City during FY15 include: The Blind Tiger, Co-Work Ybor, Dysfunctional Art Gallery, The Brass Tap, Three Chairs Production, La Casa Del Habano, Ybor City Food Tours, Ybor Daily Market, 7/11Store, Coppertail Brewing Company, Cigar City Cider & Mead, Hurricane Boxing Gym, Tatyana and several information and technology firms.
- The CRA Façade Grant Program has attracted over \$400,000 of private investment in Ybor CRA I from grant awards totaling approximately \$138,000.

TIF and non-TIF Funded Capital Improvements

- Hillsborough County opened the Entrepreneur Collaborative Center to Ybor CRA I and relocated the Small Business Development Center from Temple Terrace. The City is installing a new \$9,000 sidewalk to provide better access to the building.
- The 21st and 22nd Street Improvement Project, an \$8.3 million FDOT funded project, is actively under construction with major infrastructure improvements to storm drains and water main lines followed by new road design and streetscape.
- The resurfacing of 5th Avenue in Ybor CRA II, a non –TIF funded project, was completed at a cost of \$75,000.
- Approximately \$180,000 of CRA TIF funds were spent on district landscaping improvements, historic lamppost upgrades, streetscape repairs, paver installations and garage maintenance. The City funded \$25,000 (non-TIF) for district wide sidewalk improvements and ADA ramps.

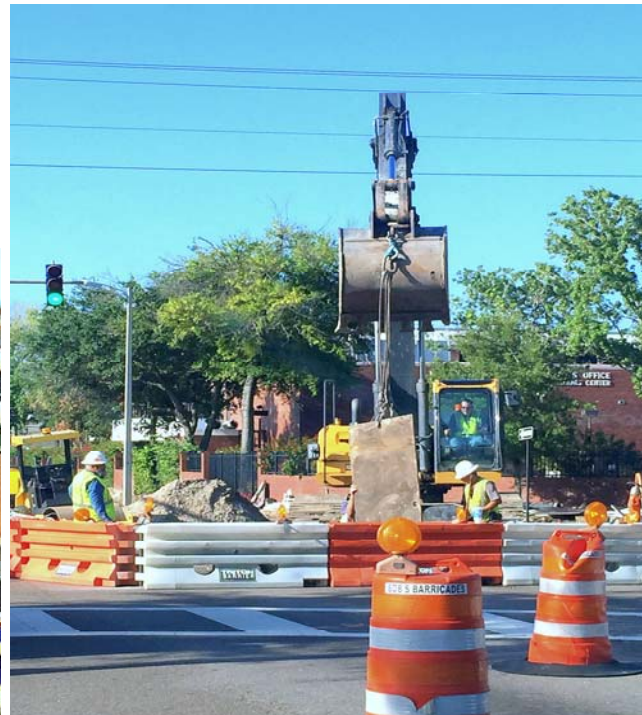
Notable Events, Programs and Services

- The Ybor City Community Redevelopment Area and TIF was extended until 2034.
- Hillsborough County opened the new Mark Sharpe Entrepreneur Collaborative Center.
- The influx of new technology firms to the district has created a synergy, attracting more firms to relocate.
- Ybor City hosted the first Tampa Pride Parade and Festival.
- Two historic casitas were renovated and will open as Tampa Baseball Museum and Hillsborough County Law Enforcement Museum.
- Twelve family-oriented art and cultural events were funded through the YCDC Special Event Co-Sponsorship Program.
- The Ybor City Business Watch program was expanded to other neighborhoods in the City of Tampa and was rebranded as Tampa Business Watch with a new logo, sticker and website.
- The District Marketing Program engaged social media, creative partnerships, and seasonal promotional campaigns to attract more visitors to Ybor City and generate positive publicity.
- New LED lighting was installed in the historic globes and TECO street lights.
- The YES Team and Ybor Ambassador Program continued to provide district cleanliness and positive experiences for visitors.
- CTTV's Ybor Flavors increased viewership on Cable TV, website, Facebook and YouTube stations promoting everyday businesses, cultural experiences, and significant events.

Tampa Community Redevelopment Agency Ybor City Redevelopment Highlights

Looking Forward

- Over 400 new residential units will be built as a result of the following development projects which include the renovation of 4 historic buildings: Oliva Apartments (42 units), Ybor Marti (20 units), Ybor Patio (4), Urban Lofts (21), The Marti (100 units) and Ybor Apartments (220 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, as well as the adjacent parking lot.
- Rock Brothers Brewery is planning to renovate the historic corner building at 1901 N. 15th Street for a craft brew production facility, tasting room and upstairs listening room.
- Ashley Furniture is planning to open their E-Commerce Headquarters at Centro Ybor bringing 300 employees to the district.
- Approximately \$50,000 CRA I TIF and non-TIF funds are earmarked for stormwater improvements at the alley of the 1700 block between 7th and 8th Avenues.
- The Tampa Hillsborough Expressway Authority (THEA) plans to install new trailheads, directional signage, lighting and an Ybor connection to complete the new Selmon Greenway Trail in Ybor City CRA II.



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

	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>
Operations & Administration				
Salaries & Operating	\$340	\$352	\$364	\$364
District Programs & Services				
Co-Sponsorships	\$40	\$50	\$62	\$120
Code Inspection	\$14	\$14	\$14	\$14
District Ambassadors	\$0	\$10	\$10	\$15
District Landscaping/Streetscape/Signage	\$100	\$100	\$100	\$130
District Promotions	\$175	\$185	\$185	\$185
Intensive Pressure Washing	\$28	\$28	\$28	\$40
Contractual Services	\$0	\$29	\$29	\$29
Equipment	\$50	\$50	\$50	\$50
Streetcar Allocation	\$138	\$138	\$138	\$138
Redevelopment Investment				
Façade Grant Program	\$0	\$100	\$100	\$125
Targeted Business Incentive Program	\$0	\$0	\$0	\$25
Transfer to Debt Service	\$81	\$81	\$81	\$81
	\$1,066	\$1,137	\$1,161	\$1316

FY15 Expenditure Detail (000s)

District Programs & Services	
Co-Sponsorships	\$33
Code Inspection Off Hours	\$12
District Ambassadors	\$3
District Landscaping/Streetscape/Signage Maintenance and Replacement	\$54
District Promotions—Marketing Plan	\$158
Intensive Pressure Washing	\$26
Engineering	\$4
Redevelopment Investment	
Façade Grant Program Two Grants	\$53

Tampa Community Redevelopment Agency

Ybor City CRA I

Fiscal Year 2016 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating	\$ 292,200
A portion of Economic Development staff salaries related to the Community Redevelopment Plan and Vision Plan.	
Operating expenses related to the Community Redevelopment Plan and Vision Plan.	\$ 71,368

II. DISTRICT PROGRAMS & SERVICES

Contractual Services	\$ 28,858
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Miscellaneous expenses for contractual services needed to implement the CRA Plan.

District Landscaping, Streetscape, Signage	\$ 129,668
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Landscaping, signage and streetscape repairs.

Intensive Pressure Washing	\$ 40,000
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Intensive pressure washing of historic pavers and sidewalks.

District Ambassadors	\$15,000
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District Ambassadors provide assistance to visitors, provide tours and interface with the business community.

District Promotions	\$ 185,000
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Marketing use of billboards, radio ads, publication ads, airport and related signage.

Co-Sponsorships	\$ 120,000
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Co-sponsorship funding for new or expanded special events promoting economic development, cultural themes, family events and other district priorities.

Streetcar Projects	\$138,000
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Allocation to the streetcar system.

Code Inspection	\$ 14,007
------------------------	------------------

50% of the costs of a code enforcement inspector for coverage on weekend nights. Costs are shared with Ybor II CRA and Code Enforcement.

Equipment	\$ 50,000
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Parking garage equipment upgrades.

III. REDEVELOPMENT INVESTMENT

Façade Improvement Program	\$ 125,000
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Award of façade improvement grants.

Targeted Business Incentive Program	\$ 25,000
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Transfer to Debt Service	\$ 80,972
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A portion of debt service payment for HUD 108 loan associated with Centro Ybor.

\$ 1,315,073

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

	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>
Operations & Administration				
Salaries & Operating	\$26	\$25	\$25	\$25
District Programs & Services				
Code Inspection	\$1	\$1	\$1	\$1
Streetcar Allocation	\$12	\$12	\$12	\$12
District Landscaping, Streetscape & Signage	\$0	\$9	\$12	\$34
YES Team Services	\$47	\$47	\$52	\$66
Redevelopment Investment				
Targeted Business Incentive	\$0	\$0	\$0	\$25
	\$86	\$94	\$103	\$163

FY15 Expenditure Detail (000s)

District Programs & Services	
Parking Meters and Area Control Equipment	\$3
YES Team Services	\$36

Tampa Community Redevelopment Agency
Ybor City CRA II
Fiscal Year 2016 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$ 24,700**

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

II. DISTRICT PROGRAMS & SERVICES

YES Team Services **\$ 66,059**

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

District Landscaping, Streetscape, Signage **\$ 33,809**

Landscaping, signage and streetscape repairs.

Streetcar Projects **\$ 12,000**

Allocation to the streetcar system.

Code Inspection **\$ 1,218**

50% of the costs of a code enforcement inspector for coverage on weekend nights. Costs are shared with Ybor I CRA and the Code Enforcement & Business Tax Department.

III. REDEVELOPMENT INVESTMENT

Targeted Business Incentive Program **\$25,000**

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

\$162,786

Channel District

Channel District At A Glance

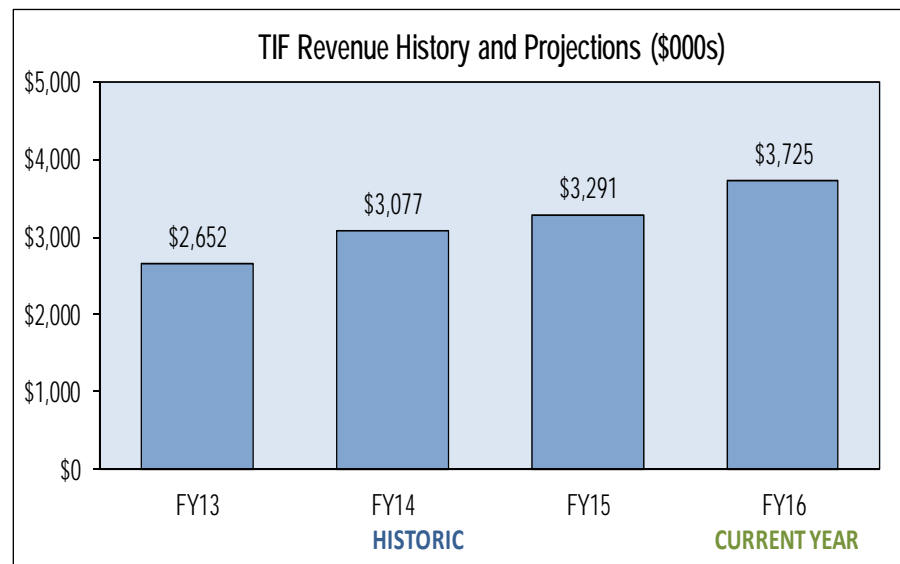


CRA Area (Acres)	221
CRA Base Year	2003
Base Year Taxable Assessment	\$39,869,871
Current Taxable Assessment	\$413,855,683
Change From Base Year (Increment)	\$373,985,812
Fiscal 2016 TIF Revenue	\$3,725,080

Taxable Values (\$)	<u>June 2015</u>	<u>June 2014</u>
• Single Family Residential	3,401,757	3,241,464
• Multi-Family	59,847,600	30,775,725
• Condos/Co-ops	265,253,035	249,789,787
• Improved Commercial	38,495,283	35,373,837
• Improved Industrial	11,973,102	13,522,584
• Institutional/Gov't/Agri.	5,326,057	4,815,441
• Miscellaneous*	19,558,062	18,274,743
• Vacant	10,000,787	14,074,215

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

Source: Hillsborough County Property Appraiser.



Tampa Community Redevelopment Agency Channel District Redevelopment Highlights

2015 Highlights

Private Sector Investments

- Novare Group of Atlanta opened Skyhouse Channelside apartments.
- Florida Crystals demolished the former Amazon Hose and Rubber buildings on E. Kennedy Blvd. to make way for a new mid-rise apartment complex.
- Mercury Advisors moved forward with plans to construct the 24-story Martin development on Madison Street.
- Coast Bike Share installed a bike rental rack on Cumberland Avenue.
- Duckweed Urban Market announced plans to open a new store at The Place later this year.

TIF and non-TIF Funded Capital Improvements

- Dallas 1 Construction completed the \$1.5 million reconstruction of Madison Street. Work included burying the overhead utility lines, stormwater upgrades and various public realm improvements.
- Kimmins Contracting completed the 12th Street Segment B improvements, including water, stormwater and wastewater system upgrades.
- Various City departments and the Magnolia Group completed a sidewalk, landscaping and irrigation project at the corner of 11th and Washington Streets.

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 and Stageworks Channel District Nights.
- The Channel District Community Alliance (CDCA) formed as a registered neighborhood association.



Looking Forward

- Completion of the 12th Street Wastewater Pump Station relocation project.
- Construction of the Martin and Florida Crystals developments.
- Construction of the Madison Street Park.
- Support the resurgence of Channelside Bay Plaza.
- Encourage the development of additional residences and businesses throughout the district.



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

	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>
Operations & Administration				
Salaries & Operating	\$75	\$86	\$93	\$138
District Programs & Services				
Streetcar Allocation	\$150	\$150	\$150	\$150
Downtown/Channel District Shuttle				
Marketing and Promotions	\$0	\$50	\$85	\$85
Redevelopment Investment				
York Street Loan Repayment	\$1,306	\$1,306	\$653	\$0
Capital Improvement Projects				
Capital Improvement Projects	\$1,121	\$1,485	\$2,310	\$3,352
	\$2,652	\$3,077	\$3,291	\$3,725

FY15 Expenditure Detail (000s)

Marketing and Promotions

Co-Sponsorship of 3 Events including Gasparilla International Film Festival	\$14
83 ⁰ Website Services	\$3

Capital Improvement Projects

Madison Street Project Engineering and Construction	\$582
12th Street Improvements Engineering	\$20
TECO Substation Landscaping and Irrigation	\$5.5
Infrastructure Engineering per the Strategic Action Plan	\$21

Tampa Community Redevelopment Agency
Channel District CRA
Fiscal Year 2016 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$138,300**

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

II. CONTRACTUAL AND PROFESSIONAL SERVICES

Streetcar Projects **\$150,000**

Allocation to the streetcar system.

Marketing & Promotions **\$50,000**

District marketing and promotion of special events and cultural activities.

III. REDEVELOPMENT INVESTMENT **\$0**

IV. CAPITAL IMPROVEMENT PROJECTS

Infrastructure Engineering/Analysis/Mgmt. **\$200,000**

Design and engineering services for infrastructure and neighborhood improvements.

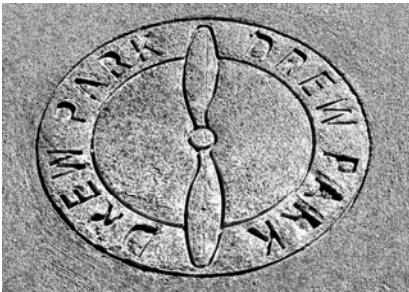
Infrastructure/Neighborhood Improvements **\$3,186,780**

To fund various infrastructure and neighborhood improvements within the CRA.

\$3,725,080

Drew Park

Drew Park At A Glance

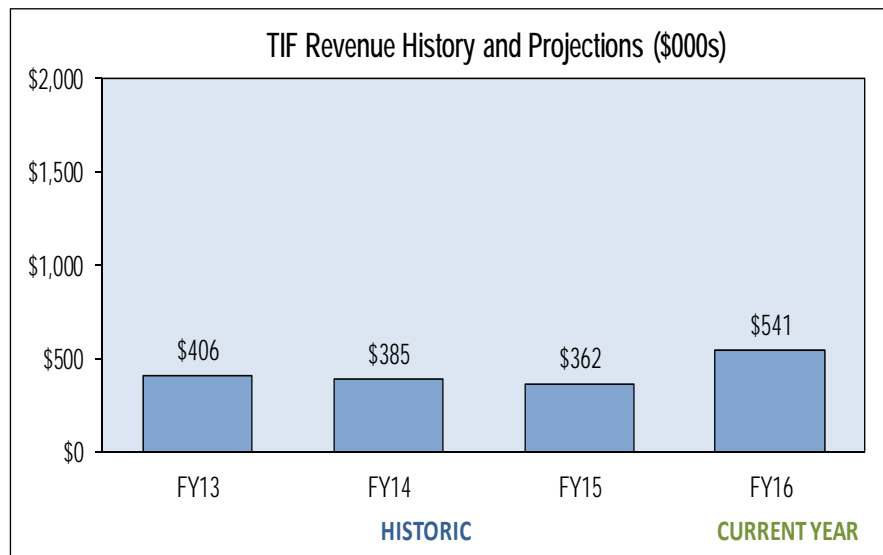


CRA Area (Acres)	829
CRA Base Year	2003
Base Year Taxable Assessment	\$168,033,380
Current Taxable Assessment	\$222,383,153
Change From Base Year (Increment)	\$54,349,773
Fiscal 2016 TIF Revenue	\$541,350

Taxable Values (\$):	<u>June 2015</u>	<u>June 2014</u>
• Single Family Residential	9,582,052	9,051,971
• Multi-Family	9,253,481	8,710,791
• Condos/Co-ops	287,270	264,447
• Improved Commercial	124,234,090	114,489,440
• Improved Industrial	69,555,712	62,625,670
• Institutional/Gov't/Agri.	2,363,512	2,229,008
• Miscellaneous*	1,645,825	1,501,828
• Vacant	5,461,211	5,490,518

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

Source: Hillsborough County Property Appraiser.



Tampa Community Redevelopment Agency

Drew Park Redevelopment Highlights

Highlights 2015

Private Sector Investments

- Electric Supply, Inc. completed construction of a 35,000 square foot expansion of their facility on Manhattan Avenue and MLK Blvd. The \$3 million project consolidated operations from a building outside the CRA and added a parking lot.

TIF and non-TIF funded Capital Improvements

- Construction is nearing completion on the Lois Avenue infrastructure and streetscape improvements. In addition to the stormwater, water, sewer, and street upgrades, the \$15.9 million project will transform the appearance of Lois Avenue, the major gateway through Drew Park, by covering the large drainage ditches, adding landscaping, decorative sidewalks and streetscape elements. The project is funded by SWFWMD, Florida Department of Environmental Protection, Drew Park TIF, and the City.
- Final design of the Drew Park Community Markers was completed and received Florida Department of Transportation approval. Construction will begin in early FY16.
- A new Tax Collector Customer Service Center is under construction at the southeast corner of MLK Blvd. and Lois Ave. on the former site of the closed Driver's License office. The facility will be completed in early FY16 and incorporate Drew Park historical elements.
- 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 on Tampa Bay Blvd. just west of Dale Mabry Hwy.
- Over 100 new streetlights are being installed through the Mayor's Bright Lights Safe Nights program which will bring all of Drew Park up to lighting standards.

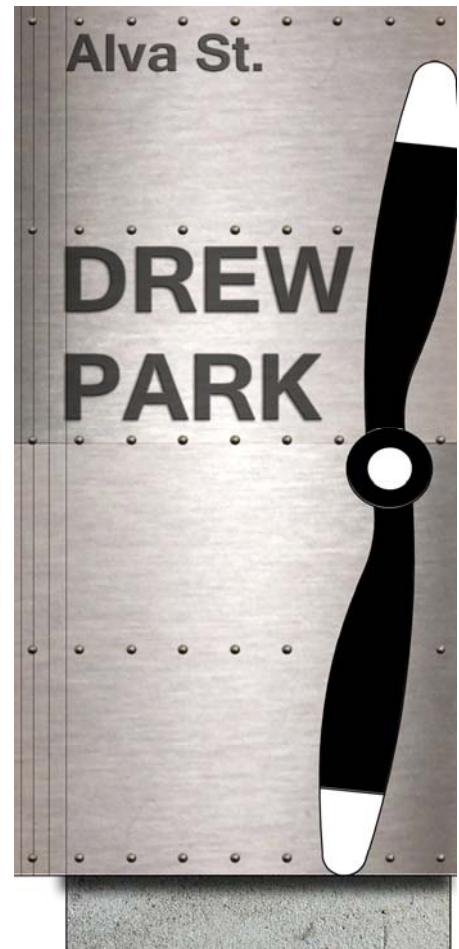
Notable Events, Programs and Services

- Five projects were approved during FY15 to date through the Business Façade Improvement Grant Program. These grants represent \$111,947 in Drew Park TIF funds which leveraged an additional \$157,280 in private investment.
- At the request of the Drew Park Community Advisory Committee, the Community Redevelopment Agency Board approved a Fencing Grant program for commercial properties. The grant provides up to \$5,000 in matching funds for decorative fencing to improve aesthetics and security.
- The Planning Commission recognized the Façade Improvement Grant Program in Drew Park, East Tampa, & Ybor City with the Award of Merit at their Awards Program on October 30. The Façade Improvement Grant Program was one of only 10 projects recognized.

Tampa Community Redevelopment Agency Drew Park Redevelopment Highlights

Looking Forward

- Complete construction of the infrastructure and streetscape improvements along Lois Avenue.
- Complete construction of the Drew Park Community Markers along Dale Mabry Highway at the intersections of Alva, Cayuga, Osborne and South.
- Secure land transfer from the Aviation Authority, complete the community planning process and develop detailed plans for a linear park within the Tampa Bay Blvd. median between Lois Ave. and Air Cargo Road.
- Install a historic marker on Tampa Bay Blvd. 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.
- Opening of the new Tax Collector customer service facility.



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

	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>
Operations & Administration				
Salaries & Operating	\$136	\$137	\$144	\$149
District Programs & Services				
Marketing & Promotions	\$10	\$0	\$0	\$0
Redevelopment Investment				
Façade Grant Program	\$0	\$0	\$0	\$50
Capital Improvement Projects				
Neighborhood Infrastructure Improvements	\$260	\$248	\$218	\$342
	\$406	\$385	\$362	\$541

FY15 Expenditure Detail (000s)

Façade Grant Program

9 Façade Grants and 1 Fence Grant	\$289
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Capital Improvement Projects

Lois Avenue Stormwater and Street Enhancement Project Engineering	\$251
Mowing Services	\$1

Tampa Community Redevelopment Agency
Drew Park CRA
Fiscal Year 2016 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$ 149,200**

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

II. DISTRICT PROGRAMS & SERVICES **\$50,000**

Business Façade & Site Improvement Program

Programs to improve appearance of retail, commercial & industrial properties in targeted areas.

III. REDEVELOPMENT INVESTMENT **\$ 0**

IV. CAPITAL IMPROVEMENT PROJECTS

Neighborhood Infrastructure Improvements **\$ 342,150**

Funding will be used for construction of improvements provided in the Streetscape & Beautification Master Plan, including but not limited to, sidewalks, street lighting, street paving, landscaping and green space, decorative streetscape elements, gateway corridor markers, beautification and other infrastructure improvements.

\$ 541,350

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East Tampa

East Tampa At A Glance

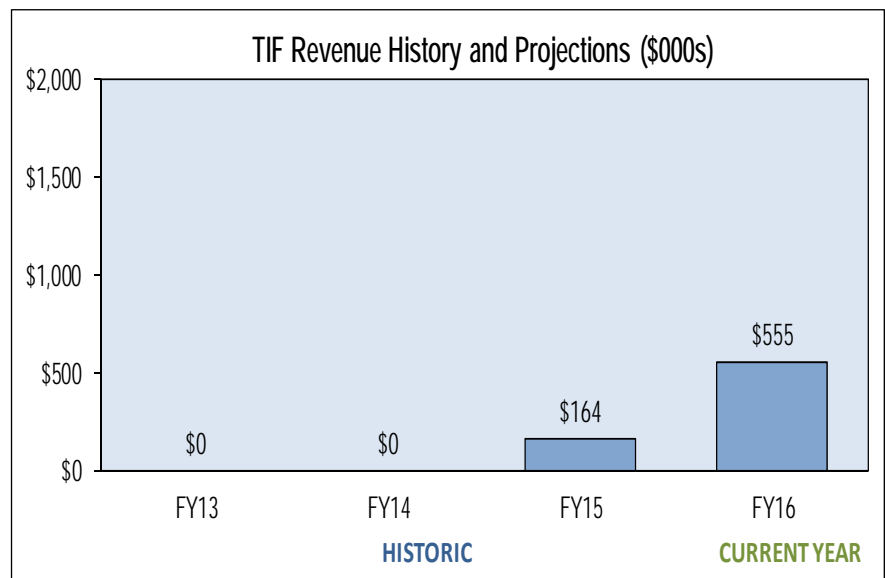


CRA Area (Acres)	4,817
CRA Base Year	2003
Base Year Taxable Assessment	\$492,472,827
Current Taxable Assessment	\$548,194,743
Change From Base Year (Increment)	\$55,721,916
Fiscal 2016 TIF Revenue	\$555,017

Taxable Values (\$):	<u>June 2015</u>	<u>June 2014</u>
• Single Family Residential	244,647,317	221,360,865
• Multi-Family	51,543,480	50,574,865
• Condos/Co-ops	0	0
• Improved Commercial	157,190,667	147,884,157
• Improved Industrial	59,998,600	56,533,662
• Institutional/Gov't/Agri.	10,588,802	11,256,543
• Miscellaneous*	4,186,170	3,964,625
• Vacant	20,039,707	17,305,248

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

Source: Hillsborough County Property Appraiser.



Tampa Community Redevelopment Agency

East Tampa Redevelopment Highlights

2015 Highlights

Private Sector Investments

- Walmart invested \$25 million to open the new 120,000 Sq Ft Super Center at Hillsborough Avenue and 19th Street.
- John Sue invested approximately \$3 million to construct and open a new 25,000 Sq Ft retail center at Hillsborough Avenue and N. 32nd Street.

TIF and non-TIF Funded Capital Improvements

- Completed \$500,000 construction of the Clarence Fort Memorial Trail and Boardwalk at Osborne Avenue and N. 30th Street.
- Completed \$590,000 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.
- The Agency invested \$41,331 of TIF funds under the Business Façade Improvement Program to rehabilitate three storefronts with a matching private investment of \$51,103.
- The Agency invested \$76,461 to acquire property for future redevelopment.

Notable Events, Programs and Services

- Crime reduction efforts by the Tampa Police Department contributed to a 6.0% Decrease in Part I Crimes from October 2014-May 2015, compared to October 2013-May 2014.
- From October 2014 to the end of May 2015, the Environmental Crimes Unit (ECU) has made two (2) felony and two (2) misdemeanor arrests, and have eighteen (18) pending cases. They have collaborated in the removal of more than forty-eight (48) tons of debris from East Tampa neighborhoods, investigated 88 cases, handled 112 complaints and made 1062 citizen contacts.
- The Neighborhood Enhancement Division completed its tenth year of the “Summer Youth Program,” employing thirty-six (36) East Tampa youths. The team assisted the Environmental Crimes Unit and Solid Waste Department with removal of over 1,000 tons of debris and illegal dumping. The team provided routine maintenance to over 100 miles of major thoroughfares and residential corridors. They also responded to 198 residential service calls.
- The Agency invested \$35,000 in TIF funds for the sixth year to partner with the Hillsborough County Small Business Investment Center to provide on-site counseling services and community workshops for area small businesses.

Tampa Community Redevelopment Agency East Tampa Redevelopment Highlights

Looking Forward

- Construction of the 6,000 SF Bible Truth Ministries retail and community center at 34th Street and Chelsea Avenue.
- Continue investment in real estate along the 21st and 2nd Street corridor for development of retail/commercial business expansion.
- Continue the Façade Grant Program to provide matching grants to businesses for storefront improvements.
- Continue EPA Brownfields Assessment Grant activities by conducting outreach and education activities, identifying potential properties for redevelopment and conducting environmental assessments.
- Continue to invest in neighborhood infrastructure projects selected by the Community Advisory Committee.



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

	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>
Operations & Administration				
Salaries & Operating (recurring cost)	\$0	\$0	\$19	\$112
District Programs & Services				
East Tampa—Clean City	\$0	\$0	\$0	\$292
Environmental Detectives	\$0	\$0	\$0	\$128
Redevelopment Investment				
Land Assemblage	\$0	\$0	\$0	\$0
Capital Improvement Projects				
Neighborhood Infrastructure Improvements	\$0	\$0	\$144	\$23
	\$0	\$0	\$163	\$555

FY15 Expenditure Detail (000s)

District Programs & Services

Façade Grant Program 3 Grants	\$51
East Tampa—Clean City	\$242
Environmental Detectives	\$106
Small Business Assistance	\$35
Utilities: Streetlights, Irrigation, Pond Maintenance, Water	\$48
Newsletter and Sponsorships	\$7

Redevelopment Investment

Land Assemblage	\$80
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Tampa Community Redevelopment Agency
East Tampa CRA
Fiscal Year 2016 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$ 112,200**

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

II. DISTRICT PROGRAMS & SERVICES

Environmental Detective **\$128,000**

An environmental detective to conduct both proactive and latent investigations in regards to environmental offenses to enhance the Tampa Police Department's ability to address these issues without sacrificing resources from higher priority offenses.

East Tampa Clean Team/Youth Program **\$291,939**

Dedicated full-time litter control and environmental clean-up program in partnership with the East Tampa Initiative and Neighborhood Enhancement divisions of Neighborhood Empowerment, to include a youth summer employment component.

III. REDEVELOPMENT INVESTMENT **\$0**

IV. CAPITAL IMPROVEMENT PROJECTS

Neighborhood Infrastructure Improvements **\$22,878**

Install/improve neighborhood infrastructure, including sidewalks and streetlights.

\$ 555,017

Tampa Heights Riverfront

Tampa Heights Riverfront At A Glance



CRA Area (Acres)	77
CRA Base Year	2004
Base Year Taxable Assessment	\$8,464,415
Current Taxable Assessment	\$15,965,183
Change From Base Year (Increment)	\$7,500,768
Fiscal 2016 TIF Revenue	\$74,711

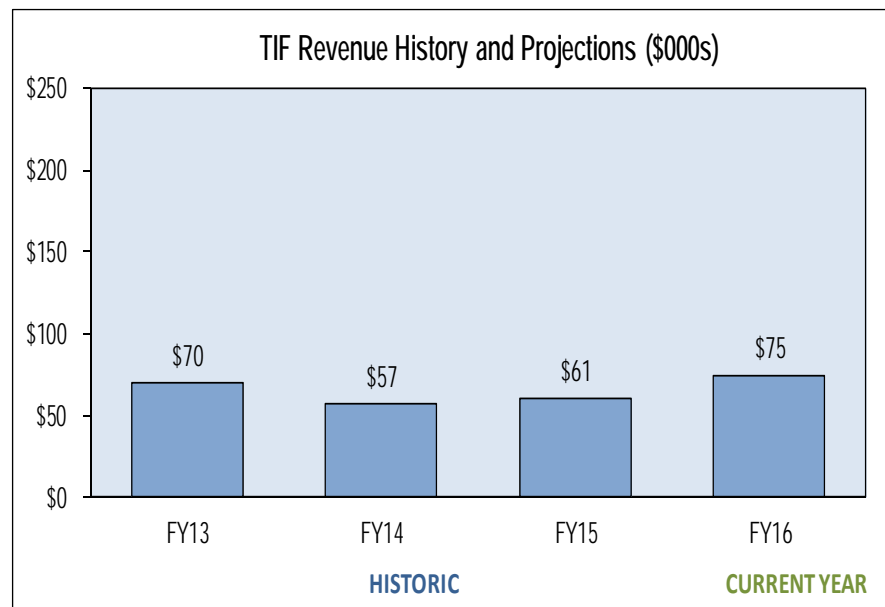


Taxable Values (\$):	<u>June 2015</u>	<u>June 2014</u>
• Single Family Residential	1,044,963	755,466
• Multi-Family	0	0
• Condos/Co-ops	0	0
• Improved Commercial	8,677,619	8,397,430
• Improved Industrial	1,089,490	990,445
• Institutional/Gov't/Agri.	0	0
• Miscellaneous*	986,484	345,306
• Vacant	4,166,627	4,055,050



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

Source: Hillsborough County Property Appraiser.



Tampa Community Redevelopment Agency

Tampa Heights Riverfront Redevelopment Highlights

2015 Highlights

Private Sector Investments

- Soho Capital continued its efforts to restore the historic Armature Works Building.
- SofWorX, an innovation lab for the U.S. Special Operations Command, signed a lease for 3,000 s.f. of office space at the Armature Works Building.

TIF and non-TIF Funded Capital Improvements

- Boat slips and a canoe/kayak launch were constructed in the Hillsborough River adjacent to Water Works Park.

Notable Events, Programs and Services

- Ulele Restaurant hosted the 2nd Annual Richard's Father's Day Family Walk/Jog charitable event benefitting the Advanced Prostate Cancer Collaboration at Moffitt Cancer Center.
- Numerous events and activities took place in Water Works Park, including musical performances, weddings and the Screen on the Green movie series.

Looking Forward

- Support Soho Capital's effort to reposition the Heights project property for redevelopment.
- Support additional private sector initiatives that might evolve.



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

	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>
Operations & Administration				
Salaries & Operating	\$14	\$16	\$17	\$18
District Programs & Services				
Professional/Contractual Services	\$0	\$0	\$20	\$0
Capital Improvement Projects				
Capital Improvement Projects Reserves	\$56	\$42	\$24	\$57
	\$70	\$58	\$61	\$75

Tampa Community Redevelopment Agency
Tampa Heights Riverfront CRA
Fiscal Year 2016 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **\$17,600**

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

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

III. REDEVELOPMENT INVESTMENT **\$0**

IV. CAPITAL IMPROVEMENT PROJECTS

Capital Improvement Projects **\$57,111**

Capital improvements within the CRA.

\$74,711

Central Park

Central Park At A Glance

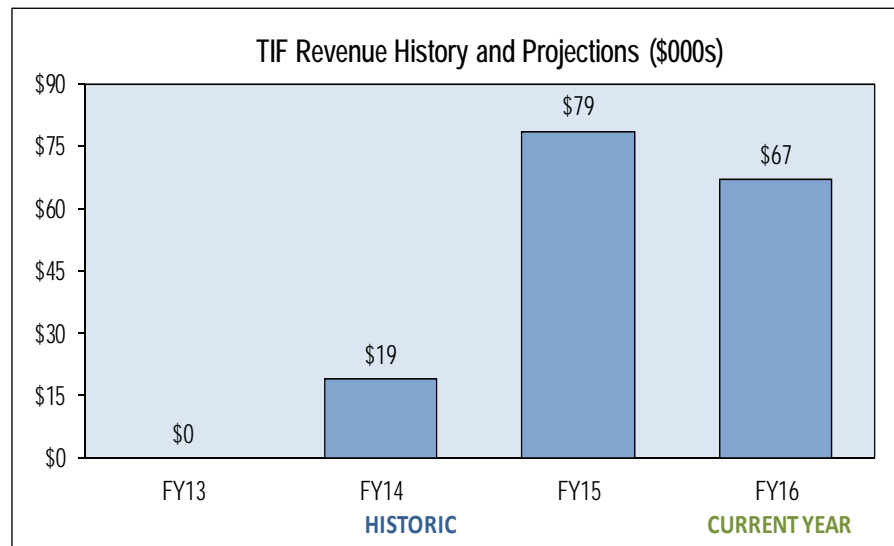


CRA Area (Acres)	143
CRA Base Year	2006
Base Year Taxable Assessment	\$6,701,795
Current Taxable Assessment	\$12,765,050
Change From Base Year (Increment)	\$6,063,255
Fiscal 2016 TIF Revenue	\$66,999

Taxable Values (\$):	<u>June 2015</u>	<u>June 2014</u>
• Single Family Residential	504,021	412,902
• Multi-Family	6,665,926	193,009
• Condos/Co-ops	0	0
• Improved Commercial	2,350,624	2,340,960
• Improved Industrial	121,400	111,100
• Institutional/Gov't/Agri.	717,915	9157,286
• Miscellaneous*	454,996	413,542
• Vacant	1,950,168	1,185,979

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

Source: Hillsborough County Property Appraiser.



Tampa Community Redevelopment Agency Central Park Redevelopment Highlights

2015 Highlights

Private Sector Investments

- Pinnacle Group Holdings, Inc. closed on 5 acres of land at Encore and is planning to develop a hotel/condo/retail project.

TIF and non-TIF funded Capital Improvements

- Parks and Recreation started the redevelopment of Perry Harvey, Sr. Park.
- Hillsborough County opened the new 25,000 square-foot Robert Saunders Library on North Nebraska Avenue.

Notable Events, Programs and Services

- The Reed senior apartment complex opened at Encore.
- 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.
- Opening of Perry Harvey, Sr. Park.
- Support additional private sector initiatives that might evolve.



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

	<u>FY13</u>	<u>FY14</u>	<u>FY15</u>	<u>FY16</u>
Operations & Administration				
Salaries & Operating	\$0	\$0	\$0	\$0
District Programs & Services				
Property Maintenance	\$0	\$19	\$0	\$0
Redevelopment Investment				
Urban Planning Services Loan Repayment	\$0	\$0	\$79	\$67
	\$0	\$19	\$79	\$67

Tampa Community Redevelopment Agency
Central Park CRA
Fiscal Year 2016 TIF Budget

I. OPERATIONS & ADMINISTRATION	\$0
II. DISTRICT PROGRAMS AND SERVICES	\$0
III. REDEVELOPMENT INVESTMENT	
Urban Planning Services Loan Repayment	\$66,999
Loan repayment to the City’s General Fund for urban planning services associated with the creation of the CRA.	
IV. CAPITAL IMPROVEMENT PROJECTS	\$0
	<hr/> \$66,999

West Tampa

West Tampa At A Glance



CRA Area (Acres)	964
CRA Base Year	2015
Base Year Taxable Assessment	\$274,629,731
Current Taxable Assessment	\$
Change From Base Year (Increment)	\$
Fiscal 2015 TIF Revenue	\$



Taxable Values (\$):	<u>June 2015</u>
• Single Family Residential	9,051,971
• Multi-Family	8,710,791
• Condos/Co-ops	264,447
• Improved Commercial	114,489,440
• Improved Industrial	62,625,670
• Institutional/Gov't/Agri.	2,229,008
• Miscellaneous*	1,501,828
• Vacant	5,490,518

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



Source: Hillsborough County Property Appraiser.



Tampa Community Redevelopment Agency

West Tampa Redevelopment Highlights

West Tampa Community Redevelopment Area Creation

The City of Tampa initiated the process to create the West Tampa Community Redevelopment Area (CRA) in early 2015. Community meetings were held during April 2015 to receive input on community needs and assist in the drafting of the West Tampa Community Redevelopment Plan.

Tampa City Council made the Finding of Necessity to create the West Tampa Community Redevelopment Area on May 7, 2015. At that time City Council also passed a resolution accepting the West Tampa Community Redevelopment Plan for review, submitting the plan to the Community Redevelopment Agency, and directing the Agency to submit the plan to the Hillsborough County City County Planning Commission (HCCPC) for review.

HCCPC found the Plan consistent with the Tampa Comprehensive Plan, and on June 11, 2015 the Community Redevelopment Agency Board and Tampa City Council adopted the West Tampa Community Redevelopment Plan. On that date City Council also held a public hearing for first reading of the ordinance establishing a redevelopment trust fund for the West Tampa Community Redevelopment Area. The second public hearing and adoption of the ordinance occurred on June 25, 2015.

Tampa Community Redevelopment Agency West Tampa Redevelopment Highlights

Looking Forward

- Create and initiate meetings of the of the West Tampa CRA Community Advisory Committee.
- Develop a TIF Budget and Strategic Action Plan for the West Tampa CRA.
- Major capital projects construction during 2016:
 - * West River Trail (begin)
 - * Julian B. Lane Riverfront Park (begin)
 - * Cypress Street Outfall (complete)
- The Fort Homer W. Hesterly Armory is being transformed into the new 100,000 square foot Bryan Glazer Family Jewish Community Center. The \$26 million facility will open in September 2016 and features an outdoor aquatics center, sports courts and fitness center, a preschool, and space for special events and a public art studio.



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Tampa Community Redevelopment Agency

Services Agreement Overview

As part of the annual budget process, the Tampa Community Redevelopment Agency Board (CRA) contracts with the City of Tampa to assist it in implementing and furthering redevelopment plans for each redevelopment community by providing (or causing to be provided) certain redevelopment services and public improvements.

All community redevelopment areas are covered by a single agreement in this budget document. This year's agreement is in the same form as the FY15 agreement. Executing the agreement allows the City to use its existing processes (e.g. payroll system), procedures (e.g. purchasing by competitive bid and W/MBE program compliance) and staff to accomplish the plans of the CRA.

Based on terms of the Board's adopted Financial and Administration Policy (see Appendix), adopted April 6, 2005, the CRA agreed to particular terms regarding how and in what amounts the City would be reimbursed for the services that it provides in implementing the Community Redevelopment Area Plans.

Importantly, significant expenses incurred by the City to administer CRA activities are not presently reimbursed by the CRA, such as costs associated with the City Clerk, Legal Department, Revenue and Finance, Planning and Development, Purchasing, WMBE, Personnel, Technology and Innovation, and other departments.

The annual services agreement documents the amounts to be paid to the City from TIF funds each year. As in past years, the City will be reimbursed for staffing and operating costs associated with the Economic and Urban Development Department. Direct service expenses for additional services being provided by other departments are listed separately (e.g. Environmental Detectives in East Tampa).

The schedule on the following page details the services and costs for each area.

Tampa Community Redevelopment Agency Services Agreement Overview

CRA	Budget/Service Line Item	Not to Exceed
Downtown	Salaries and Operating	\$138,300
	Loan Repayment	\$2,000,000
Ybor I	Salaries and Operating	\$292,200
	Code Inspection	\$14,007
Tampa Heights Riverfront	Salaries and Operating	\$17,600
East Tampa	Salaries and Operating	\$112,200
	Clean Team/Youth Program	\$291,939
	Environmental Detective	\$128,000
Channel District	Salaries and Operating	\$138,300
Drew Park	Salaries and Operating	\$149,200
Ybor II	Salaries and Operating	\$24,700
	Code Inspection	\$1,218
Central Park	Loan Repayment for Urban Planning Services	\$66,999
Total Consideration		\$3,374,663

**CITY OF TAMPA/COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF TAMPA**

AGREEMENT FOR SERVICES

THIS AGREEMENT, made and entered into at Tampa, Florida, as of the _____ Day of _____, 2015, by and between the CITY OF TAMPA, a municipal corporation organized and existing under the laws of the State of Florida (the "City") and the COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF TAMPA, a body politic and corporate of the State of Florida (the "Agency").

WITNESSETH:

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

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

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

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

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

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

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

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

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

WHEREAS, pursuant to Resolution No. 2015-497 adopted by the City Council of the City of Tampa on June 11, 2015, the City Council approved a Community Redevelopment Plan for the West Tampa Community Redevelopment Area (the "Redevelopment Plan"), and directed the Agency to implement the Redevelopment Plan and exercise those powers granted by Part III, Chapter 163 of the Florida Statutes (the "Redevelopment Act"); and

WHEREAS, under the Redevelopment Act, the Agency may contract with such other persons, public or private, as it deems necessary and appropriate for it to carry out its duties and responsibilities; and

WHEREAS, the Agency desires to engage the City to assist it in implementing and furthering the Redevelopment Plans by providing or causing to be provided certain redevelopment services and public improvements in all Tampa Community Redevelopment Areas (the "Redevelopment Areas"); and

WHEREAS, the East Tampa CRA Plan directs the City to involve the seven member "tax increment revenue" sub-committee of the East Tampa Community Revitalization Partnership and other broad-based community input in the recommendation of projects and monitoring of the implementation of the Plan.

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations contained herein, the parties hereto agree as follows:

ARTICLE I. REDEVELOPMENT SERVICES; PUBLIC IMPROVEMENTS

- A. The City shall carry out or cause to be carried out, a revitalization and redevelopment program in the Redevelopment Areas consisting of, but not limited to, the following:
 - 1. Assist the Agency in the acquisition of real property by identifying, justifying, assembling, negotiating and monitoring the acquisition of real property by purchase, condemnation, gift, exchange or other lawful means;

2. Assist the Agency in identifying, justifying, negotiating and monitoring the rehabilitation of real property in the manner prescribed by the Agency;
3. Assist the Agency in developing structure relocation plans for any historic structures determined worthy of preservation and for which relocation is required;
4. Serve as a representative of the Agency in seeking the aid and cooperation of other public agency bodies and private organizations and to coordinate the Redevelopment Plans with the activities of said public bodies and private organizations in order to achieve the purposes of redevelopment in the highest public interests possible;
5. Act as a representative of the Agency for real property owned by the Agency within the Redevelopment Area or real property in the Redevelopment Areas which is within the control, direction, supervision or management of the Agency;
6. Identify, propose, market and negotiate through approved practice methods such agreements for specific properties located within the Redevelopment Areas which provide for uses which are in the best interests of the Agency and further the redevelopment of the Redevelopment Areas pursuant to the Redevelopment Plans;
7. Advertise, promote and market through approved practice methods the sale of real property in accordance with the Redevelopment Plans and other applicable laws, regulations, policies and plans;
8. Assist the Agency to cause the demolition or clearance, or both, of buildings, structures and other improvements within the Redevelopment Areas which are owned or acquired by the Agency or any other person and which are to be redeveloped in accordance with, or as contemplated by, the Redevelopment Plans;
9. Assist the Agency to cause the preparation of building and development sites in the Redevelopment Areas;
10. Coordinate and monitor the relocation of persons displaced by redevelopment within the Redevelopment Areas;
11. Plan, execute and monitor specific programs involving the private sector that stimulate the economy in the Redevelopment Areas;
12. Create and cause to be used a marketing campaign that seeks to attract investment, development and enterprises in the Redevelopment Areas;
13. Conduct a promotional campaign that attracts visitors to the Redevelopment Areas from within and without the Tampa Bay

14. Conduct educational and informational sessions for owners of real property located within the Redevelopment Areas;
 15. Coordinate, through the City's Department of Growth Management and Development Services, the referral of persons from the Redevelopment Areas that are seeking financial assistance for various purposes within the Redevelopment Areas; and
 16. Study the periphery of the Redevelopment Areas to evaluate the potential for expansion of the district.
 17. Assist the Agency in implementing and executing environmental public health/safety programs including, but not limited to, clean-up of illegal dump sites, litter control, code enforcement, and other related activities.
 18. Provide funding, as needed, for planning, legal and/or financial studies with said costs to be reimbursed from tax increment proceeds when available.
- B. During the term of this Agreement the City shall recommend to the Agency the implementation, construction or installation of public improvements which are necessary to effectuate the Redevelopment Plans. Subject to the funding and approval of such public improvements by the Agency pursuant to this Agreement, the City shall implement, construct or install such public improvements.
- C. In order to properly provide the services described in Paragraphs A and B herein above, the City shall,
1. Provide the Agency with recommendations on zoning matters, modifications to the Redevelopment Plans or such other matters as may be requested by the Agency;
 2. Seek alternative funding sources from both the public and private sector that will assist in funding redevelopment activities that complement the intent and purpose of the Redevelopment Plans;
 3. Involve the seven-member "tax increment revenue" sub-committee of the East Tampa Community Revitalization Partnership in monitoring of the East Tampa CRA Plan.
 4. Provide ongoing assessment and monitoring of redevelopment within the Redevelopment Areas to evaluate the success or failure of specific projects, and when necessary, provide additional or alternative project options to the Agency for its consideration; and

5. Urge the members of the Florida Legislature from the Tampa area and elsewhere to enact legislation that will aid the redevelopment of the Redevelopment Areas.
6. For agreements related to projects that are (or are likely to be) funded in majority by TIF revenues, the Department of Urban Development will circulate the draft scope of services to all Community Redevelopment Agency Board members for their input at the time that the draft scope is provided to CRA Advisory committee members for comment.

ARTICLE II. PERIOD OF AGREEMENT

This Agreement shall commence on October 1, 2014, and shall expire on September 30, 2015, unless this Agreement is otherwise earlier cancelled as provided herein, or unless extended by written agreement of the parties.

ARTICLE III. COMPENSATION

The Agency shall pay to the City, and the City shall accept from the Agency as full consideration for its services under this Agreement, the sums not to exceed as follows, for providing services described in Article I. A. and C. of this Agreement.

CRA	Budget/Service Line Item	Not to Exceed
Downtown	Salaries and Operating	\$138,300
	Loan Repayment	\$2,000,000
Ybor I	Salaries and Operating	\$292,200
	Code Inspection	\$14,007
Tampa Heights River-front	Salaries and Operating	\$17,600
East Tampa	Salaries and Operating	\$112,200
	Clean Team/Youth Program	\$291,939
	Environmental Detective	\$128,000
Channel District	Salaries and Operating	\$138,300
Drew Park	Salaries and Operating	\$149,200
Ybor II	Salaries and Operating	\$24,700
	Code Inspection	\$1,218
Central Park	Loan Repayment for Urban Planning Services	\$66,999
Total Consideration		\$3,374,663

No other costs or expenses incurred by the City or on its behalf shall be chargeable to the Agency unless specifically authorized under this Agreement.

ARTICLE IV. PAYMENTS

On the first day of each month during the period of this Agreement the Agency shall pay the City one twelfth (1/12) of three million, three hundred seventy four thousand, six hundred and sixty three dollars (\$3,374,663) for the services described in Article I. A. and C. of this Agreement.

ARTICLE V. CANCELLATION OF AGREEMENT

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

ARTICLE VI. RECORDS

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

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

ARTICLE VII. NON-ASSIGNABILITY

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

ARTICLE VIII. MODIFICATION, AMENDMENT, EXTENSION

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

ARTICLE IX. HEADINGS

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

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

ATTEST:

CITY OF TAMPA

CITY CLERK

BY: _____ (SEAL)
BOB BUCKHORN, MAYOR

COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF TAMPA

ATTEST:

SECRETARY

BY: _____ (SEAL)
CHAIRMAN/VICE CHAIRMAN

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

SALVATORE TERRITO
CHIEF ASSISTANT CITY ATTORNEY

Recommended Tax Increment Fund Budgets

Appendix

Contents

CRA Financial and Administration Policy	60
TIF Borrowing Policy	62
Economic and Urban Development Organization Chart	63
Economic and Urban Development Allocated Cost Comparison	64
Millage Rate History By CRA	65
Tax Increment Financing Revenue Calculation by CRA	66

City of Tampa
Community Redevelopment Agency

Financial and Administration Policy

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

Formalizing these policies will best assure clear communication between and among representatives of affected communities. The community-based CRA/TIF groups and city staff will engage in joint planning and policy formulation. As a result, annual work plans and long-range planning for redevelopment initiatives will be better understood and have a higher likelihood of success.

Any proposed changes to these policies (including future year staff projections) will be formulated jointly by the community-based CRA/TIF groups and city staff before presentation to the Community Redevelopment Agency.

Community Redevelopment Area Representation

- Each CRA organization has/will have a committee (herein referred to as “community-based CRA/TIF group”) identified to interact with city staff regarding allocation of TIF revenues. The goal of this interaction is to reach consensus regarding annual and long-term TIF revenue planning and expenditures.

Annual TIF Budgeting

- City staff, in conjunction with the community-based CRA/TIF groups, will prepare a proposed annual work program and budget in accordance with the various CRA multi-year action plans to be presented to CRA for review and consideration. The Community Redevelopment Agency’s formal approval is necessary in order to establish annual TIF budgets.
- Proposed changes to an approved TIF budget will be developed by city staff in conjunction with the community-based CRA/TIF group prior to consideration by the Community Redevelopment Agency.
- Future year CRA work plans and budget submittals will be more-or-less coincidental with the City’s annual budget process, resulting in common (10/1 - 9/30) fiscal periods.
- Annual appropriations should be programmed pursuant to Florida Statutes, Chapter 163, Part III.

Adopted April 5, 2005

City of Tampa
Community Redevelopment Agency

Financial and Administration Policy

Reimbursement to City for Creation of the CRA

- Reimbursements for direct out-of-pocket expenses (e.g. HCCCPC, consultants, legal notices and advertisement) will be expensed to the TIF fund for each CRA/TIF that is established after calendar 2004.
- No City staff expenses will be reimbursed.

Ongoing Reimbursement to City from TIF Revenues

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

Adopted April 5, 2005

City of Tampa
Community Redevelopment Agency

TIF Borrowing for Major Projects Policy

Financing for infrastructure projects and/or economic development activities in the CRA's shall be governed by the following policies. These policies are specifically targeted to the issuance of bonds, but may also be applicable to other forms of financing.

General Conditions

These conditions shall apply to typical improvement projects where the CRA/City controls all factors of the project, including the entire funding source(s) and timing.

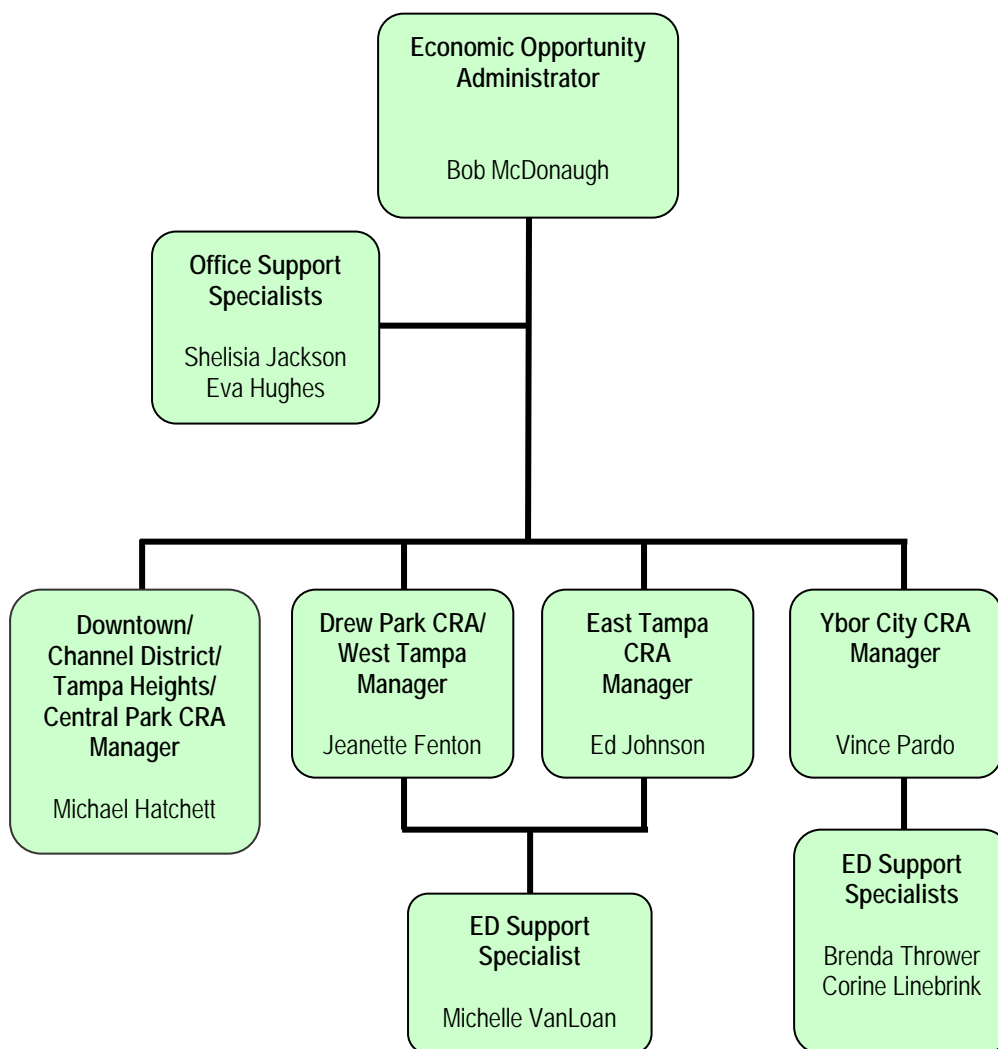
- The financing shall rely on the credit of the CRA/TIF only.
- Back up funding sources including, but not limited to utility taxes, parking revenues, and/or the City's general funds shall not be used as a back-up pledge toward any financing.
- The terms and amounts of potential financing shall be dictated by prevailing market conditions at the time of the financing application, including, but not limited to:
 - Interest rates
 - Compliance for tax-exempt versus taxable status
 - Required debt service coverage ratio, and/or
 - Ability to underwrite the credit based on the historical performance and/or future projections of the TIF

Special Conditions

These conditions shall apply to improvement projects where the CRA/City does not control all factors of the project or where compelling factors would cause prudent consideration of exceptions to the above general conditions. Some examples of these exceptions could be:

- Projects undertaken in cooperation with County, State, or other governmental entities where the other entity is bringing a significant portion of the funding to the project. Multiple governmental entities in a common project would amplify this condition.
- Projects where the timing is dictated by "emergency" conditions.
- Projects that are required in the sequence of an overall critical path schedule and the initial project timing is driven by an outside entity or emergency condition.
- CRA's where current TIF revenue is insufficient to satisfy the financing of a contemplated project(s), but due to historic trends of the existing TIF revenue and/or new projects actually under construction provide a high level of confidence in the expectation of future revenue.
- This policy is not intended to restrict the CRA's assistance or support of private sector projects through the use of a project specific Redevelopment Agreement.
- In projects represented by the examples above or projects being influenced by other compelling factors, the financing policies in "General Conditions" should be reviewed for flexibility. In the event the City uses non-TIF funds to finance a CRA project, these non-TIF funds would be reimbursed to the City from future TIF revenues.

Tampa Community Redevelopment Agency Department of Economic and Urban Development



**Tampa Community Redevelopment Agency
City of Tampa Departmental Staff
Allocated Cost Comparison
Fiscal 2016 and Fiscal 2015**

CRA	Total Allocated Staff Costs			Portion Funded by TIF			% Portion Fund by TIF
	FY16	FY15	Increase (Decrease)	FY16	FY15	Increase (Decrease)	
Downtown	\$ 161,001	\$ 107,916	\$ 53,085	\$ 138,300	\$92,700	\$ 45,600	85%
Ybor City	\$ 368,917	\$ 374,272	-\$5,355,	\$316,900	\$321,500	-\$4,600	85%
Channel District	\$ 161,001	\$ 107,916	\$ 53,085	\$ 138,300	\$92,700	\$45,600	85%
Drew Park ¹	\$ 207,616	\$ 203,103	\$ 4,513	\$147,200	\$144,000	\$ 3,200	70%
East Tampa ²	\$ 222,366	\$ 220,978	\$1,387	\$112,200	111,500	\$ 700	50%
Tampa Heights Riverfront	\$ 20,489	\$ 19,441	\$ 1,048	\$ 17,600	\$16,700	\$900	85%
Central Park ³	\$0	\$0	0	0%	0%	0%	0%
Total	\$1,141,391	\$1,033,627	\$107,763	\$870,500	\$779,100	\$91,400	76%

Explanatory Notes:

¹ The Manager for Drew Park spends 30% of time on West Tampa outside of the CRA district.

² Per the Board's financial policy, all CRAs, with the exception of East Tampa cover 85% of staff salaries as the funding has been reduced.

³ The Manager for Central Park also manages Downtown, Channel District, and Tampa Heights Riverfront which cover 85% of the salary.

Tampa Community Redevelopment Agency TIF Revenue Calculation Comparison by CRA Millage Rate History Fiscal 2011 - Fiscal 2016

	FY 11	FY 12	FY 13	FY 14	FY 15	FY 16 (tbd)
City	0.0057326	0.0057326	0.0057326	0.0057326	0.0057326	0.0057326
County	0.0057407	0.0057391	0.0057374	0.0057356	0.0057339	0.0057339
Port	0.0001900	0.0001900	0.0001850	0.0001750	0.0001650	0.0001650
HART	0.0004682	0.0005000	0.0005000	0.0005000	0.0005000	0.0005000
Children's Board	0.0005000	0.0005000	0.0005000	0.0004828	0.0004589	0.0004589
Total Millage	0.0126315	0.0126617	0.0126550	0.0126260	0.0125904	0.0125904

Millage Rate Calculations by CRA

Properties within the boundaries of all of the CRAs are assessed by the City of Tampa, Hillsborough County and the Tampa Port Authority. The combined millages of these three taxing authorities for fiscal 2016 is 0.0116315.

For the Downtown CRA, the Children's Board assessment is applicable to both the Original Core and the New-Core Amendment. The HART assessment is applicable to the Original Core only.

In FY2016, the County began selecting the TIF amount it will provide for the Original Core and the New-Core and the amount will not exceed 20% of their portion of the TIF (Ordinance 2005-137, Section 5.b).

In FY2015, the County began retaining 20% of its TIF increment for the Channel District, Drew Park, East Tampa & Ybor II CRAs (Ordinance 2005-137, Section 5.b).

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

In FY2004, the County began retaining 30% of its TIF contribution to the Ybor I CRA (Ordinance 2005-137, Section 5.b).

Tampa Community Redevelopment Agency TIF Revenue Calculation by CRA Fiscal 2015 and Fiscal 2016

	FY15			FY16		
	Incremental TIF Assessment	Millage Rate	TIF Revenue @95%	Incremental TIF Assessment	Millage Rate	TIF Revenue @95%
Downtown-Non Core	\$1,010,531,027	0.0126260	\$12,121,017	\$1,140,561,137	0.0068565	\$7,429,245
Downtown-Core	\$252,015,246	0.0121260	\$2,903,140	\$413,522,295	0.0063565	\$2,497,127
Ybor City 1	\$123,121,439	0.0099225	\$1,160,591	\$139,667,205	0.0099113	\$1,315,073
Ybor City 2	\$10,331,962	0.0104961	\$103,023	\$16,343,194	0.0104847	\$162,786
Channel District	\$329,997,925	0.0104961	\$3,290,500	\$373,985,812	0.0104847	\$3,725,080
Drew Park	\$36,330,293	0.0104961	\$362,259	\$54,349,773	0.0104847	\$541,350
East Tampa	\$16,407,138	0.0104961	\$163,600	\$55,721,916	0.0104847	\$555,017
Tampa Heights	\$6,079,282	0.0104961	\$60,618	\$7,500,768	0.0104847	\$74,711
Central Park	\$7,112,983	0.0116432	\$78,677	\$6,063,255	0.0116315	\$66,999
	\$1,791,927,295		\$20,243,426	\$2,207,715,355		\$16,367,388

