City of Tampa

Community Redevelopment Agency

Recommended Tax Increment Financing Budgets
For the Fiscal Year Ending September 30, 2022

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, 2022

Jane Castor, Mayor
Dennis Rogero, Chief Financial Officer

Tampa Community Redevelopment Agency Board of Directors

Message from the Chairman

Joseph Citro

In partnership with the private sector and many dedicated community stakeholders, we continue to enhance the quality of life in our redeveloping communities through the strategic investment of resources. With expanded focus on affordable and workforce housing choices, investment in infrastructure and quality of life for our residents, and redevelopment of aging commercial and residential structures, we will revitalize Tampa's areas with the greatest needs.

Many significant achievements were accomplished in Fiscal Year 2021. Residential and commercial developments are on the rise in all of the CRA areas which include: East Tampa, Ybor, Channel District, Central Park, Downtown, West Tampa, Tampa Heights, and Drew Park.

In 2021, our CACs focused on strategic planning for their communities, establishing current priorities and needs of our residents and businesses, and planning efforts continue into FY22 to target our TIF investments where needed most. Community engagement was also on the rise in 2021, despite the continuing pandemic. CACs experienced increased public meeting participation and interest in serving as CAC members.

The Total CRA Budget increases 13% in FY22, with the most notable growth in Central Park, Tampa Heights Riverfront, and East and West Tampa CRAs. We are excited for continued CRA growth as the private sector continues to see opportunities in our CRAs and increase investments in our at-risk communities. We continue to strive to make significant infrastructure and quality of life improvements in all of the CRA neighborhoods. The FY22 Budget reflects the Community Redevelopment Agency investing our TIF resources in ways to transform the quality of life for all that live, work, and play in the City of Tampa.

Bill Carlson
Vice-Chair

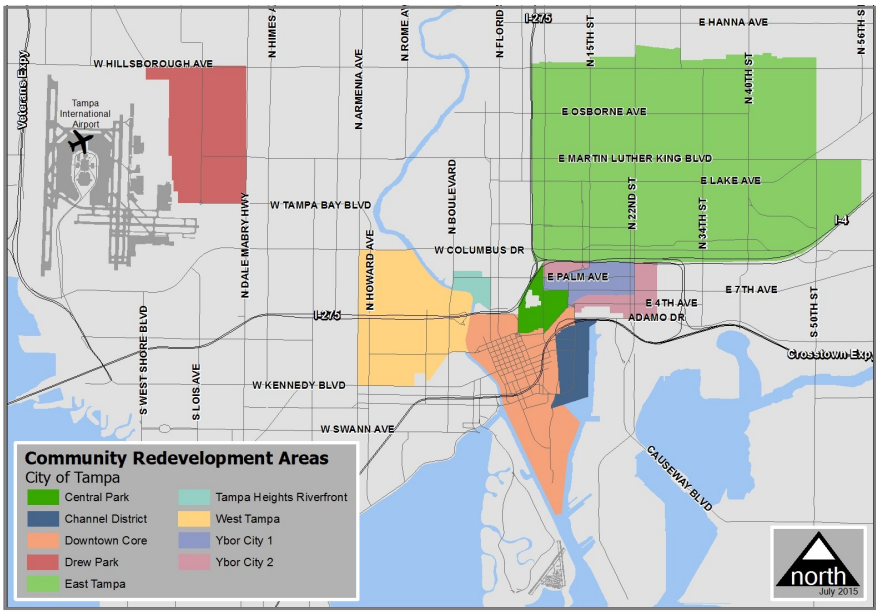
John Dingfelder

Orlando Gudes

Guido Maniscalco

Charlie Miranda

Luis Viera



CITY OF TAMPA

OFFICE OF THE MAYOR

Jane Castor, Mayor

September 1, 2021

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, 2021, and ending September 30, 2022.

We continue to celebrate the many outstanding achievements within our Community Redevelopment Agencies as we restore, revitalize and reimagine our city. Despite the immense challenges of a global pandemic, the City of Tampa's economic growth and redevelopment has not faltered. Instead, it remains steadily on a positive trajectory. As we look ahead to the new fiscal year, the vision of a better city for all remains our anchor.

Together, we continue to uplift our residents and neighborhoods by increasing affordable housing, improving our roads, supporting small businesses and creating jobs. From housing for seniors at East Tampa's Madison Highlands Senior Apartments, to the redevelopment of West River in West Tampa, we continue to grow as a diverse and economically-integrated community. We've seen profound progress in each Tampa CRA.
Each one exemplifies our dedication to strengthening our foundation for generations to come.

As Tampa residents, we will lead the way to the best tomorrow possible. We will continue Transforming Tampa's Tomorrow by focusing on our five strategic goals:

- ◊ Strengthening Community-Centric Services
- ◊ Enhancing Workforce Development
- ◊ Increasing Housing Affordability
- ◊ Improving Infrastructure and Mobility
- ◊ Sustainability and Resilience

Through ingenuity, teamwork and dedication, I am eager to move forward in this vision that includes each and every one of you. I look forward to working with the CRA board as we create a city where opportunities flourish for all.

Sincerely,

Jane Castor

Jane Castor

Tampa Community Redevelopment Agency
Overview

Urban Development: Making All Areas 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.

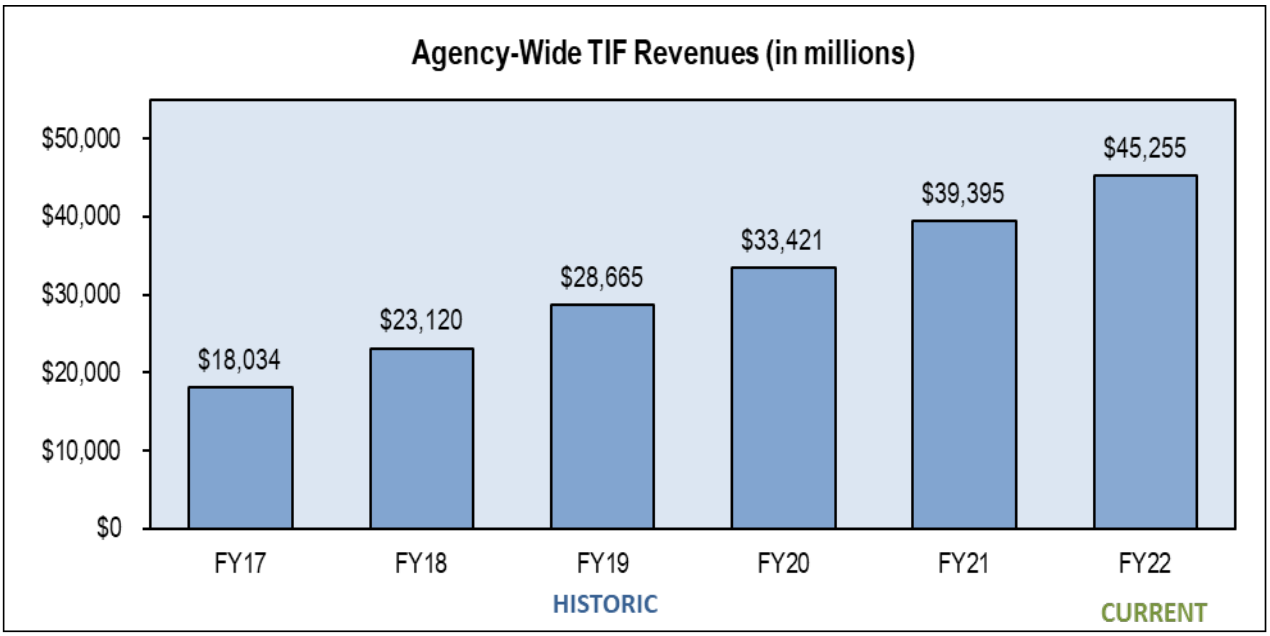
- **Inspiration** - We bring the best talent possible to our urban planning and design review efforts with the goal of inspiring our communities to create attractive, "livable" places.

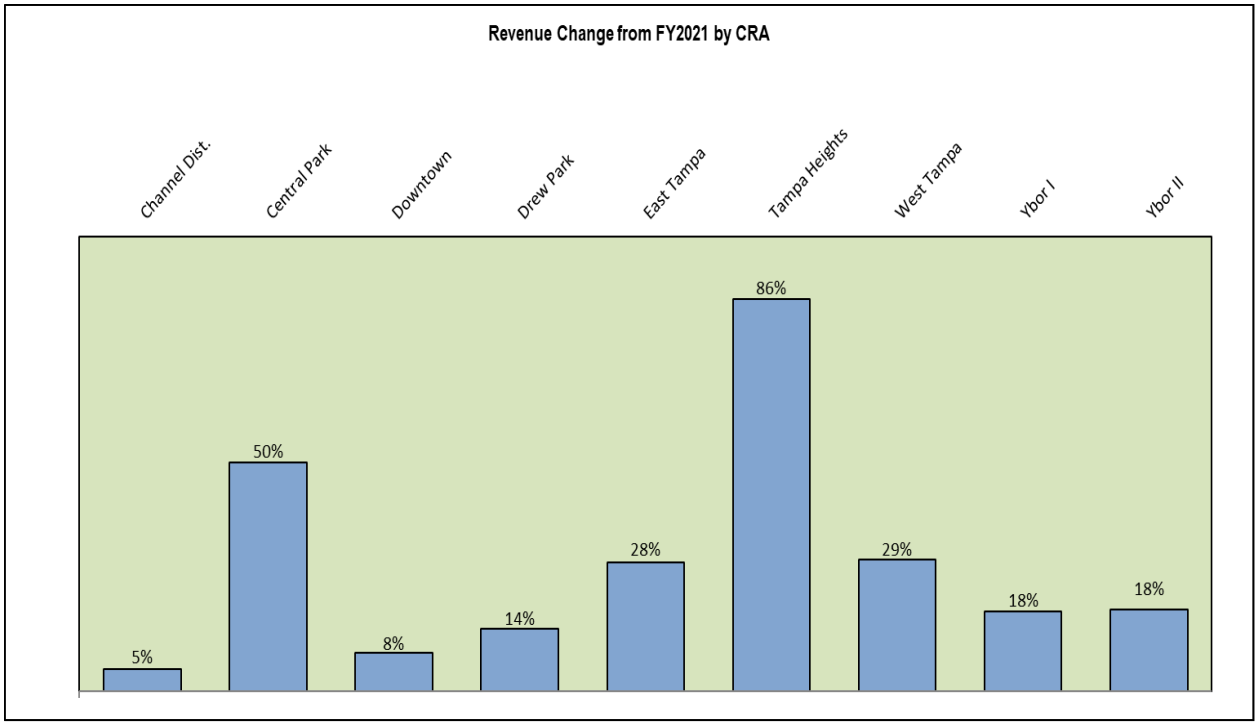
- **Market Perspective -** Our efforts are successful because we allow the private sector to profitably respond to market demands with reasonable risk.

- **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

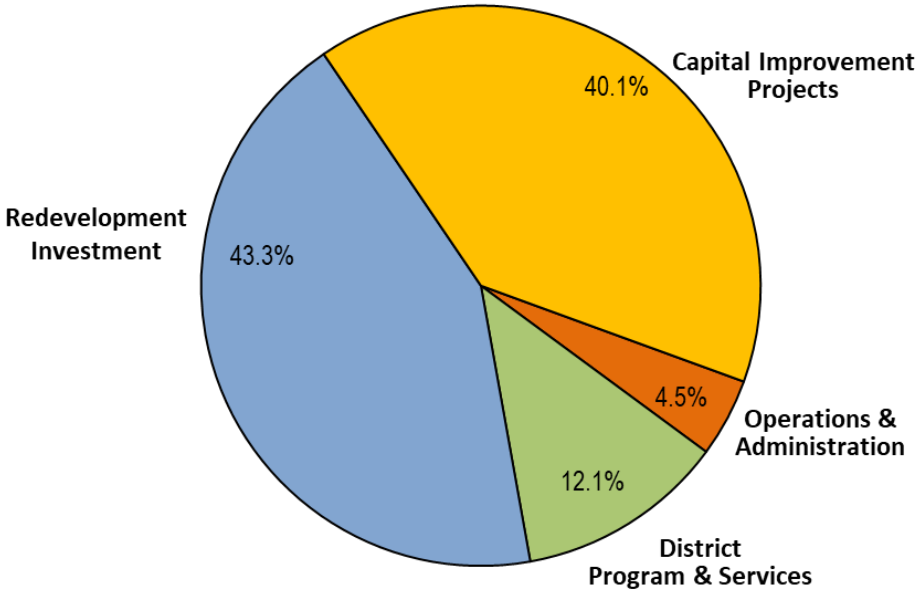
Agency-Wide TIF Revenue Receipts





Tampa Community Redevelopment Agency
TIF Budget and Expense Categories

95.5% percent of the Agency's TIF revenues are invested into district improvements and 4.5% is spent on administration. Administrative costs as a percentage of total TIF investment increased approximately .7% from fiscal 2021 due to increase in percent of salaries funded by the CRA and an increase in staffing.



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

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

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

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

Intentionally Blank

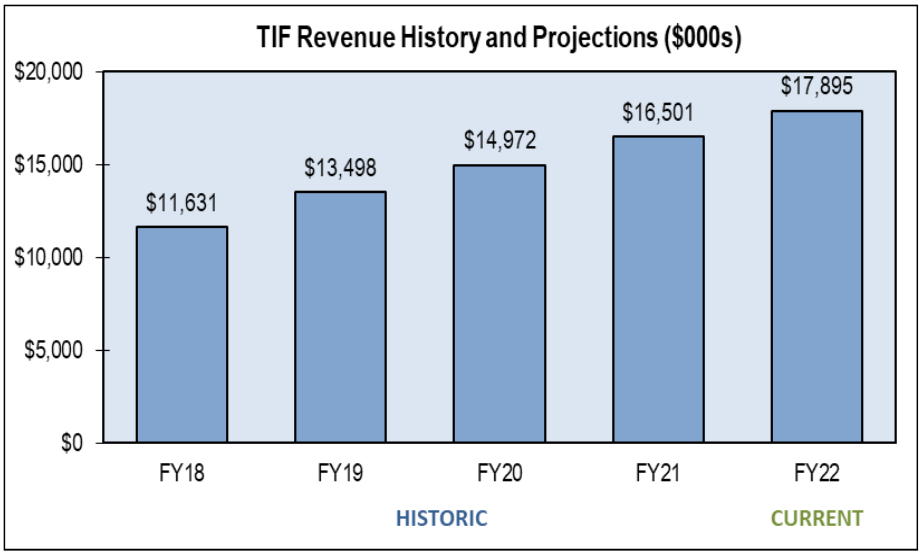
Downtown

Downtown At A Glance

CRA Area (Acres)	870
CRA Base Year (New-Core Amendment 1988)	1983/1988
Base Year Taxable Assessment	$454,090,045
Current Taxable Assessment	$3,440,881,808
Change From Base Year (Increment)	$2,986,791,763
Fiscal 2022 TIF Revenue	$17,894,676
(Does not include County funds)	

Taxable Values ($):	June 2021	June 2020
• Single Family Residential	311,218,412	297,707,259
• Multi-Family	684,803,973	609,755,086
• Condos/Co-ops	608,613,340	569,289,447
• Improved Commercial	1,745,203,144	1,638,067,618
• Improved Industrial	19,286,948	18,202,203
• Institutional/Gov't/Agri.	20,602,430	20,255,311
• Miscellaneous*	17,215,181	15,669,358
• Vacant	33,938,380	39,353,248

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



Tampa Community Redevelopment Agency
Downtown Redevelopment Highlights

2021 Highlights

Private Sector Investments

- The InTown Group contracted with Moss Construction to construct The Henry Apartments (Tyler Residences), a $100 million project including 188 apartments for 537 residents, attached parking, a fitness center and an outdoor amenity deck with pool overlooking campus. The project is expected to be open for the Fall 2021 Semester.
- HRI Properties acquired the former City Hall Parking Lot at Jackson and Florida Streets. The project includes a new hotel, restaurant, retail space, and 127 public parking spaces. The floors are substantially complete, and construction continues on the interiors and lower levels. The project is to be completed in early 2021.
- Two Roads Development revealed the design for their new 37-story mixed-use tower, Ashley Place Tower Place. The new building on the Hillsborough River will include a 222-key hotel, luxury condominium units, and retail with direct access to the Riverwalk.
- Strategic Property Partners made significant construction progress in redeveloping its property north of Amalie Arena, currently known as the Water Street Tampa. A new 519-room JW Marriott completed construction and will open in December 2020.

TIF and Non-TIF Funded Capital Improvements

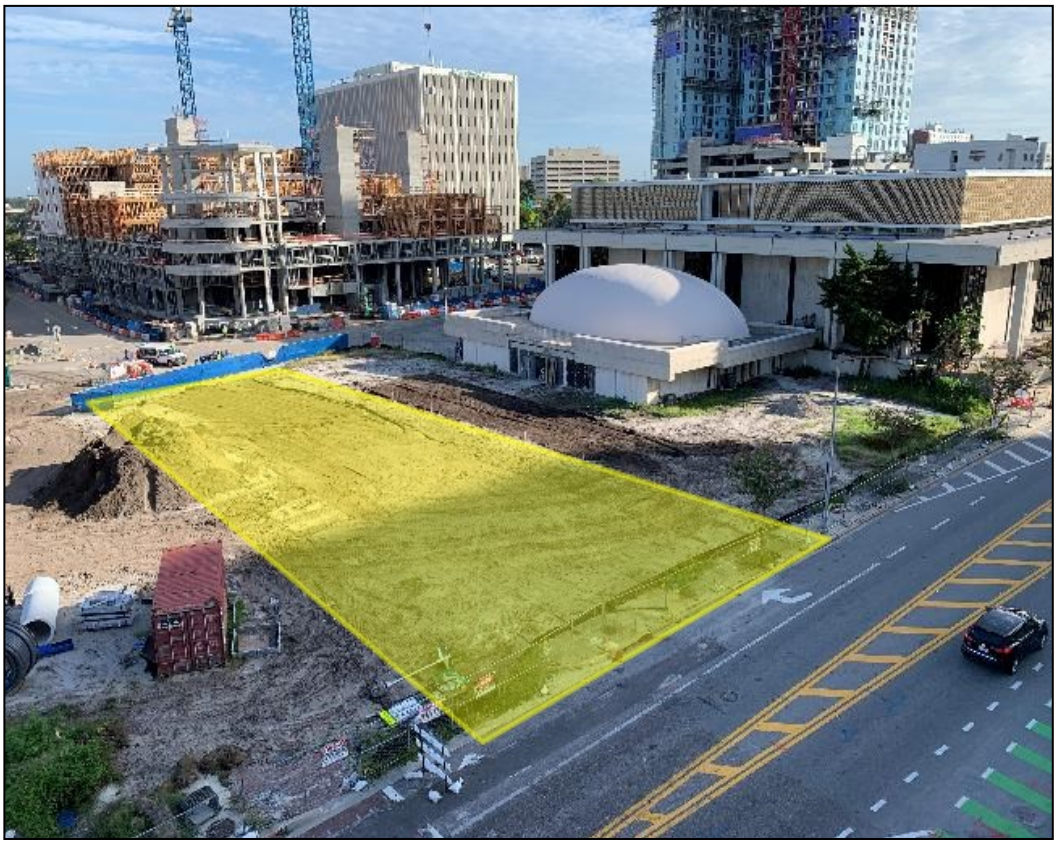
- The Tampa Convention Center completed the second phase of the building renovations which includes concession stand improvements, additional HVAC work, and renovation of the Bay Bistro into Datz.
- Under a development agreement with American Lands Ventures, Kimmins started and significantly completed the reconfiguration of the roadways at Tyler and Cass Streets.

Notable Events, Programs and Services

- USF opened the new Morsani College of Medicine to students at the corner of Channelside Drive and Meridian Avenue.

<u>Looking Forward</u>

- Support construction efforts of the Water Street Tampa Master Infrastructure Project north of Amelie Arena.
- Support the construction of new hotel, residential, and commercial projects.
- Complete the construction of the connection of Cumberland Avenue to Meridian Avenue in late January 2020.
- Continue CRA financial support of downtown activities and cultural events that promote economic development.
- Construction of Arts & Entertainment Residences Tower near the Straz Performing Arts Center.
- Design and Construction the next phase of the Tampa Convention Center Renovations and expansion.
- Construction of Herman Massey Park.



Tampa Community Redevelopment Agency

Downtown CRA
Budget Allocation History (000s)

	FY19	FY20	FY21	FY22
Operations & Administration				
Salaries & Operating	$159	$163	$198.2	**$336.9**
District Programs & Services				
Marketing & Promotion	$80	$50	$50	**$300**
Streetcar Allocation	$150	$150	$150	**$305**
Cross Bay Ferry	$0	$0	$0	**$125**
On-Demand Shuttle Service	$450	$0	$0	**$365**
Community Policing	$0	$0	$200	**$0**
Redevelopment Investment				
Convention Center Loan Repayment/Fees	$4,256	$4,183	$4,109.7	**$4,036.6**
Convention Center Loan Repayment/Fees	$0	$0	$0	**$4,311.8**
Master Infrastructure Agreement	$6,000	$5,000	$5,000	**$5,000**
Capital Improvement Projects				
Capital Improvement Projects	$2,403	$5,426	$6,793	**$1,586**
Neighborhood Infrastructure	$0	$0	$0	**$1,528.3**
	$13,498	**$14,972**	**$16,501**	**$17,894.7**

Tampa Community Redevelopment Agency

Downtown CRA
Fiscal Year 2022 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **$336,900**

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 **$300,000**

District marketing and promotion of special events and cultural activities. CRP p. 31, 35

Streetcar Projects **$305,000**

Allocation to the streetcar system. CRP p. 41

Cross Bay Ferry **$125,000**

Payment one of four-year contract contribution to Ferry operations. CRP p. 41

On-Demand Shuttle Service **$365,000**

Allocation to the On-Demand Shuttle Project. CRP p. 41

III. REDEVELOPMENT INVESTMENT

Convention Center Renovation Loan Repayment/Fees **$4,036,580**

Loan payments/fees associated with the renovations of the Tampa Convention Center. Existing Loan. CRP p. 40

Convention Center Renovation Loan Repayment/Fees **$4,311,855**

Loan payments/fees associated with the renovations of the Tampa Convention Center. FY22 Loan. CRP p. 40

Master Infrastructure Agreement CRP p. 47 **$5,000,000**

IV. CAPITAL IMPROVEMENT PROJECTS

Capital Improvement Projects **$1,586,078**

Capital improvements within the CRA. CRP p. 47

Neighborhood Infrastructure CRP p. 47 **$1,528,263**

$17,894,676

Intentionally Blank

Ybor City

Ybor City At A Glance[1]

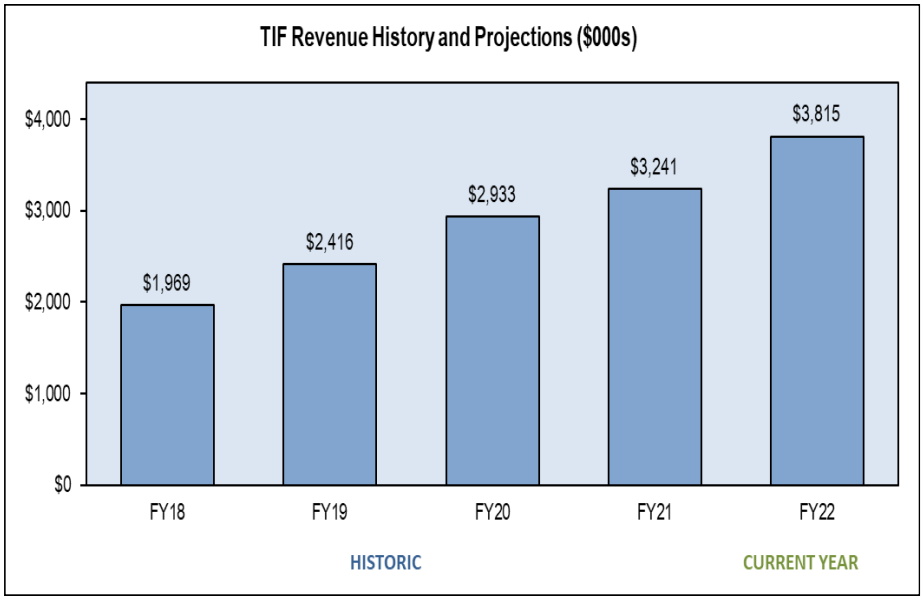
CRA Area (Acres)	409
CRA Base Year	1987 & 2002
Base Year Taxable Assessment	$59,123,090
Current Taxable Assessment	$443,798,128
Change From Base Year (Increment)	$384,675,038
Fiscal 2022 TIF Revenue	$3,815,471

Taxable Values ($):	June 2021	June 2020
• Single Family Residential	26,898,019	22,734,712
• Multi-Family	57,701,168	45,047,505
• Condos/Co-ops	70,347,440	64,205,872
• Improved Commercial	243,397,528	209,226,924
• Improved Industrial	20,899,372	18,372,536
• Institutional/Govt./Agri.	2,106,343	5,518,678
• Miscellaneous[2]	13,743,464	12,759,079
• Vacant	8,704,794	7,885,812

[1]Ybor I and Ybor II CRAs combined.

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

Source: Hillsborough County Property Appraiser.



Tampa Community Redevelopment Agency
Ybor City Redevelopment Highlights

2021 Highlights

Private Sector Investments

- Several new businesses, expansions and development projects occurred in FY20: Masonite's National Headquarters at 1309 E. 6th Avenue, a 56,000 s.f. office building for 300 employees; Casa Socarras, a four-story 25,300 s.f. commercial office addition; a five-story mixed-use project at 26th Street and Adamo Drive providing retail, 237 mid-rise apartments, and a parking garage; and Centro Ybor announced Industrious (co-work space) as its new tenant in the former Muvico space.
- Additional notable openings included: Online Transport; The Crown Jewel; Second Avenue Realty; Milhaus and Onyxeast; Ybor Beverage Company; Tucker/Hall Offices; 7th and Grove; Mailkal's Kitchen; La Tropical Caf ; Al's Finger Lickin' Soul Food; Jimmy's Taco's; Chill Brothers Ice Cream; Sushi House expansion - The Garden; Copper Shaker; Tangra Nightclub; Do Really Inspirational Projects (DRIP); and Hotel Haya.
- Historic preservation is the cornerstone of several significant development projects: Hotel Haya (former historic Los Novedades restaurant); the historic German American Club renovation and addition; Santo Stephano Italian Restaurant (former historic Ferlita Macaroni Factory); Casa Socarras mixed-use historic project (former Cadrecha furniture store) and Casa Bombero on 8th Avenue, now 9,000 s.f. office space (former historic firehouse).
- Ybor 2 CRA approved one Façade Grant toward historic properties resulting in $124,200 of private investment leveraged with $50,000 in Tax Increment Finance dollars.

TIF and non-TIF Funded Capital Improvements

- CRA district improvement projects totaled approximately $400,000. These included the following projects: Ybor district signage program repairs/replacements; pedestrian and traffic system enhancements; Palm Avenue Monument and 7th Avenue Gateway Arch LED lighting conversion and painting; historic five-globe light purchase; city parking garage restroom renovations; traffic signalization mast arm and pedestrian crossing pole painting; parking and lot security; 7th Avenue street amenity and paver and brick street replacements and repairs; retained Hamilton Engineering for 7th Avenue Streetscape completion and entry monument; tree grate purchase, painting, and maintenance; district tree trimming and replacements; and Palm Avenue median landscaping and irrigation improvements.
- Two economic development grant programs launched in 2019 – Ybor City Community Improvement Project Grant ($38,795); and the Neighborhood Amenity Program Grant ($9,985) – were awarded to BarrieHaus Brewery, a new family-friendly neighborhood gathering service in the district.

Tampa Community Redevelopment Agency
Ybor City Redevelopment Highlights

Notable Events, Programs and Services

- The Ybor CRA, in partnership with the Hillsborough County City County Planning Commission, hired consultant VHB to produce the Ybor City Vision 2020 Plan with a five-year strategic action plan. The plan was approved by The Planning Commission and Community Redevelopment Agency. Priority action items identified by the CAC and it's the subcommittees, were initiated.
- The CRA renewed and expanded its contract with Law and Law Holdings to provide YES Team districtwide cleaning and landscaping services to Ybor CRAs 1 and 2.
- The Ambassador Program continues to provide helpful customer service for visitors.
- The CRA contracted with Total Pressure Cleaning Service to provide intensive pressure washing services along 7th Avenue and other identified areas in the district.
- Ybor City continues to support the TECO Line Streetcar with an annual financial contribution along with two other CRAs. The streetcar ridership remains free due to a three-year grant that started in October 2018.
- HCP Associates continues to provide districtwide marketing and communications services for Ybor that promotes the historic district and improves public perception. Ongoing services include upkeep of the YborCityOnline.com website; social media posts focused on economic development; community FLASH (informational) notices; quarterly newsletters; a community outreach postcard; biennial resident/worker survey; photography contests; and crisis management. The *More in Ybor* campaign received a statewide award from the Florida Redevelopment Association and local award of excellence from the Hillsborough County Planning Commission.
- The CAC worked with Evolution Parking Systems to implement a discounted Employee Parking Program ranging from $40 to $50 per month at four designated Ybor lots.
- The YCDC office closed to the public in March due to the COVID 19 outbreak. All meetings were then conducted virtually.
- The Ybor Special Event Co-sponsorship Grant Program funded 17 family-oriented, arts and cultural events to drive traffic to Ybor City and promote small businesses. Due to COVID-19, all spring and summer events were canceled.

<u>Looking Forward</u>

- Hotel Haya, Ybor's 3rd premiere hotel offering 178 boutique rooms, will open in the fall of 2020.
- Major capital improvement projects will move forward such as the 7th Avenue Illuminated Archway Preservation and Streetscape Rehabilitation Project from Nuccio Parkway to 26th Street and the completion of the East 7th Avenue Streetscape from 24th to 26th streets.
- Hillsborough County released an RFP for Public-Private Partnership Development of County Property in Ybor City that will include a new building for the Entrepreneur Collaborative Center, the Sheriff's training center, a History and Genealogy Library Center and incorporation of workforce housing. The selected developer will be announced soon.

Tampa Community Redevelopment Agency

Ybor City CRA I
Budget Allocation History (000s)

	FY19	FY20	FY21	FY22
Operations & Administration				
Salaries & Operating	$347	$375	$458	**$515**
District Programs & Services				
Co-Sponsorships	$125	$172	$172	**$20**
Code Inspection	$14	$14	$14	**$14**
District Ambassadors	$7	$0	$0	**$10**
District Landscaping/Streetscape/Signage	$538	$1,091	$172	**$918**
District Promotions	$90	$100	$100	**$100**
Intensive Pressure Washing	$140	$150	$150	**$250**
Contractual Services	$80	$85	$65	**$200**
Parking Garage Upgrades	$40	$50	$50	**$0**
Streetcar Allocation	$138	$138	$138	**$138**
Redevelopment Investment				
Façade Grant Program	$55	$44	$20	**$0**
Targeted Business Incentive Program	$0	$5	$0	**$0**
Iconic Archway Lights Preservation Project	$250	$65	$60	**$0**
Infrastructure Needs Grant Program	$100	$28	$0	**$0**
Enhanced TPD Services	$0	$0	$0	**$400**
Capital Improvement Projects				
East 7th Avenue Archways & Streetscape	$0	$0	$1,120	**$400**
	$1,924	**$2,317**	**$2,519**	**$2,965**

Tampa Community Redevelopment Agency
Ybor City CRA I
Fiscal Year 2022 TIF Budget

I. OPERATIONS & ADMINISTRATION	
Salaries & Operating	
CRA staff salaries related to the Community Redevelopment Plan and Vision Plan.	**$426,000**
Operating and Office Expenses	**$89,100**
II. DISTRICT PROGRAMS & SERVICES	
Contractual Services	**$200,000**
Miscellaneous expenses for contractual services needed to implement the CRA Plan. CRP p. 18	
District Landscaping, Streetscape, Signage	**$917,658**
Landscaping, signage and streetscape repairs. CRP p. 20	
Intensive Pressure Washing	**$250,000**
Intensive pressure washing of historic pavers and sidewalks. CRP p. 19	
District Ambassadors	**$10,000**
District Ambassadors provide assistance to visitors, provide tours and interface with the business community. CRP p. 19	
District Promotions	**$100,000**
Marketing use of billboards, radio ads, publication ads, airport and related signage. CRP p. 19	
Co-Sponsorships	**$20,000**
Co-sponsorship funding for new or expanded special events promoting economic development, cultural themes, family events and other district priorities. CRP p. 19	
Streetcar Projects	**$138,000**
Allocation to the streetcar system. CRP pgs. 19/22	
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. CRP p. 20	
TPD Enhanced Services	**$400,000**
CRP pgs. 20/21	
III. REDEVELOPMENT INVESTMENT	
Façade Improvement Program CRP p. 21	**$0**
IV. CAPITAL IMPROVEMENT PROJECTS	
East 7th Avenue Archways & Streetscape Rehabilitation Project CRP p. 22	**$400,000**
	$2,964,765

Tampa Community Redevelopment Agency

Ybor City CRA II
Budget Allocation History (000s)

	FY19	FY20	FY21	FY22
Operations & Administration				
Salaries & Operating	$24	$26	$37	**$40**
District Programs & Services				
Code Inspection	$0	$0	$0	**$0**
Streetcar Allocation	$12	$12	$12	**$12**
District Landscaping, Streetscape & Signage	$225	$276	$89	**$510**
YES Team Services	$75	$50	$50	**$50**
Redevelopment Investment				
Targeted Business Incentive	$0	$5	$5	**$0**
Iconic Archway Lights Preservation Project	$100	$90	$90	**$39**
Infrastructure Needs Grant Project	$57	$70	$70	**$0**
Façade Grant Program	$0	$88	$88	**$20**
Capital Improvement Projects				
East 7th Avenue Archway & Streetscape Project	$0	$0	$280	**$180**
	$493	**$617**	**$721**	**$851**

Tampa Community Redevelopment Agency

Ybor City CRA II
Fiscal Year 2022 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **$40,200**

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

II. DISTRICT PROGRAMS & SERVICES

YES Team Services **$50,000**

YES Team (Clean Team) services to common areas and public right-of-ways.
CRP p. 26

District Landscaping, Streetscape, Signage **$509,929**

Landscaping, signage and streetscape repairs. CRP pgs. 24/25/26

Streetcar Projects **$12,000**

Allocation to the streetcar system. CRP pgs. 19/28

III. REDEVELOPMENT INVESTMENT

Façade Grant Program CRP p. 25 **$20,000**

IV. CAPITAL IMPROVEMENT PROJECTS

East 7th Ave: 24th St. to 26th St. Streetscape & Monument CRP pgs. 24/25/26	**$38,577**
East 7th Avenue Archway & Streetscape Rehabilitation Project CRP pgs. 24/25/26	**$180,000**
	$850,706

Intentionally Blank

Channel District

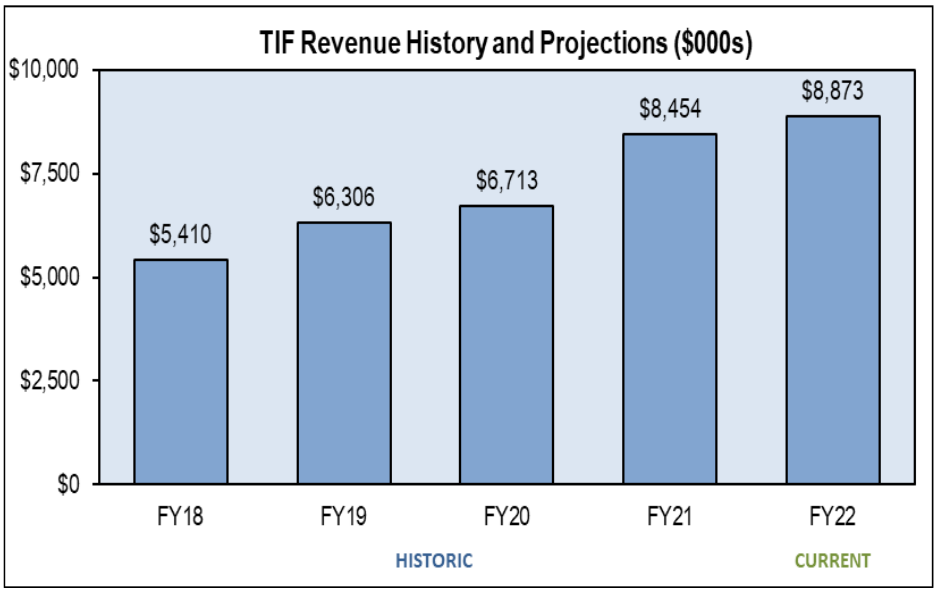
Channel District At A Glance

CRA Area (Acres)	221
CRA Base Year	2003
Base Year Taxable Assessment	$39,869,871
Current Taxable Assessment	$897,390,976
Change From Base Year (Increment)	$857,521,105
Fiscal 2022 TIF Revenue	$8,872,560

Taxable Values ($)	June 2021	June 2020
• Single Family Residential	7,415,621	6,644,064
• Multi-Family	435,808,843	403,336,074
• Condos/Co-ops	278,801,220	261,007,407
• Improved Commercial	106,862,656	104,018,250
• Improved Industrial	19,467,523	17,881,839
• Institutional/Gov't/Agri.	6,872,089	6,542,197
• Miscellaneous*	34,602,073	54,032,154
• Vacant	7,560,951	3,435,635

*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

<u>2021 Highlights</u>

Private Sector Investments

- Liberty Group completed their 10-story, dual-brand hotel under the flags of Hampton Inn and Home2 Suites along with a Starbucks.
- Mercury Advisors completed their 24-story apartment complex, The Channel Club, which includes an urban Publix grocery store.
- SPP rebranded Channelside Bay Plaza to Sparkman Wharf. The first phase successfully opened with renovations to the remainder of the building to be complete by November 2020.

TIF and non-TIF Funded Capital Improvements

- Kimmins completed the construction of the 12th Street Segment C.
- The construction of Madison Street Park was completed and opened to the public.

Notable Events, Programs and Services

- The Channelside Drive Project from Cumberland to Kennedy wrapped up the design process.
- The implementation of the remainder of the redevelopment project for streetscape and public realm improvement is underway.

Looking Forward

- Commencement of the construction of Eleve61 development.
- Commencement of the construction of Tampa Channelside Apartments development at 12th Street and Twiggs Street.
- Completion of the construction documents for District-Wide Improvements Project.
- Encourage the development of additional residences and businesses throughout the district.

Tampa Community Redevelopment Agency

Channel District CRA
Budget Allocation History (000s)

	FY19	FY20	FY21	FY22
Operations & Administration				
Salaries & Operating	$140	$150	$192	**$320.7**
District Programs & Services				
Contractual Services	$0	$0	$4	**$0**
Streetcar Allocation	$150	$150	$150	**$305**
On-Demand Shuttle Service	$150	$0	$0	**$0**
Community Policing & Incentive Programs	$0	$0	$0	**$350**
Marketing & Programming Consultant Services	$0	$0	$150	**$0**
Redevelopment Investment				
Capital Improvement Projects				
Infrastructure & Engineering	$5,781	$6,419	$7,958	**$2,436.9**
Capital Improvement Projects	$0	$0	$0	**$5,460**
	$6,306	**$6,719**	**$8,454**	**$8,872.6**

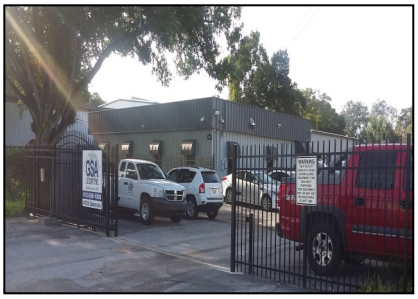
Tampa Community Redevelopment Agency

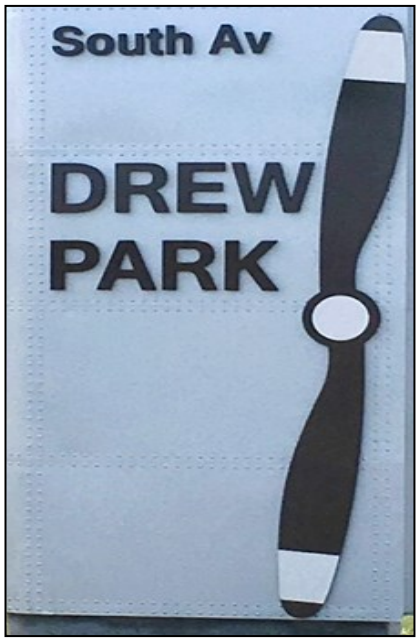
Channel District CRA
Fiscal Year 2022 TIF Budget

I. OPERATIONS & ADMINISTRATION	
Salaries & Operating	**$320,700**
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	**$305,000**
Allocation to the streetcar system. CRP p. 11	
Professional Services.	**$350,000**
Community Policing & Incentives Programs CRP p. 16	
III. REDEVELOPMENT INVESTMENT	**$0**
IV. CAPITAL IMPROVEMENT PROJECTS	
Infrastructure Engineering/Analysis/Management/Construction	**$2,436,860**
Design and engineering services for infrastructure and neighborhood improvements. CRP p. 17	
Infrastructure/Neighborhood Improvements	**$5,460,000**
To fund various infrastructure and neighborhood improvements within the CRA.	
	$8,872,560

Intentionally Blank

Drew Park





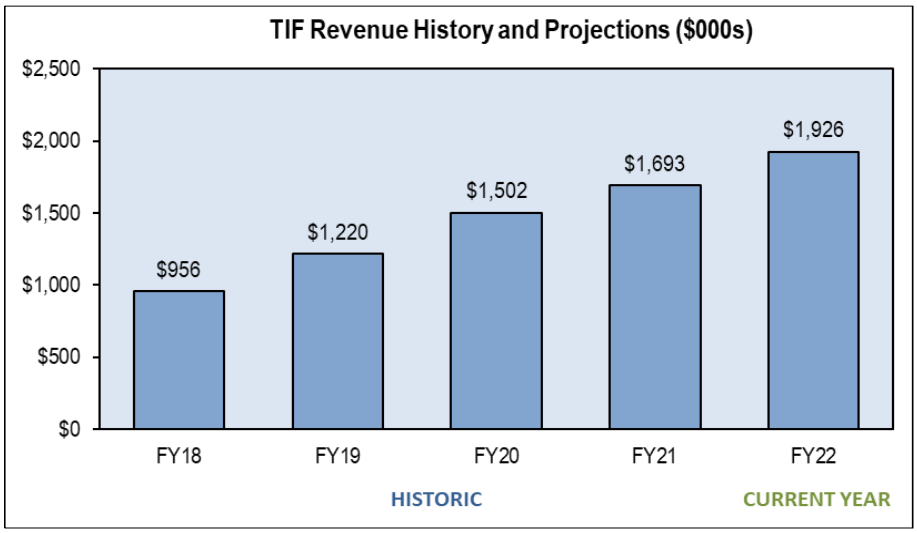
Drew Park At A Glance

CRA Area (Acres)	829
CRA Base Year	2003
Base Year Taxable Assessment	$168,033,380
Current Taxable Assessment	$354,143,857
Change From Base Year (Increment)	$186,110,477
Fiscal 2022 TIF Revenue	$1,925,639

Taxable Values ($):	June 2021	June 2020
• Single Family Residential	16,328,923	15,010,735
• Multi-Family	16,461,704	14,620,986
• Condos/Co-ops	523,815	495,072
• Improved Commercial	198,010,784	188,594,230
• Improved Industrial	111,024,892	101,467,308
• Institutional/Gov't/Agri.	1,999,936	1,818,124
• Miscellaneous*	2,775,292	2,526,705
• Vacant	7,018,511	7,079,850

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

Source: Hillsborough County Property Appraiser.



Drew Park Redevelopment Highlights

Highlights 2021

Private Sector Investments

- Drew Park's Façade Grant program has remained successful. Two grants were awarded in FY20 for $50,186, leveraging an additional $1,300,000 in private sector investment.
- The highly visible Stadium Center Project is under construction along Dale Mabry Highway close to Raymond James Stadium and Steinbrenner Field. The project includes a rebranded and upgraded Radisson Country Inn and Suites (147 rooms), Econolodge (121 rooms), and a TYVY pet hotel and veterinary clinic. The remaining construction adds a renovated 23,000 s.f. building for restaurants and retail along with another 5,700 s.f. outparcel for retail lease with over 600 parking spaces throughout the development.
- A newly constructed craft brewery, Two Shepherds Tap Room, opened on Grady Avenue. It is Tampa's first and only indoor and outdoor dog park and bar. The facility features 20 rotating beer taps, a selection of wines, an indoor, air-conditioned dog park, and a large fenced in outdoor dog park with artificial turf specifically designed for dogs. Two Shepherds is open 7 days a week and has an active calendar of events.
- Several new privately developed infill single family and duplex housing units were completed within the residential area of Drew Park.
- CAE USA is building a new $40 million, 250,000 s.f. facility across the street from the Drew Park CRA along Air Cargo Road at Osborne Ave. CAE will relocate 500 existing employees to the new facility as well as create 100 new jobs. The company specializes in training simulation in three market segments including military, commercial aviation, and health care. It is expected that the additional foot traffic on the CRA border will have a positive business impact on the CRA and its local small businesses and restaurants.

TIF and non-TIF funded Capital Improvements

- The long-awaited Tampa Bay Blvd. Linear Park was completed in August 2020 at a cost of $1.4 million. The park includes trees and landscaping, sidewalks, benches, new curbing and parking. It provides much needed green space, a recreational area, a social gathering spot, and connectivity between Lois Ave. and Air Cargo Road for pedestrians and cyclists.

Tampa Community Redevelopment Agency
Drew Park Redevelopment Highlights

Notable Events, Programs and Services

- The Drew Park Strategic Action Plan update process began in FY20. City staff is working with a consultant and community stakeholders to develop the plan. The Strategic Action Plan will identify short term (5 year) and long term (10 year) initiatives for action, policy, and regulatory changes and public investment in neighborhood, infrastructure and transportation enhancements to promote private investment, quality development, and improved quality of life.
- The Drew Park Façade Grant continues to be an attractive tool for redevelopment throughout the area. The grant provides up to $50,000 in matching funds for improvements to the exterior of a commercial building.
- The Drew Park Fencing Grant program is active for commercial properties. The grant provides up to $5,000 in matching funding for decorative fencing to improve aesthetics and security.

Looking Forward

- Complete the Strategic Action Plan update and identify the next priority capital improvement projects for construction.
- Explore opportunities for housing development within the residential portion of the Drew Park CRA.
- Continue pursuing economic development opportunities in the district that assist businesses, support job creation, and improve the appearance of Drew Park.

Tampa Community Redevelopment Agency

Drew Park CRA
Budget Allocation History (000s)

	FY19	FY20	FY21	FY22
Operations & Administration				
Salaries & Operating	$74	$80	$117.5	**$150**
District Programs & Services				
District Maintenance	$38	$26	$31.5	**$7.5**
Strategic Action Plan Update	$0	$0	$0	**$0**
Other Professional Services	$0	$0	$0	**$100**
Community Policing	$0	$0	$0	**$10**
Redevelopment Investment				
Façade Grant Program	$0	$100	$100	**$50**
Affordable Housing	$0	$0	$100	**$100**
Residential Improvement Grants	$0	$0	$0	**$125**
Capital Improvement Projects				
Neighborhood Infrastructure Improvements	$1,107	$1,296	$1,344	**$1,383.1**
	$1,219	**$1,502**	**$1,693**	**$1,925.6**

Tampa Community Redevelopment Agency

Drew Park CRA
Fiscal Year 2022 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating	**$150,000**

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

II. DISTRICT PROGRAMS & SERVICES

Business Façade & Site Improvement Program	**$50,000**

Programs to improve appearance of retail, commercial & industrial properties in targeted areas. CRP p. 22

Law Enforcement	**$10,000**
District Maintenance	**$7,500**

Landscape Maintenance and Irrigation; trash receptacle maintenance; decorative lighting electricity cost. CRP p. 22

Other Professional Services CRP p. 22	**$100,000**

III. REDEVELOPMENT INVESTMENT

Affordable Housing Initiatives CRP p. 20, 26	**$100,000**
Residential Improvement Grants CRP p. 22, 24	**$125,000**

IV. CAPITAL IMPROVEMENT PROJECTS

Neighborhood Infrastructure Improvements	**$1,383,139**

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 infra-structure improvements. CRP p. 22

	$1,925,639

Intentionally Blank

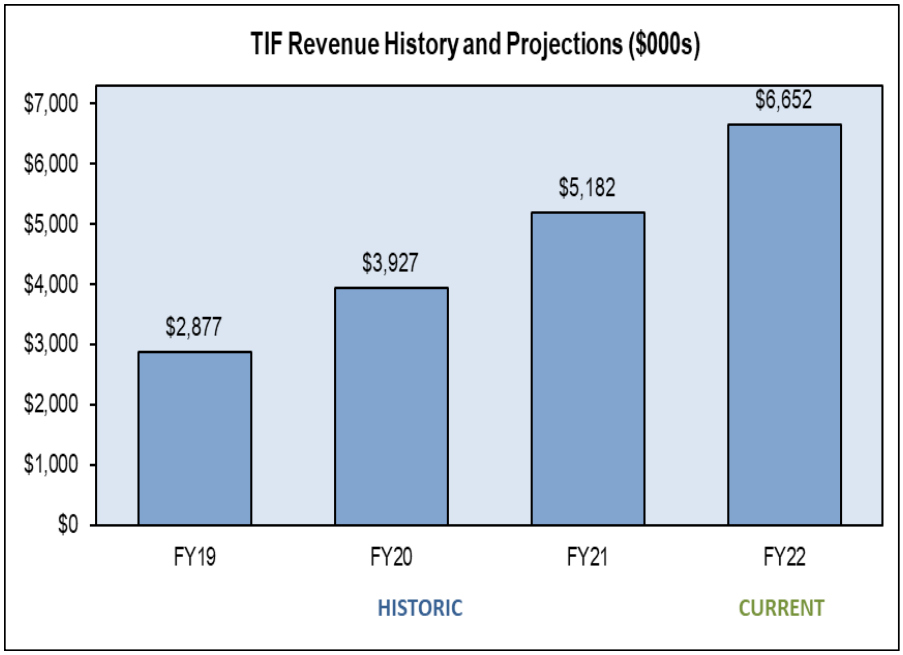
East Tampa

East Tampa At A Glance

CRA Area (Acres)	4,817
CRA Base Year	2003
Base Year Taxable Assessment	$492,472,827
Current Taxable Assessment	$1,135,347,761
Change From Base Year (Increment)	$642,874,934
Fiscal 2022 TIF Revenue	$6,651,669

Taxable Values ($):	June 2021	June 2020
• Single Family Residential	623,644,107	514,637,644
• Multi-Family	101,001,212	84,616,090
• Condos/Co-ops	0	0
• Improved Commercial	240,382,291	234,904,445
• Improved Industrial	104,324,553	97,258,917
• Institutional/Gov't/Agri.	21,967,415	23,559,610
• Miscellaneous*	1,983,874	1,918,832
• Vacant	42,044,309	36,403,820

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



Tampa Community Redevelopment Agency
East Tampa Redevelopment Highlights

2021 Highlights

Private Sector Investments

- Habitat For Humanity Hillsborough (HFHHC) constructed thirteen single-family homes during their 2020-2021 fiscal year with another four homes slated to be built after June 2021.
- Opening of the Madison Highlands seniors apartments on N. 37th Street. The Green Certified building serves low, moderate, and market rate seniors and includes units for referred homeless and homeless with disabling condition.
- New and expanding businesses include: American Surgical Mask, Massey Services, Inc. administrative offices, 7-11 Gas & Retail Center, WelDone Pharmacy; New east Side Deli, and Grocery & Salon/Barbershop.
- JC Newman Cigar Factory, the last operating cigar factory, and the Perfecto Garcia Cigar Factory buildings both underwent significant renovations. JC Newman renovation included a museum and event space while the Perfecto Garcia building is being converted to residential lofts.

TIF and non-TIF Funded Capital Improvements

- Anti-Litter/Dumping campaign signage at HART bus stops created by Environmental Detective.
- CAC subcommittees meeting regularly and developing new programs such as the Youth Leadership Academy, Neighborhood Amenities Grant Program, and the Owner-occupied Residential Roof and Exterior Grant Program. The subcommittees continue to work on identifying opportunities for affordable infill housing, park and green space development, neighborhood beautification projects, and commercial redevelopment in key corridors.
- Completion of the $3.7 million N. 34th Safety Enhancement Project including three round-a-bouts to reduce intersection accidents.
- The CRA approved three Façade Grants for commercial properties resulting in $741,368 of private investment leveraged with $112,114 Tax Increment Finance dollars. The total investment in East Tampa was $863,482.

Notable Events, Programs and Services

- East Tampa welcomed Cedric McCray back as the East Tampa CRA Manager.
- GAI worked with the East Tampa CAC and community to update the Strategic Action Plan conducting 12 neighborhood walking tours, stakeholder interviews, community surveys and creating the WeAreEastTampa.com website.
- Implementation of the Residential Tree Trimming Grant to assist residents with their and their home's safety. $700,000 TIF funding and 450+ applications processed.
- 22nd Street Community Gardened opened in December 2020.
- The Neighborhood Enhancement Division completed its fifteenth year of the "Summer Youth Program," employing 42 East Tampa youths. In addition, the team welcomed five (5) part-time members to the team. The team provided routine maintenance to over 104 miles of major thoroughfares and residential corridors.

Looking Forward

- Implementation of the East Tampa Owner-Occupied Housing Rehabilitation program, the Deteriorated Housing Rebuild Program, and the Affordable Housing Construction program.
- Continue investment in real estate along the 21st and 22nd Streets corridor for development of retail/commercial business expansion.
- Acquisition of residential and commercial properties for targeted redevelopment and affordable housing development.
- Complete construction of the Columbus Drive Safety & Enhancement Project.
- Complete design and begin construction of the Floribraska Avenue Safety & Enhancement Project.
- Continued construction of affordable housing through the City of Tampa infill housing initiatives.
- Construction of an additional affordable single-family homes by non-profit builders.
- Continue to invest in neighborhood infrastructure projects selected by the Community Advisory Committee.
- Implementation of initiatives identified in the updated Strategic Action Plan.

Tampa Community Redevelopment Agency

East Tampa CRA
Budget Allocation History (000s)

	FY19	FY20	FY21	FY22
Operations & Administration				
Salaries & Operating (recurring cost)	$196	$205	**$307.9**	**$452**
District Programs & Services				
East Tampa Clean Team/Equipment	$371	$293	$540	**$491**
Environmental Detective/Equipment	$168	$144	$154	**$156**
Business Assistance Program	$35	$20	$500	**$0**
Economic Development	$0	$0	$0	**$500**
Commercial Business Façade	$0	$0	$250	**$0**
Marketing & Partnership Development	$10	$17	$185.9	**$0**
Utility and Lake Maintenance	$30	$70	$75	**$50**
Demolition and Debris Removal	$0	$0	$100	**$0**
Youth Leadership Academy	$0	$0	$0	**$50**
Youth Career Development Program	$0	$0	$0	**$111**
Urban Planner/Strategic Initiatives Consultant	$0	$0	$0	**$175**
Redevelopment Investment				
Land Assemblage	$0	$0	$200	**$890**
Homebuyer Down Payment Assistance Program	$0	$400	$900	**$0**
Rehabilitation Loans and Grants	$0	$500	$500	**$0**
Tree Trimming Grant	$0	$100	$200	**$0**
Neighborhood Association Improvement Grant	$0	$50	$50	**$0**
Deteriorated Housing Rebuild Program	$0	$0	$0	**$1,500**
New Housing Construction Program	$0	$0	$0	**$2,000**
Capital Improvement Projects				
Neighborhood Infrastructure - Public Art	$2,067	$75	$225	**$0**
Neighborhood Infrastructure	$0	$2,053	$594	**$278**
East Tampa Gateway Projects	$0	$0	$400	**$0**
	$2,877	**$3,927**	**$5,182**	**$6,652**

Tampa Community Redevelopment Agency

East Tampa CRA
Fiscal Year 2022 TIF Budget

I. OPERATIONS & ADMINISTRATION	
Salaries & Operating	**$451,950**
A portion of Economic Development staff salaries and operating expenses related to the Community Redevelopment Plan.	
II. DISTRICT PROGRAMS & SERVICES	
Environmental Detective	**$155,672**
Dedicated environmental detective to investigate environmental offenses and remediate and reduce illegal dumping. CRP p. 29, 31, 62-63	
East Tampa Clean Team/Youth Program/Equipment	**$470,566**
Dedicated full-time litter control and environmental clean-up program in partnership with East Tampa Initiative and Neighborhood Enhancement divisions of Neighborhood Empowerment, including a youth summer employment component. CRP p. 29, 31, 62-63	
Transportation Equipment: Clean Team CRP p. 29, 31	**$20,000**
Youth Development Program CRP p. 32, 60, 61	**$110,592**
Streetlight Operating Expense CRP p. 31	**$50,000**
Professional Services - Youth Leadership Academy CRP p. 32, 60, 61	**$50,000**
Urban Planner Consultant CRP p. 12-13, 23, 26, 31-32	**$75,000**
Strategic Planning Initiatives Consultant CRP p. 12-13, 23, 26, 31-32	**$100,000**
III. REDEVELOPMENT INVESTMENT	
Deteriorated Housing Rebuild Program CRP p. 7, 31	**$1,500,000**
New Affordable Housing Construction Program CRP p. 7, 31	**$2,000,000**
Land Assemblage CRP p. 26, 27, 32	**$890,000**
Economic Development CRP p. 10, 11, 15, 32	**$500,000**
IV. CAPITAL IMPROVEMENT PROJECTS	
Neighborhood Infrastructure CRP p. 16-17, 31, 32	**$277,889**
	$6,651,669

Intentionally Blank

Tampa Heights Riverfront

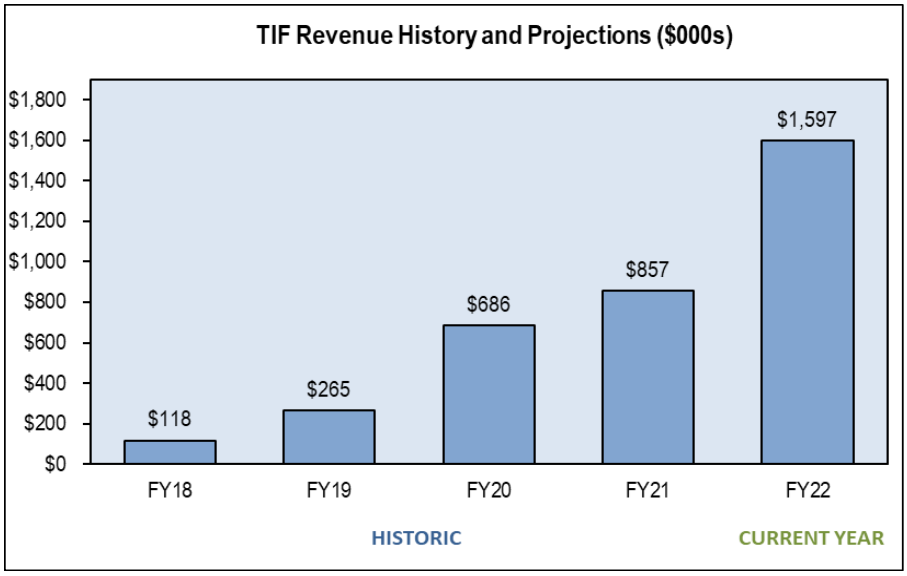
Tampa Heights Riverfront At A Glance

CRA Area (Acres)	77
CRA Base Year	2004
Base Year Taxable Assessment	$8,464,415
Current Taxable Assessment	$162,845,520
Change From Base Year (Increment)	$154,381,105
Fiscal 2022 TIF Revenue	$1,597,343

Taxable Values ($):	June 2021	June 2020
• Single Family Residential	882,408	838,225
• Multi-Family	67,494,864	61,236,773
• Condos/Co-ops	0	0
• Improved Commercial	86,290,183	19,676,075
• Improved Industrial	0	0
• Institutional/Gov't/Agri.	0	0
• Miscellaneous*	0	0
• Vacant	8,178,065	9,542,229

*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

2021 Highlights

Private Sector Investments

- SoHo Capital completed approximately 80% of the construction for the Moxy Hotel, and the new Sprouts grocery store, and the parking garage.
- SoHo Capital substantially completed construction of The Heights Union office building.
- SoHo Capital added additional food venues including Xochitl Cocina Mexicana in The Pearl Apartment's retail space.

TIF and non-TIF Funded Capital Improvements

- The Phase 1 of the roadway improvements on Palm Avenue is complete. The first of the two round-a-bouts is substantially complete. Additional work is planned for the second round-a-bout in the coming year.

Notable Events, Programs and Services

- Armature Works hosted multiple watch parties for the Tampa Bay Lightning play-offs this season, highlighting the potential for this venue to support strong commercial and recreational activities.
- Water Works Park held numerous events and activities, 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 construction activities and utility coordination of the roadway infrastructure.

Tampa Community Redevelopment Agency

Tampa Heights Riverfront CRA Budget Allocation History (000s)

	FY19	FY20	FY21	FY22
Operations & Administration				
Salaries & Operating	$25	$28	$23.4	**$35.5**
District Programs & Services	$0	$0	$25	**$4.8**
Capital Improvement Projects				
Capital Improvement Projects	$240	$659	$174.1	**$375**
Tampa Heights Riverfront CDD Project	$0	$0	$634.5	**$1,182**
	$265	**$687**	**$857**	**$1,597.3**

Tampa Community Redevelopment Agency

Tampa Heights Riverfront CRA
Fiscal Year 2022 TIF Budget

I. OPERATIONS & ADMINISTRATION

Salaries & Operating **$35,500**

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

II. DISTRICT PROGRAMS & SERVICES **$4,800**

To Fund Special Events in Water Works Park that Promote Economic Develop-

III. REDEVELOPMENT INVESTMENT **$0**

IV. CAPITAL IMPROVEMENT PROJECTS

Capital Improvement Projects **$375,009**

Capital improvements within the CRA. CRP p. 12

Tampa Heights Riverfront CDD Project **$1,182,034**

CRP p. 14

$1,597,343

Central Park

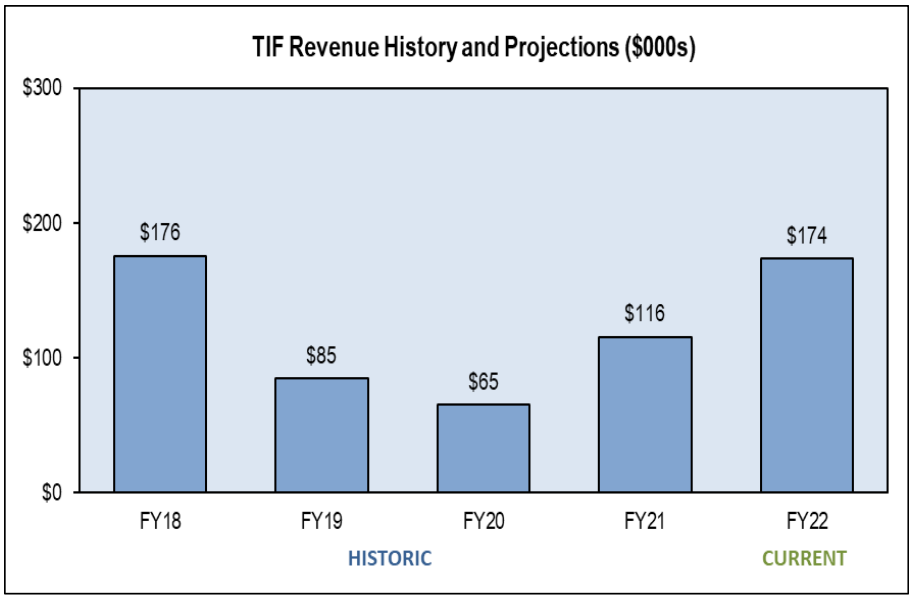
Central Park At A Glance

CRA Area (Acres)	143
CRA Base Year	2006
Base Year Taxable Assessment	$6,701,795
Current Taxable Assessment	$24,453,906
Change From Base Year (Increment)	$17,752,111
Fiscal 2022 TIF Revenue	$174,012

Taxable Values ($):	June 2021	June 2020
• Single Family Residential	1,079,167	935,826
• Multi-Family	5,955,501	5,497,009
• Condos/Co-ops	0	0
• Improved Commercial	5,151,109	4,568,448
• Improved Industrial	245,900	223,600
• Institutional/Gov't/Agri.	4,485,083	2,865,043
• Miscellaneous*	1,195,400	733,467
• Vacant	6,341,746	3,680,749

*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

2021 Highlights

Notable Events, Programs and Services

- Tampa Housing Authority is constructing The Independent on Lot #9 of the Encore! Development, a new mixed-use, residential building.
- Tampa Housing Authority also began construction of The Legacy on Lot #11, a new mixed-use residential building.
- Darrel Shaw purchased the Tampa Park Apartments to redevelop the land in conjunction with acreage in the Downtown CRA and the Ybor II CRA, just north of the Selmon Expressway.

Looking Forward

- The completion and operation of the Meacham Urban Farm at the Middle School site.
- Recruitment of retailers for the retail spaces at the Encore! Development.
- Support additional private sector initiatives that might evolve.

Tampa Community Redevelopment Agency

Central Park CRA
Budget Allocation History (000s)

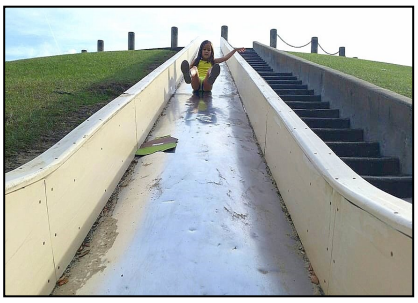
	FY19	FY20	FY21	FY22
Operations & Administration				
Salaries & Operating	$5	$11	$9.4	**$4.6**
District Programs & Services				
Promotional Activities	$0	$0	$1.6	**$5**
Redevelopment Investment				
Façade Grant Program	$0	$0	$0	**$50**
Capital Improvement Projects				
Capital Improvements within the CRA	$79	$54	$104.7	**$114.4**
	$85	**$65**	**$115.7**	**$174**

Tampa Community Redevelopment Agency

Central Park CRA
Fiscal Year 2022 TIF Budget

I. OPERATIONS & ADMINISTRATION	**$4,600**
A portion of Economic Development staff salaries and operating expenses related to the Community Redevelopment Plan.	
II. DISTRICT PROGRAMS AND SERVICES	**$5,000**
Promotional Activities. CRP p. 26	
III. REDEVELOPMENT INVESTMENT	**$50,000**
Façade Grant Program. CRP p. 30	
IV. CAPITAL IMPROVEMENT PROJECTS	
Capital Improvement Projects	**$114,412**
Capital improvements within the CRA. CRP p. 29-30	
	$174,012

West Tampa

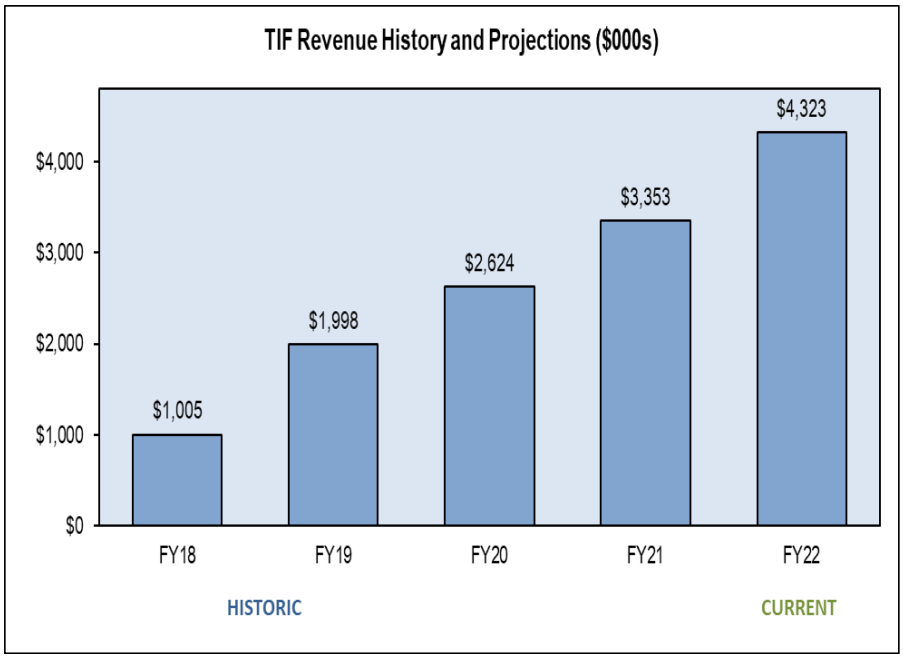


West Tampa At A Glance

CRA Area (Acres)	964
CRA Base Year	2015
Base Year Taxable Assessment	$274,135,648
Current Taxable Assessment	$652,200,283
Change From Base Year (Increment)	$378,064,635
Fiscal 2022 TIF Revenue	$4,323,405

Taxable Values ($):	June 2021	June 2020
• Single Family Residential	223,084,192	185,056,044
• Multi-Family	219,224,947	189,657,855
• Condos/Co-ops	2,859,756	2,493,442
• Improved Commercial	128,619,969	116,730,886
• Improved Industrial	48,702,672	47,991,618
• Institutional/Gov't/Agri.	6,318,975	7,038,183
• Miscellaneous*	692,772	671,642
• Vacant	22,697,000	17,738,885

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



Tampa Community Redevelopment Agency
West Tampa Redevelopment Highlights

2021 Highlights

Private Sector Investments

- Extensive development continues in the North Hyde Park and core areas of the district with multiple new or redevelopment projects completed during FY20:
    - Clinical Research of West Tampa
    - Psomi Bakery & Restaurant
    - Bay Cannon Beer Company
    - Catrina's Tacos & Tequila Bar
    - Views at North Hyde Park
    - Cass Street Deli
    - 301 N. Rome
    - West End Townhomes Phase II
- Projects under development include:
    - Tampa Housing Authority and master developer, Related Group, are constructing multiple projects as part of the West River development. Work is underway on the Renaissance at West River, rehabilitation of the Bethune High Rise for seniors, and three seven-story apartment buildings. Together, the three apartment towers will include 371 apartments and 6,300 square feet of retail. The apartments are expected to open by the fall of 2021 to nearly 400 families with a mix of affordable and market rate apartments.
    - A 200-unit luxury apartment complex at Armenia, Howard, State and Lemon adjacent to the Bryan Glazer Jewish Community Center and Vila Brothers Park.
    - Willa's Restaurant and Coffee Shop at Rome Avenue and Fig Street.

- West Tampa's Façade Grant program has remained successful. Three grants were awarded in FY20 totaling $89,933, leveraging an additional $1,617,333 in private sector investment.
- Single family infill redevelopment continues at a rapid pace. Various private contractors are demolishing existing structures and building infill single family homes throughout the West Tampa CRA.

Tampa Community Redevelopment Agency
West Tampa Redevelopment Highlights

TIF and non-TIF Funded Capital Improvements

- Construction is underway on the Cypress Street Outfall. The project entails construction of a dual box culvert from the existing stub at Cass Street and North Boulevard to Rome Avenue. Another box culvert will connect at Cass Street and Rome Avenue, running south towards Kennedy Blvd. Construction of the segment along Cass Street between North Boulevard and Willow was completed during FY20 and construction is now occurring between Willow and Rome Avenues.
- The East-West Green Spine Cycle Track is being constructed concurrently with the Cypress Street Outfall project. The urban trail/cycle track along Cass Street will connect Downtown to North Hyde Park. Once completed the track will also include connection to Ybor City and East Tampa.
- TECO is updating its distribution system to provide for the power needs of the West River project and other growth in the area. The work will be completed within approximately six months.
- Substantial improvements were made to Vila Brothers Park serving many CRA residents just outside the West Tampa CRA. The Parks and Recreation Department upgraded the over 60-year-old park adding new landscaping, restrooms, walkways, and seating area.

Notable Events, Programs and Services

- West Tampa CRA funded four security cameras along Main Street at the intersections of Rome, Albany, Howard, & Armenia. An additional camera will be installed at the Fremont Ave. linear park.
- The West Tampa Chamber of Commerce hosted the "Flavor of West Tampa" on Sunday November 10th at Julian B. Lane River Front Park. Over 2,000 attended the event which featured food, entertainment, and vendors. The Flavor of West Tampa received a $5,000 grant from the West Tampa CRA Special Events grant program.
- Metropolitan Ministries hosted their holiday food drive during November and December within the West Tampa CRA Boundary at 2609 N. Rome Avenue.
- A new Housing Exterior Rehabilitation Program was developed by the Housing Subcommittee in cooperation with the Housing & Community Development Department. Initial funding was approved for $325,000 to assist low income homeowners with exterior improvements including windows, doors, weatherization, pressure washing/painting, security lighting, and tree trimming. The program is expected to launch in late 2020.

<u>Looking Forward</u>

- The Housing & Community Development Division is creating a Request for Proposals for redevelopment of the City's 13-acre property at the former site of Water and Wastewater operations on Rome Avenue. It will be a walkable, mixed use, urban scale project with both market rate and affordable/workforce housing units.
- Completion of projects under construction in West River.
- Completion of the Cypress Street Outfall and Green Spine Cycle Track construction along Cass Street to Howard Avenue.
- Planning and implementation of a housing down payment assistance program and other affordable housing initiatives.
- Identify and start priority planning studies and capital improvement projects from the West Tampa Strategic Action Plan.

Tampa Community Redevelopment Agency

West Tampa CRA
Budget Allocation History (000s)

	FY19	FY20	FY21	FY22
Operations & Administration				
Salaries & Operating	$92	$105	$150	**$201**
Contractual and Professional Services				
West Tampa Overlay Code Revision	$0	$20	$40	**$40**
Planning Studies	$0	$0	$50	**$0**
Special Events & Special Projects	$0	$0	$200	**$225**
District Maintenance	$0	$0	$0	**$175**
Redevelopment Investment				
District-Wide Programs	$0	$0	$325	**$0**
Housing Down Payment Assistance	$0	$0	$334	**$0**
Commercial Façade Grant Program	$0	$0	$0	**$50**
Affordable Housing Initiatives	$0	$0	$333	**$0**
Rental Rehabilitation	$0	$0	$0	**$300**
Business Improvement Micro Grant	$0	$0	$0	**$150**
Public Art	$0	$0	$0	**$17**
Capital Improvement Projects				
Capital Improvement Projects	$1,906	$2,501	$1,921	**$3,165**
	$1,998	**$2,626**	**$3,353**	**$4,323**

Tampa Community Redevelopment Agency

West Tampa CRA
Fiscal Year 2022 TIF Budget

I. OPERATIONS & ADMINISTRATION	
Salaries & Operating	**$201,400**
A portion of Economic Development staff salaries and operating expenses related to the Community Redevelopment Plan.	
II. CONTRACTUAL & PROFESSIONAL SERVICES	
West Tampa Overlay Code Revision CRP p. 14	**$40,000**
District Maintenance CRP p. 13	**$100,000**
Special Events & Special Events CRP p. 16	**$100,000**
West Tampa Clean Team CRP p. 17, 19	**$75,000**
Public Art CRP p.16	**$17,387**
III. REDEVELOPMENT INVESTMENT	
Rental Rehabilitation Loans CRP p. 15	**$300,000**
Business Enhancement Micro Grant CRP p. 15	**$150,000**
Business Façade & Site Improvement Program CRP p. 15	**$50,000**
Neighborhood Groups Special Projects Grants CRP p. 16	**$125,000**
IV. CAPITAL IMPROVEMENT PROJECTS	
Neighborhood Infrastructure Improvements	**$3,164,618**
Funding will be allocated based upon community priorities developed in the West Tampa Strategic Action Plan. CRP p. 15	
	$4,323,405

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 FY21 Revised 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, Housing and Community Development, 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 Community Redevelopment 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.

CITY OF TAMPA/COMMUNITY REDEVELOPMENT AGENCYOF THE CITY OF TAMPA

AGREEMENT FOR SERVICES

THIS AGREEMENT FOR SERVICES ("Agreement") is made and entered into at Tampa, Florida, as of the_____day of_____, 2021, 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").

W I T N E S S E T H:

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, which was subsequently amended by Resolutions 2005-588 on May 19, 2005 and 2006-223 on February 23, 2006, and renamed the Tampa Heights Riverfront Community Redevelopment Area and directed the Agency to implement that Redevelopment Plan and exercise those powers granted by 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, 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") for Fiscal Year 2022; 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, this Agreement is intended to amend, supersede and replace any prior Agreement for Services that may have been approved by either of the parties.

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, by and through the CRA Director, the CRA Attorney, the CRA managers and other City staff, as appropriate, shall assist the Agency in carrying out its community redevelopment and related activities in the Community Redevelopment Areas by providing services consisting of, but not limited to, the following:

1. Implement, and update as necessary, the Community Redevelopment Plans and the Strategic Action Plans;

2. 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;

3. Assist the Agency in identifying, justifying, negotiating and monitoring the rehabilitation of real property in the manner prescribed by the Agency;

4. Assist the Agency in developing structure relocation plans for any historic structures determined worthy of preservation and for which relocation is required;

5. 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;

6. 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;

7. Assist the Agency with the disposition 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 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.

10. Assist the Agency in the development of affordable housing within the Community Redevelopment Areas.

11. Provide other services as necessary and appropriate in order to assist the Agency in the exercise of its statutory duties under the Community Redevelopment Act.

12. For agreements related to projects that are (or are likely to be) funded in majority by TIF revenues, the Department of Community Redevelopment 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.

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. Dispose of property acquired through the expenditure of TIF funds in accordance with CRA policies and with consideration of Citizen Advisory Committee recommendations.

ARTICLE II. PERIOD OF AGREEMENT

This Agreement shall commence as of October 1, 2021, and shall expire on September 30, 2022, unless this Agreement is otherwise earlier cancelled as provided herein, or unless extended by written agreement of the parties.

ARTICLE III. STAFF AND COMPENSATION

A. CRA DIRECTOR AND STAFF

The City shall provide to the CRA Board a CRA Director, a CRA Attorney, and individual CRA Managers and staff for each Community Redevelopment Area. The CRA Director will serve as the primary liaison to the CRA Board. The CRA Director will report functionally to the CRA Board and administratively to the Mayor. The CRA Director will ensure that all programs and initiatives align with the City and CRA Board's mission and vision, and that the CRA Managers and other staff work to achieve strategic objectives as well as to ensure compliance with all applicable laws and regulations.

B. COMPENSATION

It is understood by the parties to this Agreement that 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 noted below, for providing those services described in Article I. A. and C. of this Agreement. 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 and unless agreed to by both parties in writing and approved by a majority vote of the governing body of both parties.

C. CRA DIRECTOR PERFORMANCE REVIEW

A vote of no less than five(5) CRA Board members, finding that the CRA Director has failed to perform in a satisfactory manner, shall serve to put the City and the CRA Director on notice that the CRA Director shall be given six(6) months to improve their job performance to the satisfaction of the CRA Board. The notice shall require that the CRA Director's job performance be reviewed again by the CRA Board at the end of that six(6) month period, after which a vote of no confidence by no less than five(5) CRA Board members shall constitute a request by the CRA Board that the City remove and replace the CRA Director.

ARTICLE IV. PAYMENTS

On the first day of each month during the period of October 2021 through September 2022 the Agency shall pay the City one-twelfth (1/12) of two million, six hundred twenty-three thousand, six hundred and thirty-seven dollars ($2,623,637).

In September 2022, if the actual total consideration for the services described in Article I. A. and C. of this Agreement for Fiscal Year 2022 is greater than two million, six hundred twenty-three thousand, six hundred and thirty-seven dollars ($2,623,637), the Agency shall pay to the City the difference of the actual total consideration and $2,623,637, otherwise, if such actual total consideration is less than $2, 623,637, the City shall pay the Agency the difference of the actual total consideration and $2,623,637.

CRA	Budget/Service Line Item	Not to Exceed
Downtown	Salaries	$314,400
Ybor I	Salaries	$426,000
	Code Inspection	$14,007
Tampa Heights Riverfront	Salaries	$28,500
East Tampa	Salaries	$446,200
	Clean Team/Youth Program	$445,566
	Environmental Detective	$142,172
	Youth Development Programs	$110,592
Channel District	Salaries	$312,600
Drew Park	Salaries	$146,500
Ybor II	Salaries	$40,100
Central Park	Salaries	$4,600
West Tampa	Salaries	$192,400
Total Consideration		**$2,623,637**

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 amends, modifies, supersedes and replaces any and all prior agreements and understandings between the parties regarding the subject of this Agreement.

This Agreement may not be modified, amended or extended except in writing, which has been executed by both of the parties hereto.

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.

[THIS SPACE INTENTIONALLY LEFT BLANK]

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 CLERK/DEPUTY CITY CLERK

CITY OF TAMPA

BY: _____(SEAL)
JANE CASTOR, MAYOR

DATE: _____

ATTEST:

_____
SECRETARY

COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF TAMPA

BY: _____(SEAL)
CHAIRMAN/VICE CHAIRMAN

DATE: _____

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

APPROVED AS TO LEGAL SUFFICIENCY

_____
BRIAN MORRISON
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 Community Redevelopment Department 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 Community Redevelopment 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 CRAs 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

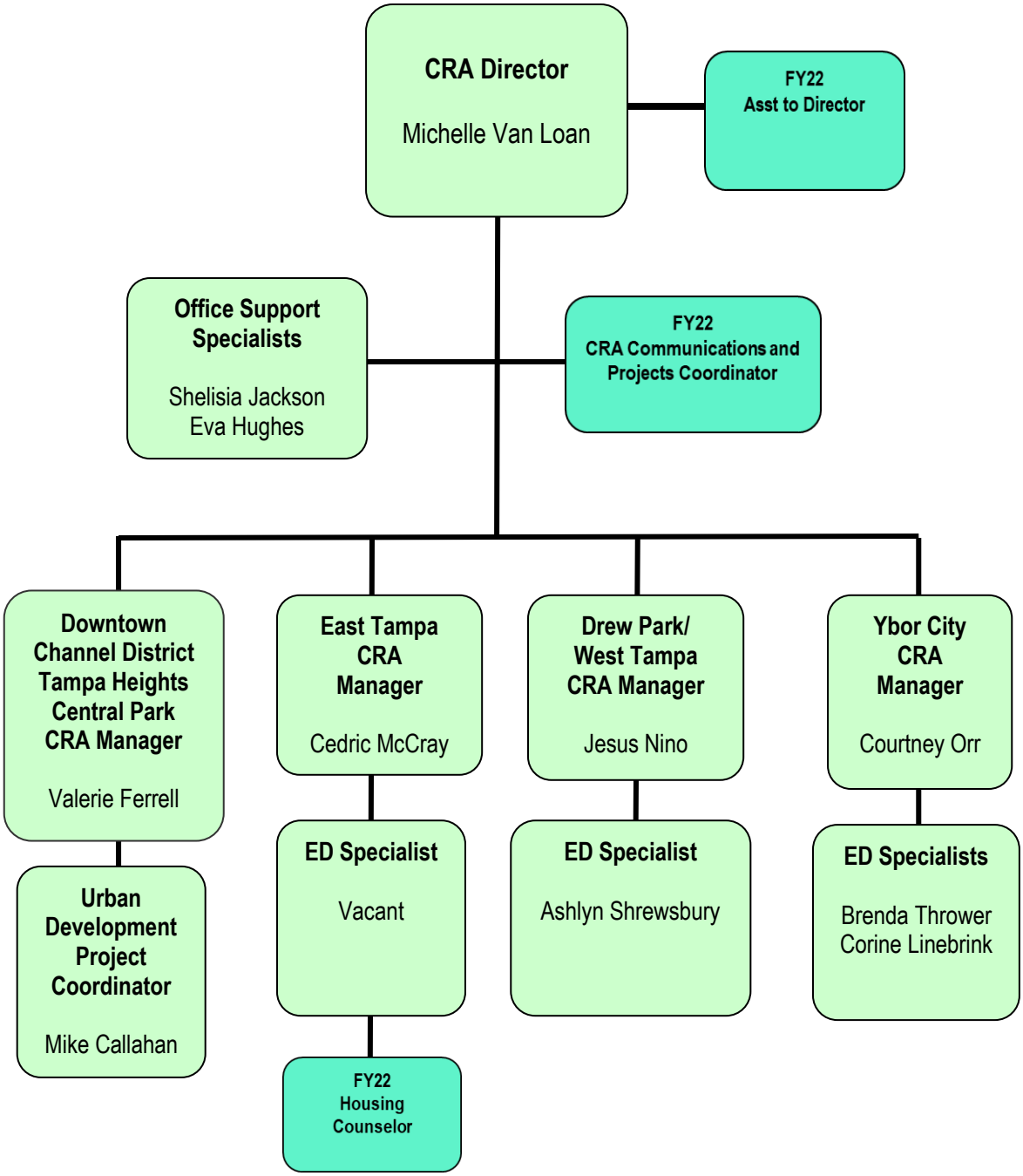
Special Conditions

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.
- CRAs 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 CRAs' 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.

Adopted March 22, 2007

Tampa Community Redevelopment Agency
Community Redevelopment Department



Tampa Community Redevelopment Agency
City of Tampa Departmental Staff Allocated Cost Comparison Fiscal 2022 and Fiscal 2021

	Total Allocated Staff Costs			Portion Funded by TIF			
CRA	FY22	FY21	Increase (Decrease)	FY22	FY21	Inc/Dec [2]	% Portion Fund by
Downtown	$314,400	$181,500	$132,900	$314,400	$181,500	$132,900	100%
Ybor City	$466,100	$425,500	$40,600	$466,100	$425,500	$40,600	100%
Channel District	$312,600	$182,300	$130,300	$312,600	$182,300	$130,300	100%
Drew Park	$146,500	$113,600	$32,900	$146,500	$113,600	$32,900	100%
East Tampa	$446,200	$358,941	$87,259	$446,200	$305,100	$141,100	100%
Tampa Heights Riverfront	$28,500	$21,200	$7,300	$28,500	$21,200	$7,300	100%
Central Park[1]	$4,600	$4,900	-$300	$4,600	$4,900	-$300	100%
West Tampa	$192,400	$142,200	$50,200	$192,400	$142,200	$50,200	100%
Total	$1,911,300	$1,430,141	$481,159	$1,911,300	$1,376,300	$535,000	100%

[1] The Manager for Central Park also manages Downtown, Channel District and Tampa Heights which cover 85% of the salary. Starting in FY2019, Central Park is contributing to staff costs.
[2] Increase includes addition of three FTEs in the FY22 Budget.

Tampa Community Redevelopment Agency

TIF Revenue Calculation Comparison by CRA
Millage Rate History
Fiscal 2017 - Fiscal 2022

	FY17	FY18	FY19	FY20	FY21	FY22
City	0.0057326	0.0062076	0.0062076	0.0062076	0.0062076	0.0062076
County	0.0057322	0.0057309	0.0057309	0.0057309	0.0057309	0.0057309
Port	0.0001450	0.0001300	0.0001150	0.0001050	0.0000990	0.0000990
HART	0.0005000	0.0005000	0.0005000	0.0005000	0.0005000	0.0005000
Children's Board	0.0004589	0.0004589	0.0004589	0.0004589	0.0004589	0.0004589
Total Millage	0.0125687	0.0130274	0.0130124	0.00130024	0.0129964	0.0129964

Millage Rate Calculations by CRA

In FY2022 the CRAS no longer receive a contribution from HART or the Children's Board.

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 2022 is **0.0120375.**

In FY2017, the Downtown CRAs no longer receive TIF from HART or Children's Board.

In FY2017, the County began retaining 30% of the TIF increment for the Central Park CRA, per the interlocal agreement dated 10/15/2014.

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 2020 and Fiscal 2021

	FY21			FY22		
	Incremental TIF Assessment	Millage Rate	TIF Revenue @ 95%	Incremental TIF Assessment	Millage Rate	TIF Revenue @ 95%
Downtown-Non Core	$1,863,249,286	0.0063066	$11,163,230	$2,068,677,855	0.0063066	$12,394,008
Downtown-Core	$890,960,199	0.0063066	$5,337,983	$918,113,908	0.0063066	$5,500,668
Ybor City 1	$256,997,114	0.0103182	$2,519,168	$302,455,461	0.0103182	$2,964,765
Ybor City 2	$69,630,914	0.0108913	$720,454	$82,219,577	0.0108913	$850,706
Channel District	$817,027,749	0.0108913	$8,453,585	$857,521,105	0.0108913	$8,872,560
Drew Park	$163,579,630	0.0108913	$1,692,518	$186,110,477	0.0108913	$1,925,639
East Tampa	$500,826,531	0.0108913	$5,181,929	$642,874,934	0.0108913	$6,651,669
Tampa Heights	$82,828,887	0.0108913	$857,010	$154,381,105	0.0108913	$1,597,343
Central Park	$11,802,347	0.0103182	$115,690	$17,752,111	0.0103182	$174,012
West Tampa	$293,242,907	0.0120375	$3,353,416	$378,064,635	0.0120375	$4,323,405
	$4,950,145,564		**$39,394,983**	**$5,608,171,168**		**$45,254,775**