

ANNUAL REPORT



TALLAHASSEE
**Community
Redevelopment
Agency**



**CITY OF TALLAHASSEE COMMUNITY
REDEVELOPMENT AGENCY**

FY 2024 ANNUAL REPORT

(October 1, 2023 to September 30, 2024)

Prepared by the
City of Tallahassee Community Redevelopment Agency
March 12, 2025

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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CRA BOARD MEMBERS



Tallahassee CRA & City of Tallahassee Staff

- Stephen Cox - Executive Director, CRA
- Sherri Curtis - Community Redevelopment Coordinator, CRA
- Elise Fisher – Program Planner, CRA
- Louis Norvell - Deputy City Attorney, City of Tallahassee
- Suzanne Ripka - Administrative Specialist, CRA
- Sheila Thompson Williams - Community Redevelopment Coordinator, CRA

Downtown Redevelopment Committee (DRC) Members

- | | |
|------------------------|---------------------------------|
| • Kyle Phelps – Chair | • Jeff Billingsley – Vice Chair |
| • Christian Caban | • Robert Gelhardt |
| • Lateefah Muhammad | • Katie Harwood |
| • Slaton Murray | • Camden Whitlock |
| • Kelley Bolden Bailey | |

Greater Frenchtown/Southside Citizens Advisory Committee Members

- Rod McQueen - Capital City Chamber of Commerce – Chair
- Talethia Edwards - Southside Neighborhoods – Vice Chair
- Mutaqee Akbar - Greater Frenchtown Front Porch
- Andrew Chin - Florida A&M University
- Cheryl Collier-Brown - Interested Citizen
- Shari Morris - Southside Neighborhoods
- Bugra Demirel - Southside Businesses
- Kelly Kinahan - Florida State University
- Miaisha Mitchell - Greater Frenchtown Front Porch Representative

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PREFACE AND APPROVALS

The City of Tallahassee Community Redevelopment Agency FY 2024 Annual Report covers the period from October 1, 2023, through September 30, 2024. The report contains a description of the Agency, a review of the FY 2024 adopted budget, a listing of major FY 2024 accomplishments, a map of the redevelopment area, and the FY 2024 Financial Statements. This annual report has been prepared in accordance with Chapter 163.371(c), Florida Statutes, and may not be in conformance with generally accepted accounting principles.

The financial statements for the City of Tallahassee Community Redevelopment Agency (CRA) were prepared by the City of Tallahassee's Financial Reporting Division. Forvis Mazars, LLP, is conducting an independent audit. The statements were prepared in conformance with generally accepted accounting principles and are expected to receive an unmodified opinion.

The City of Tallahassee Community Redevelopment Agency FY 2024 Annual Report will be approved on the 26th day of March 2025.

CITY OF TALLAHASSEE



Rita J. Stevens, CPA
Manager, Financial Reporting
Department of Financial Services

CITY OF TALLAHASSEE COMMUNITY
REDEVELOPMENT AGENCY



Stephen Cox, CPM, FRA-RA
Executive Director, CRA

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AGENCY OVERVIEW

The City of Tallahassee Community Redevelopment Agency (CRA) was created in August 1998. The CRA Board was established in September 1998, and the Board membership was amended in September 2002, October 2007, and May 2018. The CRA Board consists of the City of Tallahassee Mayor and the four City Commissioners. In FY 2024, the CRA consisted of five full-time employees. The City of Tallahassee provides the CRA with professional and technical services such as, but not limited to, accounting, procurement, human resources, in-house legal, treasurer-clerk support, and information systems.

The CRA's primary function is developing, supporting, and implementing the Greater Frenchtown/Southside Community Redevelopment Plan and the Downtown Community Redevelopment Plan. By doing so, the agency can create an environment that addresses the unique needs of each of the targeted geographic areas.

Greater Frenchtown/Southside (GFS) CRA

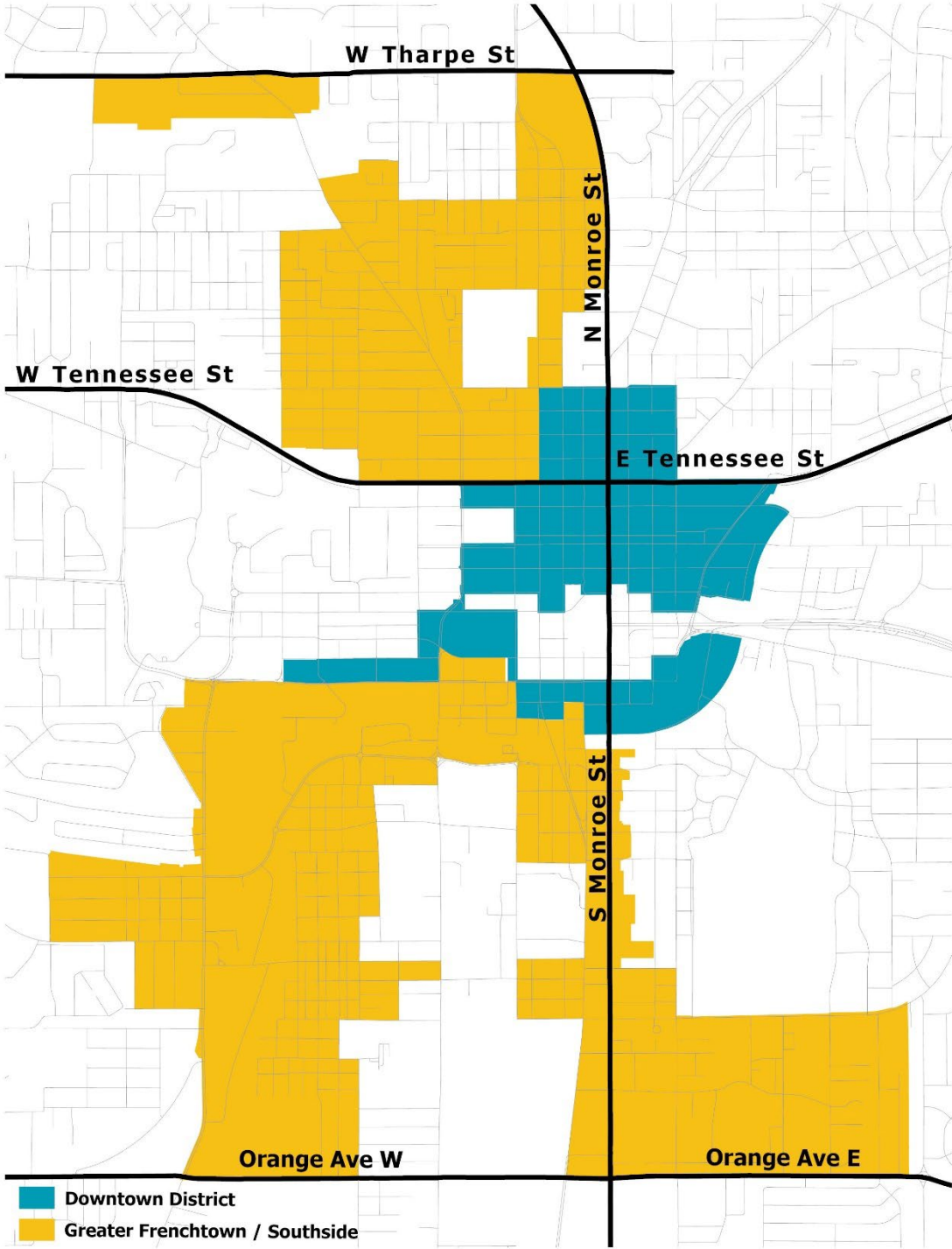
The City Commission adopted the Greater Frenchtown/Southside Community Redevelopment Plan and established the Greater Frenchtown/Southside Community Redevelopment Trust Fund in June 2000. The Greater Frenchtown/Southside Community Redevelopment Area consists of three distinct geographic sections and is comprised of 1,858 acres of residential, office, commercial/retail, industrial, and green/open space land uses, all conveniently located near downtown Tallahassee.

Downtown (DT) CRA

The City Commission adopted the Downtown Community Redevelopment Plan and established the DT District Trust Fund in June 2004. The Downtown District Community Redevelopment Area consists of approximately 440 acres located in downtown Tallahassee, between the northern and southern portions of the GFS District. The DT District is comprised of five sub areas with distinct land uses, physical characteristics, and functions. Land uses in the Downtown District include residential, office, commercial/retail, light industrial, and green/open space. The entire area is serviced by city infrastructure, including water, sewer, electricity, and gas.

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BOUNDARY MAP



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CRA-OWNED REAL PROPERTY

At the end of FY 2024, the CRA owned the fifteen (15) properties listed in Table 1 below. Three properties are used for parking: the Floridan Parcel C - 102 (leased parking spaces for the Aloft hotel), the Block Parking Unit 1 (35 public parking spaces in the Block Condominium), and the Deck Parking Unit 1 (137 public parking spaces in the Deck Condominium). The 524 N. Martin Luther King, Jr. Blvd. property is leased to the Frenchtown Neighborhood Improvement Association as a farmer’s market and Kitchen Hub for commercial food preparation. The property at 2021 Holton Street, formerly Robinsons Convenience Store, is under renovation and being evaluated by community residents and city staff for reuse. The properties at 518 W. Georgia Street, 604 Old Bainbridge Road, 2232 S. Monroe Street, and the three Wallis Street parcels are unimproved and are being marketed for redevelopment.

Table 1. CRA-Owned Properties

Tallahassee Community Redevelopment Agency				
CRA Owned Real Property				
Parcel ID	Acreage	Address	Zoning	CRA District
21-36-50-051-6165	0.39	518 W. Georgia St.	Central Urban (CU-45)	GFS
21-36-50-051-6175	0.11	604 Old Bainbridge Rd.	Central Urban (CU-45)	GFS
21-36-50-022-5505	0.22	466 W. Tennessee St.	Central Core (CC)	GFS
21-36-50-020-5430	0.5	480 W. Tennessee St.	Central Core (CC)	GFS
21-36-50-022-5511	0.35	431 W. Virginia St.	Central Core (CC)	GFS
21-36-50-021-5485	0.07	447 W. Virginia St.	Central Core (CC)	GFS
21-36-50-021-5490	0.26	457 W. Virginia St.	Central Core (CC)	GFS
21-36-50-007-5140	0.11	465 W. Virginia St.	Central Core (CC)	GFS
21-36-50-021-5441	0.71	524 N. MLK Jr. Blvd.	Central Urban (CU-18)	GFS
41-12-50-D-0020	0.3	2232 S. Monroe St.	Central Urban (CU-45)	GFS
41-12-50-D-0031	0.1	Vacant/Wallis St.	Central Urban (CU-45)	GFS
41-12-50-D-0040	0.21	Vacant/Wallis St.	Central Urban (CU-45)	GFS
41-12-50-D-0050	0.39	Vacant/Wallis St.	Central Urban (CU-45)	GFS
41-01-27-K-0050	0.21	2021 Holton St.	Neighborhood Boundary 1 (NB-1)	GFS
21-36-40-137-0000	0.98	Vacant/N. Adams St.	Floridan Downtown Tallahassee U-PUD	DT

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PROJECTS STARTED/IN PROGRESS/COMPLETED

GFS CRA - Started

Project	Type	FY 2024 Status	Amount
Kimmie Kakes	BFIP	Approved/Started	\$5,260
707 Old Bainbridge Rd.	BFIP	Approved/Started	\$20,000
508 W. Brevard St.	BFIP	Approved/Started	\$20,920
1405 S. Adams St.	BFIP	Approved/Started	\$3,830
1415 S. Adams St.	BFIP	Approved/Started	\$2,021
1425 S. Adams St.	BFIP	Approved/Started	\$12,057
Milton & Kathy Glass	BFIP	Approved/Started	\$11,625
Osceola St. Sidewalk	Infrastructure - sidewalk	Approved/Started	\$600,000
Bond Community Health	Md/Lg Redevelopment Grant	Approved/Started	\$159,714
2460 S. Meridian St.	BFIP	Approved/Started	\$23,324

GFS CRA -In Progress

Project	Type	FY 2024 Status	Amount
Columbia Gardens - Phase III	Md/Lg Redevelopment Grant	In Progress	\$1,000,000
707 Old Bainbridge Rd.	BFIP	In Progress	\$20,000
2460 S. Meridian St.	BFIP	In Progress	23,324
1405 S. Adams St.	BFIP	In Progress	\$3,830
1415 S. Adams St.	BFIP	In Progress	\$2,021
1425 S. Adams St.	BFIP	In Progress	\$12,057
Milton & Kathy Glass	BFIP	In Progress	\$11,625
Bond Community Health	Md/Lg Redevelopment Grant	In Progress	\$159,714
Osceola St. Sidewalk	Infrastructure - sidewalk	In Progress	\$600,000
508 W. Brevard St.	BFIP	In Progress	\$20,920

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GFS CRA - Completed

Project	Type	FY 2024 Status	Amount
Kimmie Kakes	BFIP	Completed	\$5,260
1380 Lake Bradford Rd.	BFIP	Completed	\$20,270
1102 S. Adams St.	BFIP	Completed	\$11,210
915 Railroad Ave.	BFIP	Completed	\$50,000

Downtown CRA -Started

Project	Type	FY 2024 Status	Amount
Argonaut Coffee	Md/Lg Redevelopment Grant	Approved/Started	\$92,631
C.K. Steele Revitalization	Infrastructure - streetscape	Approved/Started	\$250,000
Monroe St. Streetscape	Infrastructure - streetscape	Approved/Started	\$2,500,000
Hayward House	Md/Lg Redevelopment Grant	Approved/Started	\$134,000

Downtown CRA - In Progress

Project	Type	FY 2024 Status	Amount
Global City	Workforce Housing	In Progress	\$7,000,000(Loan)
"Studios at LeMoyne" Art for Always	Md/Lg Redevelopment Grant	In Progress	\$100,000
C.K. Steele Revitalization	Infrastructure - streetscape	In Progress	\$250,000
Monroe St. Streetscape	Infrastructure - streetscape	In Progress	\$2,500,000
Argonaut Coffee	Md/Lg Redevelopment Grant	In Progress	\$92,631

Downtown CRA - Completed

Project	Type	FY 2024 Status	Amount
4Forty North	Md/Lg Redevelopment Grant	Completed	100% TIF Reimbursement
Hayward House	Md/Lg Redevelopment Grant	Completed	\$134,000

FY 2024 AGENCY ACCOMPLISHMENTS

New CRA Assistance Programs

On Thursday, August 22, 2024, the CRA Board approved three new assistance programs proposed by CRA staff: the Façade Assistance and Community Enhancement (FACE) program, the Commercial Property Improvement Program (CPIP), and the New Construction Assistance Program. As of October 1, 2024, these programs replaced the prior project funding programs for the Downtown (DT) and Greater Frenchtown/Southside (GFS) districts. They were developed to improve assistance and remove gaps in the prior programs.

These new programs were created from research on project funding programs offered by other CRAs across the state. Staff evaluated over twenty programs currently offered throughout the state and developed the proposed programs to best address the needs of the Tallahassee CRA. The programs are outlined below.

1. Façade Assistance and Community Enhancement (FACE) program

- a. Simple, quick process for small exterior improvements
- b. \$10,000 maximum/per address/per fiscal year
- c. Dollar-for-dollar match
- d. Signs, paint, landscaping, pressure cleaning, awnings, lighting

2. Commercial Property Improvement Program (CPIP)

- a. Similar to Business Facility Improvement Program (BFIP)
- b. Interior and exterior improvements
- c. \$200,000 maximum/per parcel
- d. \$20,000 no-match available if project is over \$30,000

3. New Construction Assistance Program (NCAP)

- a. Variety of incentives and assistance offered for new construction projects.

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FY 2024 MAJOR DOWNTOWN ACCOMPLISHMENTS

Hayward House

Landmark Hospitality LLC, dba Hayward House Bistro, received a \$134,000 grant to renovate 228 S. Adams Street and establish a new restaurant/bistro in downtown Tallahassee.

Hayward House Bistro is an American Bistro intended to continue the legacy of the former Andrew's at 228 S. Adams Street. Landmark Hospitality, LLC entered into a lease agreement to lease 4,000 square feet of first-floor retail space at the corner of Adams and Jefferson Streets. The managing members of Landmark Hospitality have 20-plus years of operations and business experience in the hospitality industry.

The retail space has been a restaurant for the past 46 years with minimal updates. The building had been in disrepair since 2021 and sat vacant for six months. To bring life back to this prominent corner of downtown, Landmark Hospitality performed renovations to the dining space and exterior of the building. The exterior renovations include the façade, entryway, and patio enhancements with streetscape plantings and furniture. The interior improvements included bathroom and kitchen upgrades, floor renovations, bar area, seating, and new lighting throughout the restaurant.

Argonaut Coffee

Argonaut Coffee LLC received a grant of \$92,631 for exterior and interior renovations to Argonaut Coffee at Cascades Park, located at 850 S Gadsden Street, Suite 160. The interior buildout has been completed, and the requested grant funds were used to complete additional improvements to the interior and exterior of the space.

Argonaut Coffee is a local coffee shop that opened its first location in Tallahassee Orthopedic Clinic in 2019. It has since operated locations in Midtown and at Goodwood Museum. On September 15, 2023, Argonaut Coffee opened its fourth location in Cascades Park as the first ground-floor retail tenant in the Cascades Project. This mixed-use redevelopment project, which began construction in January 2019, is the largest in downtown history and includes apartments, commercial and office space, a restaurant, and a hotel. Argonaut Coffee has contributed to the Cascades redevelopment project as the first retail tenant and provides a gathering space for locals and visitors of Tallahassee.

The proposed exterior and interior improvements include improvements to the exterior seating area, an awning over the front entrance, and an interior thin brick accent wall.

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The interior brick wall will accent Cascades Park's exterior brick façade and brick elements.

C.K. Steele Plaza Revitalization

C.K. Steele Plaza, built in the 1980s and named in honor of Civil Rights Leader Reverend Dr. Charles Kenzie Steele, serves hundreds of customers daily. This year, the City of Tallahassee began the C.K. Steele Plaza Revitalization Project to modernize the historic transit center through facade improvements, hazard mitigation, ADA compliance measures, co-location with Greyhound Lines, and other enhancements to activate the public spaces in and around the Plaza.

This project prioritizes the City's Five-Year Strategic Plan to create a multi-modal transportation hub at C.K. Steele Plaza. The proposed improvements are consistent with the Downtown Community Redevelopment Plan and align with creating a vibrant and attractive downtown district for visitors and residents.

A significant project component is to activate exterior spaces for residents and downtown visitors to engage and interact with Tallahassee's history. This includes repurposing corners with high pedestrian traffic to feature the iconic C.K. Steele statue, Rosa Parks Memorial, and other amenities. These enhancements will bring the transit landmark into the 21st century while further connecting the "gateway intersection" of Tennessee St./Adams St./Call St./Duval St. with the Chain of Parks and other downtown cultural attractions.

C.K. Steele Plaza was constructed in the late 1980s and is in the heart of Downtown Tallahassee at the intersection of West Tennessee Street and Adams Street. It is the main transfer point for most of StarMetro 's 15 fixed-route bus lines, the FSU Heritage route, and the Gadsden and Jefferson County Express. Greyhound Lines Inc. has been relocated to the Plaza, providing inter- and intra-state travel for Tallahassee residents and visitors. With hundreds of connecting rides occurring daily during peak service, C.K. Steele Plaza is critical to the City's transit system infrastructure and regional mobility.

The Plaza is named in honor of Reverend Dr. Charles Kenzie Steele. As a founder of the Southern Christian Leadership Conference, Pastor of Bethel Baptist Church, and a prominent Civil Rights Leader, Reverend Steele led the integration of the Tallahassee Bus Boycotts in the 1950s. To commemorate his legacy, a statue of Reverend Steele was created by artist David Lowe and placed on the NE corner of the terminal in 1987. As the City honors its past and plans for tomorrow's community's transit needs, numerous plaza improvements are underway to enhance serviceability and the overall rider experience.

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Tentatively referred to as “The Corner Park,” the vision of this safe, accessible, multi-use area includes making adjoining walkways ADA-compliant and renovating the retaining wall on Tennessee Street and Call Street to match the downtown brick aesthetic. This vision was influenced by feedback from dozens of Southside Transit Center community engagement events. Community support for the revitalization of C.K. Steele Plaza, specifically emphasizing the need for an activated space highlighting historical and cultural benchmarks, has been a consistent theme in discussions with customers, neighborhood groups, businesses, and other stakeholders.

Monroe Street Sidewalk

The sidewalks along Monroe Street between Jefferson Street and Call Street are in poor condition. The corridor also has trees in poor health, drainage issues, and tree roots that have impacted existing utilities and infrastructure. The poor condition of the sidewalk has the potential to create trip hazards for pedestrians. To help enhance the sidewalk conditions on both sides of the corridor, a collaborative effort between the CRA, CRTPA, DesignWorks, UUPI, and TDIA has taken place to develop construction plans for needed improvements.

DesignWorks originally developed conceptual designs for the sidewalk enhancements. The preferred and implemented concept increases the width of the sidewalk walking area to include an unobstructed pedestrian path, street trees, and a furnishing zone. The preferred concept also includes removing the angle parking on the west side and replacing it with parallel parking. The TDIA has coordinated the designs with the downtown businesses to get a consensus on the design concepts.

After concept approval, the CRA provided \$300,000 to fund the project design. With these funds, an engineering design consultant was hired to prepare construction plans and complete permitting. The plans are now 90% complete. UUPI staff and the design consultant presented the current design to the TDIA Board at a public meeting on 12/11/2023.

The final design includes new sidewalks, street trees, drainage improvements, decorative tree grates and trench drains, and other improvements such as lighting placement. The project also includes installing a tree cell system that will improve the viability of trees planted and reduce future sidewalk and utility impacts from tree roots.

If funding is secured, construction will begin in 2025 following the end of the state’s legislative session. To enhance downtown pedestrian mobility, the City of Tallahassee Community Redevelopment Agency (CRA) is working together with the Capital Regional Transportation Planning Agency (CRTPA), Tallahassee-Leon County Planning

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Department/DesignWorks, City of Tallahassee Underground Utility & Public Infrastructure Department (UUPI), along with the Tallahassee Downtown Improvement Authority (TDIA) to improve the sidewalks on both sides of the Monroe Street corridor between Jefferson Street and Call Street excluding the Park Avenue Chain of Parks block. The latest construction estimate is \$5,500,000. This estimate includes construction, construction engineering, testing, inspection, and contingency.

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FY 2024 MAJOR GREATER FRENCHTOWN SOUTHSIDE ACCOMPLISHMENTS

The Robinson Store

The Tallahassee CRA was awarded a \$250,000 historic preservation grant in late June 2023 after the governor approved the State Budget. The Tallahassee CRA Board committed \$250,000 in matching funds. The CRA received the grant agreement from the Florida Department of State Division of Historical Resources on January 10, 2024.

The building is currently being stabilized by support bracing throughout. The CRA's priorities for the building are (1) stabilizing the roof, (2) bringing the building up to code, including ADA compliance, and (3) preparing the space for operational use. These priorities are crucial for protecting and preserving this building in the long term.

In December 2023, the Bond CAT Leads approved \$302,000 of Bond Neighborhood First Program funds being used to renovate Robinson's Grocery Store. These additional funds would bring the total available funds to \$802,000. The CRA continues working with the Bond Community to restore this beloved building.

Columbia Gardens – Phase III

The Orange Avenue apartment complex, owned by the Tallahassee Housing Authority (THA), was a 200-unit public housing development along Orange Avenue. The multifamily complex, built in 1972, comprised more than 100 buildings. The buildings were outdated and needed significant repairs to bring them to current standards, including ADA requirements.

In 2017, the THA partnered with Columbia Residential Inc. to redevelop the apartment complex through a master plan approach consisting of numerous community engagements. The Master Plan proposed redeveloping the Orange Avenue Apartments into a mixed-income, multifamily housing development over four phases: Magnolia Family I (Phase I) to build 130 units; Magnolia Family II (Phase II) to build 160 units; Magnolia Senior (Phase III) to build 90 new units and a fourth phase that has not been budgeted or designed. The third phase was initially intended to build 120 units; however, due to increased construction costs and high interest rates, the development team plans to build 90 units instead.

With its development partner Columbia Residential, the Tallahassee Housing Authority (THA) is embarking on Phase III of the Columbia Gardens at South City (formerly the Orange Avenue Apartments) redevelopment project. Phase III is a 90-unit senior housing

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complex with one and two-bedroom units. The development team will seek nine percent (9%) Low-Income Housing Tax Credits (LIHTC) for the redevelopment project.

Due to increased construction costs and higher interest rates, Phase III experienced an estimated financial gap of \$4 million. The THA requested \$1 million each in assistance from the City of Tallahassee, Leon County, and the Tallahassee CRA for \$3 million. The development team anticipated that the interest rates and construction costs would be lower by Fall 2024, closing the remaining \$1 million gap. The CRA Board approved the funding commitment of \$1 million. The funds would come from FY 2025 when Phase III is anticipated to close on its construction loan.

Osceola Street Sidewalk

The CRA Board awarded the Osceola Street Sidewalk Project \$600,000. The proposed sidewalk will connect the existing sidewalk on Osceola Street and Martin Luther King Jr. Boulevard to the existing sidewalk on South Adams Street. The estimated costs include the design and construction of the sidewalk. The City of Tallahassee Underground Utilities and Public Infrastructure (UUPI) Department has identified a potential Community Redevelopment Agency project along Osceola Street in the Greater Frenchtown/Southside (GFS) District for the design and construction of a sidewalk along Osceola Street between Martin Luther King Jr. Boulevard and South Adams Street. This project will provide a vital link within a residential area adjacent to Florida A&M University (FAMU), connecting pedestrians safely to South Adams Street. Nearby areas of interest include the Care Point Health and Wellness Center, FAMU School of Architecture, single-family and low-density multifamily, and various commercial uses.

The Osceola Street Sidewalk Project will complement other projects occurring in the vicinity. The Monroe-Adams Corridor Placemaking project is currently underway and is sponsored by the Blueprint Intergovernmental Agency (IA). As part of the Blueprint IA project, sidewalk connections will be completed on nearby Perkins Street and Kestner Street, between South Adams Street and Monroe Street. If funded, the Osceola Street Sidewalk Project will further enhance these improvements and contribute to a greater pedestrian network for the area. Another adjacent future project sponsored by Blueprint IA is the Florida A&M Entry Point project, though it has not yet been initiated, looks to provide intersection enhancements at Osceola Street and South Adams Street. The Osceola Street Sidewalk Project complements the Florida A&M Entry Point intersection enhancements by providing a safe pedestrian path for the 3-block area between Martin Luther King Jr. Boulevard and South Adams Street.

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Bond Community Health Center

Bond Community Health Clinic, Inc. (tenant) received a grant from the CRA in the amount of \$159,714 for exterior and interior renovations to the subject property located at 1549 S. Monroe Street, Parcel Identification Number 41-01-20-870-0000. Omnimax, Inc. (property owner) has agreed to the proposed improvements. The redevelopment project is a three-phased approach that includes interior and exterior improvements. The total cost for eligible grant items is \$638,855 eligible items. The approved grant funds will be used to complete additional improvements to the space.

Bond Community Health Center, Inc. (Bond CHC) is a 501(c)(3) community health center deemed as a Federally Qualified Health Center for more than 30 years. The clinic concept was established over 52 years ago. Bond CHC provides a patient-centered approach to quality primary and preventive healthcare services for residents of Leon, Gadsden, Wakulla, Jefferson, Taylor, Franklin, Liberty, and Madison counties. Support services ranging from eligibility assistance and transportation to help you learn ways to eat healthier and live a longer, stronger life are available. Providing access to the highest quality comprehensive family health services with particular concern for the lower socioeconomic groups, regardless of their ability to pay.

Bond CHC offers many services, including but not limited to Adult Primary Care, Dentistry, HIV/AIDS, OB/GYN, Outreach, Pediatric Care, Pharmacy, Social Services, Transportation, Telepsychiatry & Psychiatry, and more. This project will provide the community access to health care and medication. This pharmacy will be located on a main thoroughfare and include a drive-through. Bond CHC has engaged Conn Architect, a minority small business enterprise (MSBE), and Bond CHC is encouraging some MSBE participation from subcontractors, too. At least two (2) private pharmacies (i.e., CVS and Walgreens) within a couple of miles of this location have closed within the last few years.

The cost, fees, and proposed improvements to the exterior and interior of the subject property include but are not limited to architectural fees, permitting, demolition, generator, renovations, replacement of existing ceiling and installation of acoustic drop ceiling with LED lighting fixtures, modifications to the present HVAC unit including new ductwork, constructing new interior walls for the pharmacy work area, consultation room, drop off/pick-up area, and renovating restrooms to current American for Disabilities Act (ADA) standards, purchase and installation of pharmacy shelving, electrical and ethernet wiring. The construction of a pharmacy drive-through window and overhead canopy are also included in the project.

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Renaming the Frenchtown Heritage Hub

The CRA Executive Director received a request to rename the current building located at 524 N. Martin Luther King Boulevard from the Frenchtown Hub to the James A. Bellamy Frenchtown Heritage Hub. The subject property has a four-year lease-purchase agreement between the Tallahassee CRA (property owner) and FNIA. The lease-purchase agreement term ends June 30, 2026, after which time FNIA will own the property.

The Frenchtown Heritage Hub, located at 524 N. Martin Luther King Blvd, was built in 1983. In May 2015, the Tallahassee CRA purchased the building to repurpose it for the community. The property was subsequently leased to FNIA for a farmer's market, KitchenShare, and community meeting space.

James A. Bellamy's legacy is deeply rooted in the Frenchtown community. Mr. Bellamy, the founder of the Frenchtown Neighborhood Improvement Association (FNIA) in 1998, has led its involvement with the local food movement since 2011 to address food insecurity, economic revitalization, and neighborhood preservation in Frenchtown. Under his direction, FNIA established the Frenchtown Heritage Market and Hub, where Supplemental Nutrition Assistance Program (SNAP) purchases are doubled to provide more fresh food spending power to residents and the Kitchen Share Business Incubator, the area's only rental food processing facility. Under Mr. Bellamy's leadership, the FNIA also established public-private partnerships and \$1.3 million in total project funding to expand food access and economic opportunity in Frenchtown.

Mr. Bellamy has served as a community organizer for Leon County, Liaison for the Greater Frenchtown Front Porch project, and Florida State Coordinator of Title V Juveniles Justice Programs. He served as Executive Director for five years for the Southeast Neighborhood House in Washington, DC. Mr. Bellamy has also served as a peer reviewer for a few federal agencies, which include the Family and Youth Services Bureau, Substance Abuse Administration, Family Services Administration, Department of Education, and the Office of Justice Programs. He has served as a member of the Childhood Obesity Prevention Education (COPE) and Tallahassee Food Network.

The CRA GFS CAC recommended that the CRA Board approve the renaming request at its June 10, 2024, meeting. At its August 22, 2024, meeting, the CRA Board unanimously approved the renaming request for the building from Frenchtown Hub to the James A. Bellamy Frenchtown Heritage Hub.

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TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY TRUST FUNDS

FINANCIAL STATEMENTS

FROM OCTOBER 1, 2023, TO SEPTEMBER 30, 2024

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FINANCIAL STATEMENT

The financial statements are currently being prepared and finalized. As a result, the preliminary statements are being included in this annual report. Once completed, the financial statements will be added to the report and made available separately to ensure accuracy and compliance with reporting standards.

The annual report provides the City of Tallahassee Community Redevelopment Agency's (CRA) financial statements for the period from October 1, 2023, to September 30, 2024. The financial statements have been prepared to illustrate the financial status of the CRA, as required by Chapter 163.356(3)(c), Florida Statutes. The financial statements for the CRA prepared in conformance with generally accepted accounting principles are included in the City of Tallahassee's Comprehensive Annual Financial Report for FY 2024. The City's and CRA's financial statements are being audited by the certified public accounting firm of Forvis Mazars LLP are expected to receive an unmodified opinion.

FINANCIAL STATUS:

As of September 30, 2024, the CRA had total assets of \$27,836,000: \$27,238,000 in the form of cash and cash equivalents/investments and \$598,000 in securities lending collateral and receivables. The CRA had \$575,000 in liabilities, and no long-term debt. At the end of the fiscal year, the total fund balance was \$27,261,000.

The FY 2024 Balance Sheets and Income Statements for the two active CRA funds, the Greater Frenchtown/Southside (GFS) District Community Redevelopment Trust Fund and the Downtown (DT) District Community Redevelopment Trust Fund, are included with their respective sections of this report. The CRA Tourist Development Tax Fund had no funds or activity during FY 2024.

FY 2024 CRA Administrative and Operating Expenses

For FY 2024 the CRA Board committed \$1,127,000 in GFS and DT District funds towards the administrative and operating expenses of the CRA. The actual administrative and operating expenses for the CRA were \$860,000, or approximately 10.5 percent of FY 2024 tax increment revenues. These expenses were shared between the two redevelopment districts, with the GFS District accounting for \$598,000 or 70 percent of the expenses, and the DT District accounting for \$262,000 or approximately 30 percent of the expenses.

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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BUDGET OVERVIEW

A main goal of the CRA is to create and implement strategies that use a combination of public and private resources to facilitate redevelopment. The facilitation of redevelopment helps to remove blight conditions existing in both redevelopment districts to enhance the built environment and strengthen local economic conditions. Individual projects and policies are supported based on the specific conditions and needs identified within the GFS District Community Redevelopment Plan and the DT District Community Redevelopment Plan. Areas where the CRA concentrates redevelopment efforts includes, but is not limited to, commercial development, affordable housing, infrastructure, transportation, neighborhood and housing improvements, and mixed-use developments.

In FY 2024, the CRA received \$12,033,000 in income from tax increment and other revenue sources. This includes \$8,597,000 in tax increment (\$5,877,000 for the GFS District and \$2,719,000 for the DT District).

The \$8,597,000 in FY 2024 tax increment revenue reflects an increase of approximately \$760,000, or approximately 9.2 percent, from the tax increment contribution received by both redevelopment districts in FY 2023. The minimal increase in the tax increment contribution for FY24 is mainly due to the reduced county's contribution. Starting in FY24, the county only contributed tax increment from the Cascades Park Redevelopment project. The county will contribute tax increment from the Industry Tallahassee (formerly 4Forty North) project, once it is on the tax rolls. The increase in tax increment for both districts is mainly attributable to increasing tax values throughout the districts; however, Magnolia Oaks affordable housing development along with new office and retail space in Cascades Park were added to the tax rolls.

The taxable value for the GFS District increased by approximately \$77,558,000, 9.53 percent, between FY 2023 and FY 2024. The taxable value for the DT District increased by approximately \$107,233,000, 17.55 percent, during the same period.

In FY 2024 the CRA approved, committed and/or spent approximately \$4.8 million in support of various programs and projects, including administrative and operating expenses.

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**COMMUNITY REDEVELOPMENT AGENCY
GREATER FRENCHTOWN SOUTHSIDE COMMUNITY REDEVELOPMENT TRUST FUND
STATEMENT OF NET ASSETS/BALANCE SHEET
September 30, 2024
(in thousands)**

ASSETS

Restricted Assets:	
Cash and Cash Equivalents/Investments.....	19,072
Securities Lending Collateral.....	221
Receivables:	
Accrued Interest.....	100
Customers.....	5
Notes.....	133
Total Restricted Assets.....	<u>19,531</u>
Total Assets.....	<u>\$ 19,531</u>

LIABILITIES AND FUND BALANCES

Payable from Restricted Assets:	
Obligations Under Securities Lending.....	221
Accounts Payable.....	251
Advances from Other Funds.....	6
Total Payable from Restricted Assets.....	<u>478</u>
Total Liabilities.....	<u>478</u>
Fund Balances:	
Restricted for:	
Economic Environment.....	19,053
Total Fund Balances.....	<u>19,053</u>
Total Liabilities and Fund Balances.....	<u>\$ 19,531</u>

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**COMMUNITY REDEVELOPMENT AGENCY
GREATER FRENCHTOWN/SOUTHSIDE COMMUNITY REDEVELOPMENT TRUST FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
For the Fiscal Year Ended September 30, 2024
(in thousands)**

Revenues:	
Ad Valorem Taxes.....	2,863
Intergovernmental.....	3,014
Charges for Services.....	35
Net Investment Earnings.....	576
Securities Lending Income.....	9
Net Increase (Decrease) In The Fair Value of Investments.....	1,420
Miscellaneous Revenues	7
Total Revenues.....	<u>7,924</u>
Expenditures:	
Current:	
Economic Environment.....	1,686
Securities Lending Interest Expense.....	8
Total Expenditures.....	<u>1,694</u>
Excess of Revenues Over (Under) Expenditures.....	<u>6,230</u>
Other Financing Sources (Uses)	
Transfers In	0
Transfers Out	(10)
Loan Proceeds	--
Total Other Financing Sources (Uses)	<u>(10)</u>
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses.....	6,220
Fund Balances - October 1.....	<u>12,833</u>
Fund Balances - September 30.....	<u><u>\$ 19,053</u></u>

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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**COMMUNITY REDEVELOPMENT AGENCY
DOWNTOWN DISTRICT COMMUNITY REDEVELOPMENT TRUST FUND
STATEMENT OF NET ASSETS/BALANCE SHEET
September 30, 2024
(in thousands)**

ASSETS

Restricted Assets:

Cash and Cash Equivalents/Investments.....	8,166	
Securities Lending Collateral.....	94	
Receivables:		
Accrued Interest.....	43	
Customers.....	2	
Total Restricted Assets.....	8,305	
Total Assets.....	\$ 8,305	

LIABILITIES AND FUND BALANCES

Payable from Restricted Assets:

Obligations Under Securities Lending.....	94	
Accounts Payable.....	3	
Total Payable from Restricted Assets.....	97	
Total Liabilities.....	97	
Fund Balances:		
Restricted:		
Economic Environment.....	8,208	
Total Fund Balances.....	8,208	
Total Liabilities and Fund Balances.....	\$ 8,305	

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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**COMMUNITY REDEVELOPMENT AGENCY
DOWNTOWN COMMUNITY REDEVELOPMENT TRUST FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
For the Fiscal Year Ended September 30, 2024
(in thousands)**

Revenues:	
Ad Valorem Taxes.....	2,029
Intergovernmental.....	691
Charges for Services.....	443
Net Investment Earnings.....	250
Securities Lending Income.....	9
Net Increase (Decrease) In The Fair Value of Investments.....	580
Miscellaneous Revenues	107
Total Revenues.....	<u>4,109</u>
Expenditures:	
Current:	
Economic Environment.....	1,590
Securities Lending Interest Expense.....	8
Debt Service:	
Principal Retired.....	560
Interest and Fiscal Charges.....	37
Total Expenditures.....	<u>2,195</u>
Excess of Revenues Over (Under) Expenditures.....	<u>1,914</u>
Other Financing Sources (Uses)	
Transfers In	--
Transfers Out	(10)
Loan Proceeds	--
Total Other Financing Sources (Uses)	<u>(10)</u>
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses.....	1,904
Fund Balances - October 1.....	<u>6,304</u>
Fund Balances - September 30.....	<u>\$8,208</u>

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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Chapter 163.371, FS, Reporting Requirements

Chapter 163.371(2), F.S., requires the Community Redevelopment Agency's annual report to provide the information described below.

1. Total Number of Projects Started and Completed in FY 2024 and Estimated Cost for Each Project

Projects Started and Completed in FY 2024

Provided in tables on pages 4 and 5 of this report is a listing of all projects that were either started, in progress, or completed in FY 2024. The approved allocation or actual expense for each project is also listed.

2. Total FY 2024 Expenditures/Commitments from the GFS and DT District Trust Funds

<u>GFS District</u>	Operating:	\$597,458
	Projects:	<u>\$3,596,942</u>
	Total	\$4,194,400

<u>DT District</u>	Operating:	\$262,337
	Projects:	<u>\$430,352</u>
	Total	\$692,689

3. Original Assessed Real Property Values of Property in the GFS and DT District on the Day the Agency was Created.

GFS District (created on August 19, 1998, 98-O-00460; Trust Fund adopted on June 28, 2000, 00-O-51)

- Date established: June 28, 2000
- \$167,640,940 (1999 Certified Taxable Value)

DT District (created on September 11, 2002; Trust Fund adopted on June 23, 2004)

- Date established: June 23, 2004
- \$238,244,226 (2003 Certified Taxable Value)

4. Total Assessed Real Property Values of Property in the GFS and DT District as of January 1, 2024.

GFS District \$891,680,154

DT District \$718,092,734

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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5. Total Amount Expended for Affordable Housing for Low- and Moderate-Income Residents of the GFS and DT Districts.

There were no CRA funds were expended on affordable housing for low- and moderate-income residents of the GFS and DT Districts during FY 2024. However, during FY 2024 the CRA approved/committed \$1,000,000 for Columbia Gardens, Phase III, an affordable senior housing project in the GFS District

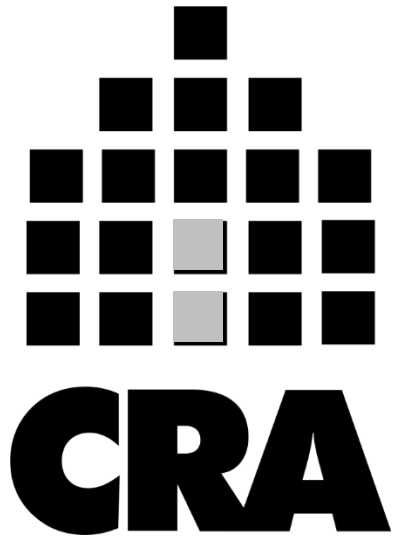
A summary indicating to what extent, if any, the community redevelopment agency has achieved the goals set out in its community redevelopment plan.

GFS District

During FY 2024, the CRA has continued to achieve its goal of **investing in quality affordable housing** projects, like Columbia Gardens, Phase III, as described on page 11 of this report. Secondly, assisting the Bond Community Health Clinic with its renovation needs allowed the CRA to support an organization committed to **promoting a healthy community** in the district. The CRA-owned Robinson Store received a historical state grant for renovations, as highlighted on page 11, **emphasizing historical significance** in the district. Last, the Osceola Sidewalk project accentuates the goal of **promoting new infrastructure** throughout the district.

DT District

In the DT District, the **goals of enhancing pedestrian mobility, stimulate activities in the Downtown Core, and improving streetscapes** were all achieved through the following projects. The Hayward House and Argonaut Coffee, as described on pages 7 and 8, allowed the CRA to invest in restaurant and retail uses which support full-time residents in the downtown area, extending business hours into the evening. The C.K. Steele Plaza and Monroe Street Sidewalk projects, highlighted on pages 8 and 9, describe the CRA's investment in improving pedestrian mobility with public plaza enhancements and new sidewalks.



TALLAHASSEE
**Community
Redevelopment
Agency**



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