Board of County Commissioners
Leon County, Florida
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Agenda Item
Executive Summary

March 23, 2010

Title:
Consideration of a Request for the Donation or Lease of the Gadsden Street Parking Lot to the Riley House/Museum for the Creation of Legacy Park

Staff:
Parwez Alam, County Administrator PA
Alan Rosenzweig, Assistant County Administrator AR
Kim Dressel, Senior Assistant to the County Administrator

Issue Briefing:
This agenda item seeks the Board's direction regarding a proposal received for the County to donate or lease the Gadsden Street parking lot to the Riley House/Museum for the creation of Legacy Park.

Fiscal Impact:
If the Board does not donate or lease the Gadsden Street parking lot to the Riley House/Museum, this item has no fiscal impact. If the Board pursues donation or lease of the lot in accordance with the Riley House/Museum's proposal: (1) the County would lose the use of the Gadsden Street parking lot, which it purchased for $1.5 million in 2003; and (2) it would cost $100,000+/year, at current parking rates, to transition employees to the City's parking garage.

Staff Recommendation:
Option #1: Do not donate or lease the Gadsden Street parking lot to the Riley House/Museum.

Option #2: Continue to coordinate with the Riley House/Museum for its annual fund raiser/new exhibit display, Rock-a-thon, and Blended Lives program.

Report and Discussion

Background:
A January 29, 2009 agenda item sought the Board's approval to enter into a parking meter agreement with the City of Tallahassee for 30 public parking spaces: 10 located on the top level of the Bank of America Plaza (BOA) and 20 located on the Gadsden Street lot. The meters were being sought to provide increased short-term public access to the County's downtown facilities, at minimal cost. The need for additional public parking has been raised repeatedly by various offices located in the BOA, including the Property Appraiser, Clerk and Supervisor of Elections, as well as the Courts. The Board approved the execution of the parking meter agreement and plans to reconfigure parking spaces for the top level of the BOA parking deck and the Gadsden Street lot; and asked staff to discuss how the County could partner with the Riley House and other local historic sites relative to the Gadsden Street lot. When reconfigured, the Gadsden Street lot will provide approximately 98 employee parking spaces in addition to the 20 public metered spaces.

County staff has worked with the Riley House/Museum to coordinate its use of the Gadsden Street lot to accommodate parking for the following annual events:

(1) fund raiser/new exhibit display;
(2) Rock-a-thon, held in December; and
(3) 3-day Blended Lives program for 4th graders.

Only the Blended Lives program is held during the work week, and it requires closing approximately 20 parking spaces for three County business days. The other two events are held on weekends and do not disrupt the use of the Gadsden Street parking lot.

Implementation of the plans for the Gadsden Street lot was delayed when the need to initiate immediate repairs to the Traffic Court building presented itself soon thereafter. As the Board was advised in an April 9, 2009 agenda item, the Traffic Court building was closed for renovation and activities typically scheduled there, including traffic infractions hearings and trials, small claims court, mediation, teen court, landlord tenant and certain county civil cases, were relocated to the Courthouse. To accommodate this increased downtown parking demand, approximately 75 parking spaces were made available for the relocated Court functions in the Gadsden Street parking lot and approximately 30 employees were relocated from the Gadsden Street parking lot to the City's Calhoun Street parking garage.

Staff was recently presented a Program and Conceptual Design for Riley/Leon County Legacy Park (Attachment #1), which requests the County to consider and take appropriate action to:

> "Option 1: Create "Legacy Park", complimenting the Cascades corridor, to serve as a catalyst to help stimulate tourism and economic development. Use the Riley House and the other referenced contributing structures as a "tourism hub" location. Establish a satellite location of the Leon County Tourist Development at the Riley House/Legacy Park, with both entities having collaborative oversight for management and operations.

Option 2: Lease to the Riley House for $1.00 per year the lot at the corner of West Pensacola and South Meridian Streets to accommodate the on-going cultural programs to serve the entire community, or make an outright donation of the lot to the Riley House for this purpose. Riley House would pursue addition of amenities."

Staff met with Ms. Althemese Barnes, Director of Riley House/Museum, on February 26, 2010, to discuss their proposal. During the meeting, staff shared with Ms. Barnes the plans for reconfiguring the Gadsden Street lot that the Board had approved; mentioned the 20 metered spaces would be available for use by Riley House/Museum patrons; and provided her with a high-level assessment of the financial impact to the County if it lost use of the lot.

Staff is seeking the Board's direction in response to this request from the Riley House/Museum, which includes its acquisition of the Gadsden Street lot, either as a direct donation or lease at the rate of $1.00 per year.

Analysis:

The Riley House/Museum proposes that the County adopt and implement the Legacy Park proposal. The Legacy Park - Concept and Design is described in Attachment #1, beginning on page 7. The proposal includes the addition of a "shotgun" house as a contributing structure in Legacy Park, and states, "A "shotgun" house has been donated to the Riley House, contingent upon it being moved to the Pensacola/South Meridian lot from Monday Street." The Pensacola/South Meridian lot is the County's Gadsden Street parking lot. The Riley House proposes to restore the shotgun house as an example of a 1900-to late 1950's family dwelling that was typical in many rural and urban communities. It would be open to the public for viewing during community functions and available and accessible for schoolchildren for field trips and to other visitors and tourists. It would be landscaped with walkways that lead to the historic Riley House (Attachment #1, page 8).

As to the request to establish a satellite location of the Tourist Development Council (TDC) at the Riley House/Legacy Park, Mr. Lee Daniel, Tourism Development Department Director, advised Ms. Barnes, during a meeting on February 26, 2010, that the TDC does not have the funding necessary at this time to increase the level of visitor services offered and does not anticipate such an expansion could be provided through volunteer services at no additional cost, based on recent experience at the Visitor Information Center being operated at 106 East Jefferson Street.

As to evaluating the proposal that the County either donate or lease the Gadsden Street lot to the Riley House/Museum for $1.00 per year, it is important to consider what the County paid for the lot and what the loss of the lot would mean to the County in the short and long-term.

County Acquisition – Purchase Price and Reasons for Purchase: The lack of space to meet the needs of the County and those entities for which the County is required to provide facilities (the Courts, Clerk of Courts, State Attorney, Public Defender, Guardian Ad Litem, Property Appraiser, Tax Collector and Supervisor of Elections) became critical in 2002. After evaluating a series of options, the County purchased the BOA and the Gadsden Street parking lot.

The County paid $1.5 million for the Gadsden Street lot in February 2003, subsequent to obtaining two independent appraisals, which resulted in an average appraised valued of $1.575 million in 2002. Its previous sales price was $1.1 million in January, 1988 (Attachment #2).

In its evaluation of the proposed purchase of the Gadsden Street lot, the County engaged the services of Barnett Fronczak Architects (BFA) to evaluate how the Gadsden Street lot could be utilized to meet the County's short and long-term parking and office space needs. BFA determined the lot is of adequate size (1.015 acres) and shape to allow for a variety of building and parking options when the need arises including:

> Parking Options – "As-is" the County can use the lot as is for surface parking. In the future, the County can build it out as a parking garage, potentially in phases, with or without plans to support future office building development. Approximately 285-400 parking spaces could be accommodated depending upon whether or not a building would also be placed on site.
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> Building Options – BFA advised there was a great variety of building options, including the phased development over time, with building ranges from 65,000 square feet (SF) with a 30,000 SF future addition; 95,000 SF build out with a future addition; or 132,600 SF under normal development parameters (office space of greater than 120,000 SF increases complexity and cost; however up to 215,000 SF may be accommodated).
>
> Connectivity with the BOA - The expectation is that a pedestrian bridge would eventually connect the Gadsden Street lot with the BOA. Options prepared by BFA in 2002 as part of the evaluation are provided in Attachment #3.

The Board recognized, during its December 10, 2002 meeting when it approved the purchase of the Gadsden Street lot, that it provides great flexibility for the County to meet its long-term needs, in that office space and/or a parking garage can be built on the site; the lot can be connected with the BOA with a pedestrian bridge; and it provides parking for County employees and visitors to the BOA and Courthouse "as-is" with almost no recurring costs.

Current Use of the Lot and Employee Parking: The Gadsden Street lot is currently subdivided with temporary fencing to accommodate the relocated Traffic Court building services:

- The east side of the lot provides approximately 61 spaces for the Courts to meet its needs associated with the relocated Traffic Court building services. This temporary use required the relocation of 28 employees, who were parking in the Gadsden Street lot, to the City's parking garage at 215 South Calhoun Street at a cost to the County $2,475/month or $30,000/year at the current tax exempt rate of $88.37/month/space.

- The west side of the lot provides approximately 52 shuttle spaces for 65 employees (of which 18 drive Property Appraiser vehicles) plus 8 interns. The Property Appraiser relocated parking for its vehicles from the City's lot to the Gadsden Street lot as a budget reduction measure a few years ago. Additionally the west side of the lot provides parking for 8 Downtown Babies' employees, in compliance with its lease terms, and space for County contractors and summer youth employees working in the Courthouse or the BOA. If the Board lost use of the Gadsden Street lot, it would cost approximately $70,000/year to relocate 65 employees to leased parking in the City's parking garage at current parking rates.

If the County lost use of the Gadsden Street parking lot:

- It would cost $100,000/year, at current parking rates, to permanently transition 93 employees from the Gadsden Street lot to the City's parking garage (65 employees who park in the Gadsden Street lot now and 28 who were temporarily relocated to the City's garage to accommodate the Traffic Court building services in the Courthouse). This estimate does not include parking for interns or summer youth employees, who are also accommodated in the Gadsden Street lot.
- The County would additionally be required to provide parking for the 8 Downtown Babies' employees under the terms of its lease (at a cost of $8,484/year).
- The Board can expect the parking rates will increase over time (the rate increased by 5.6% last year, from $83.72/month/space to $88.37/month/space).

Even with the use of the Gadsden Street lot, the County pays for parking in the City's parking garage. In FY09, the County processed $98,097 in payments for parking in the City's parking garage, which included parking for the following (parking counts vary throughout the year): State Attorney (19 employees), Public Defender (1 employee), Elections (4 employees and 1 vehicle), Guardian Ad Litem (5 employees), Court Administration (3 employees), Tax Collector (4 employees), Sheriff (4 employees), Board (4 employees), juror parking (which the County pays under an agreement with the Courts, although it is not required to do so, at a cost that ranges from about $7,500 - $8,500/year), and parking for those temporarily transitioned from the Gadsden Street lot. $50,544 of the $98,009 FY'09 cost was paid directly by the County. The remaining $47,553 includes, in large part, employee contributions at the rate of $30/month; payments through the Sheriff's office and the Supervisor of Elections, paid indirectly by the County through those offices' budgets; and payment in full by Legal Aide for 2 spaces, the Tax Collector for 4 spaces and Court Administration for 3 spaces.

Plans the Board Approved for the Gadsden Street Lot: When Traffic Court building renovations are completed and services transitioned, staff will pursue the plans the Board approved for the Gadsden Street lot during its January 29, 2009 meeting, unless otherwise directed. This includes the development of 20 metered parking spaces for the public, to improve access to services in the BOA and Courthouse, and approximately 98 spaces for employees of the Board and other entities for which it is responsible for providing facilities and who work in the Courthouse or the BOA.

- Staff will relocate the 28 employees, who were temporarily reassigned to the City's parking garage, to the Gadsden Street lot. This will increase the number of employees parking at the Gadsden Street lot from 65 to 93, and decrease the County's parking expenses by $30,000/year at the current rates.
- Staff will transition as many additional employees as possible from the City's parking garage to the Gadsden Street lot to further reduce expenses. For example, there are about 27 Clerk employees parking in the City's parking garage that the Clerk has asked to be accommodated in the lot if possible.

On-site Parking will not Meet Demand in the Long-Term, Even with the Gadsden Street Lot and Additional Parking Spaces in the BOA Parking Garage: 126 employees, who work in the BOA and who are employed by the Board or by other entities for which the Board is required to provide facilities, are assigned to park in the BOA, Gadsden Street lot, or the City's parking garage. Additionally, 20 employees are on a waiting list to park in the BOA, who are not otherwise provided parking through the County. This provides a 146-employee demand for BOA parking (126 + 20). The employers of these 146 employees occupy approximately 48,473 rentable SF of space within the BOA. This calculates to a one BOA employee parking space demanded per 332 rentable SF of office space (48,473 SF / 146 spaces).

The BOA has a total of approximately 136,928 rentable SF of space. Using the current parking demand rate of 1:332 for the entire building equates to a projected BOA employee parking demand of 413 spaces when the BOA is fully occupied by the County and entities for which it is responsible for providing space (136,928 SF / 332). The BOA parking garage has 219 parking spaces, 10 of which will be public metered spaces. Therefore, up to 209 spaces would be available to employees: 204 fewer spaces than the projected 413 employee demand.

It is important to note that this projected parking deficit does not address an anticipated increase in demand for public parking. The Interlocal Agreement between the City of Tallahassee, Leon County and the Community Redevelopment Agency (CRA) requires the Agency to work with the County to develop a plan for additional public parking in the District, particularly to address the needs for parking to accommodate those serving on jury duty at the Leon County Courthouse. On January 12, 2010, the Downtown Redevelopment Commission (DRC), an advisory body appointed by the CRA Board to advise the CRA on development proposals and opportunities in the Downtown CRA District, was presented a proposal for the development of a 650 space parking garage at 227 Calhoun Street, with 400 spaces for public use. While the DRC indicated that it supported the objectives of the proposal, it advised the Downtown CRA did not have sufficient funds or borrowing the capacity to finance the project as initially presented. The proposal estimated it would cost $23,000 per space to develop the garage, and $125/year/spot to maintain. The DRC directed staff to work with the developer to explore alternatives and recommended that a parking analysis be conducted for the targeted site and the larger downtown area to quantify public parking demand and revenue potential.

Summary: The County can ill-afford the loss of the Gadsden Street lot or any of its downtown parking resources.

- Even with the use of the Gadsden Street lot, County-owned facilities are not meeting the demand for employee parking. The Gadsden Street lot provides 52 shuttle parking spaces for 65 employees of the Board and entities for which it is required to provide facilities, as well as 8 spaces for interns, 8 spaces for Downtown Babies, parking for summer youth employees and contractors as needed, and 61 spaces to meet the demand for the temporarily relocated Traffic Court building services. In addition, the County is leasing parking in the City's parking garage at the rate of $88.37/month/space (in FY'09 the County processed $98,097 in payments for City parking garage services).
- If the County were to donate the Gadsden Street lot to the Riley House/Museum, the County would lose its investment of $1.5 million plus it would cost more than $100,000 per year, at current rates, to transition 98+ employees from the Gadsden Street lot to leased parking. After renovations to the Traffic Court building are completed and services transitioned, the Gadsden Street lot will be reconfigured to provide 20 metered spaces for the public and approximately 98 employee parking spaces. The 28 employees, who were temporarily reassigned to the City's parking garage, will be returned to the Gadsden Street lot.

Additionally, the loss of the Gadsden Street lot would eliminate the potential use of the lot to meet future office space and parking needs, as assessed for the County by Barnett Fronczak Architects during the due diligence review process. While the economy has resulted in the loss of positions, that situation will change over time, and the demand for employee parking will increase as the Courts and court-related services grow in the future.

Options:

1. Do not donate or lease the Gadsden Street parking lot to the Riley House/Museum.
2. Continue to coordinate with the Riley House/Museum for its annual fund raiser/new exhibit display, Rock-a-thon, and Blended Lives program.
3. Board Direction.

Recommendation:
Options #1 and #2.

Attachments:
1. Program and Conceptual Design for Riley/Leon County Legacy Park
2. Location Map of the Gadsden Street Lot and Property Appraiser's Data
3. Barnett Fronczak Architects' Conceptual Designs for the Gadsden Street Lot

The Riley House/Museum:
Documenting, Preserving, and Illuminating African American History and Culture.

PROGRAM AND CONCEPTUAL DESIGN FOR RILEY/LEON COUNTY LEGACY PARK
Prepared by: John Gilmore Riley Center/Museum Board of Directors

THE RILEY HOUSE OVERVIEW

Nestled among beautiful shade trees, two (2) blocks from the Leon County Courthouse and three (3) short blocks from the State Capitol is the John Gilmore Riley House, the last visible evidence of the thriving black community that once existed in what is now downtown East Tallahassee. The Riley House is especially significant when compared to other such historic sites in that it is the last vestige we have of the middle class African American community that emerged in the latter part of the nineteenth century that exhibits their life style and accomplishments. The Riley House was listed in the National Register of Historic Places in 1978 and was only the second African American historic home in Florida to be so designated; the first was the home of Dr. Mary McLeod Bethune.

The John G. Riley House Museum located in Tallahassee, Florida,

According to the 1904 Tallahassee City Directory, there were five (5) houses on Riley's block on East Jefferson Street, all owned by black men. In 1919, there were a total of six (6) homeowners listed in this particular area and they too were black. Several other homes owned or rented by blacks surrounded the Riley property, extending up College and Gadsden Streets. By 1978, however, only two (2) houses remained, that of John Riley and John Hicks, a black tailor who lived across the street from the Riley House. Mr. Hicks died in the early 1970's and Calmar Corporation purchased his home for speculative purposes.

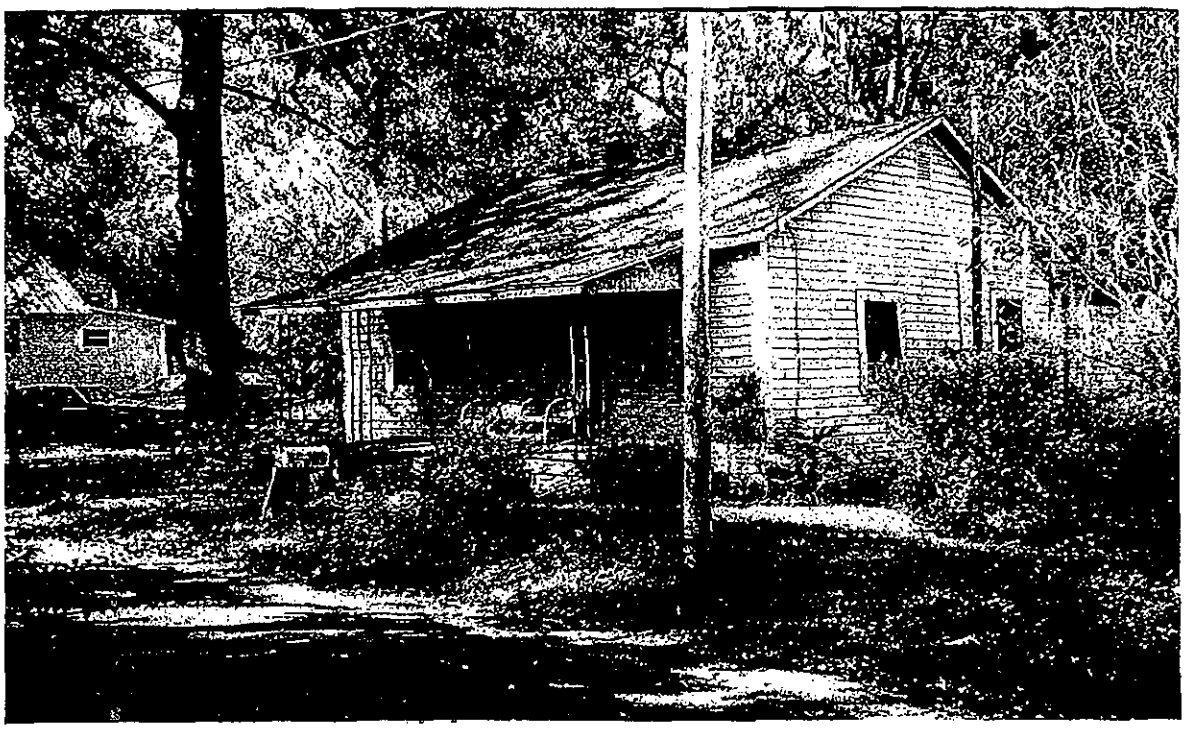
Southeast of the Riley property was the community of "Smokey Hollow" where some eighty (80) black families resided, operated businesses, farmed, and raised their families. This area is steeped in history with notables like Famous Amos The Cookie Man, Charlie Ash, the first black law enforcement officer with the Leon County Sheriff's Department being born there, and numerous other working families including educators, government workers, business owners, religious leaders whose roots were in "Smokey Hollow".

SMOKEY HOLLOW

A Black neighborhood that was established in the late 1800's east of the capital building. Bordered on the east by Myers Park Lane, Jefferson Street on the north, and Gaines Street on the south, and Gadsden on the west, the community included a large number of

working and middle class black families and black-owned businesses. Many residences were destroyed when Apalachee Parkway was widened in the 1950's and more were demolished in 1996 for the construction of the Florida Department of Transportation building.

This home is located on Marvin Street behind the Department of Transportation building.



This home is a view looking west on Marvin Street-Smokey Hollow

A Marvin Street home looking south.

This photo represents the "shot gun" homes in Smokey Hollow that covered the area and were occupied by African American families in Tallahassee.

The home above is the birth home of "Famous Amos" the cookie man-facing Lafayette Street in Smokey Hollow.

The honored Mr. John Gilmore Riley

John Riley had the house at 419 East Jefferson Street built for his family in 1890. Mr. Riley was a distinguished educator, astute businessman, and a great religious and civic leader in the African-American community whose contributions and life works interfaced with diverse segments of the community in the late 19th to mid-20th centuries. His influence, civic engagement and contributions reached far beyond Tallahassee into other cities and states. A historical profile represents Mr. Riley as a warrior whose tireless efforts and endeavors benefited numerous individuals and organizations during his life span of ninety-seven (97) years.

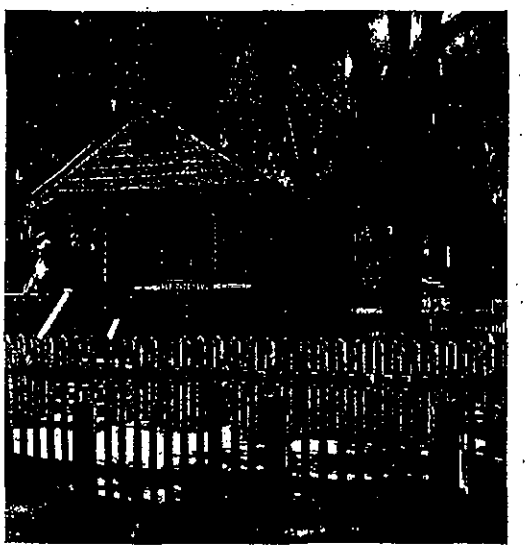
LEGACY PARK – CONCEPT AND DESIGN

In year 2000, Leon County citizens approved a one-cent sales tax to implement specific roadway, park, storm water, and greenway projects throughout Leon County. The planned park segment, Capital Cascade Trail, a Blueprint 2000 project, is located less than an eighth of a mile from the Riley House. Other sites and landmarks in close proximity to the proposed Legacy Park include the CSX Railroad, Waterworks Building, Meridian Marker, Union Bank Building, The Knott House, Old Jail, First County Public Building, Centennial Field, Caroline Brevard School and more, making the proposed Legacy Park even more attractive to visitors and tourists. Given the local, state, and nationally recognized importance of the Riley House as a significant contributing resource to historic preservation, its close proximity to the developing Cascades project, its potential to be a significant part of the county's tourism and economic development stimulus program, the need for an expansion of the Riley property to accommodate cultural programs that are on-going, and finally the need to implement a sustainability plan for the Riley House in perpetuity, it is proposed that the County adopt and implement the Legacy Park proposal as part of its tourism and economic development enhancement initiative. A parking lot, owned by the County, ajoins the Riley property to the immediate south.

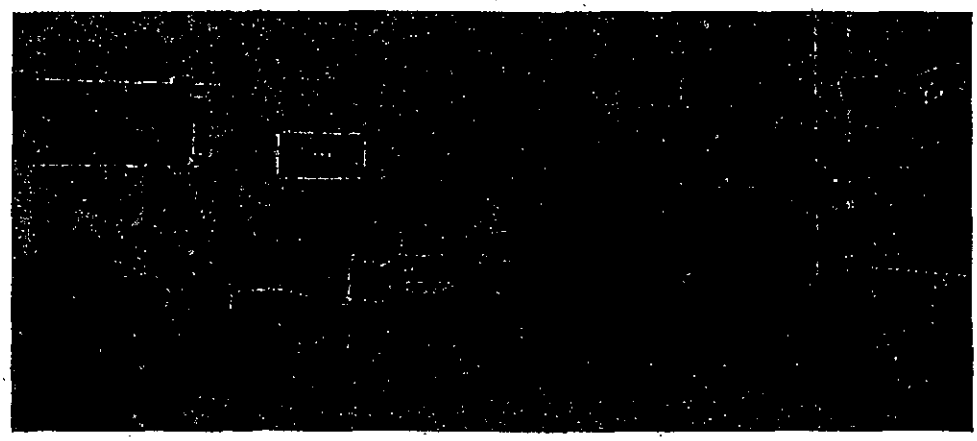
"Shotgun" house similar to the house that would be located within the property of interest.

Taking from the concept of the Black Heritage Museum in New Smyrna Beach, Florida, a participant in the Florida African-American Heritage Preservation Network that was organized by the Riley Museum, a "shotgun" house is proposed as a contributing structure in Legacy Park. A "shotgun" has been donated to the Riley House, contingent upon it being moved to the Pensacola/South Meridian lot from Monday Street. The shotgun house would be restored as a historically accurate example of a 1900-to late 1950's family dwelling that was typical in many rural and urban communities in Leon County with iron beds, spittoons, wood stove, night pots, etc. It would be open to the public for viewing during community functions and fully available and accessible to schoolchildren for field trips and to other visitors and tourists. Incorporated, as part of the park, would be a beautifully landscaped surrounding footprint with walkways for visitors and pedestrians and a path that leads to the historic Riley House.

The Black Heritage Museum located in New Smyrna Beach, Florida along with views of the "shotgun" house.



The Black Heritage Museum has a partnership with the City of New Smyrna Beach through which space in a city park across from the museum is established as an annex with a model "shotgun" house located on the city property. The "shotgun" has period furniture exhibiting the lifestyle and culture of African-Americans in Florida during the early nineteenth century. Such an addition to the Riley Museum and Legacy Park again would provide cultural enrichment and serve as an economic stimulus through tourism and education.

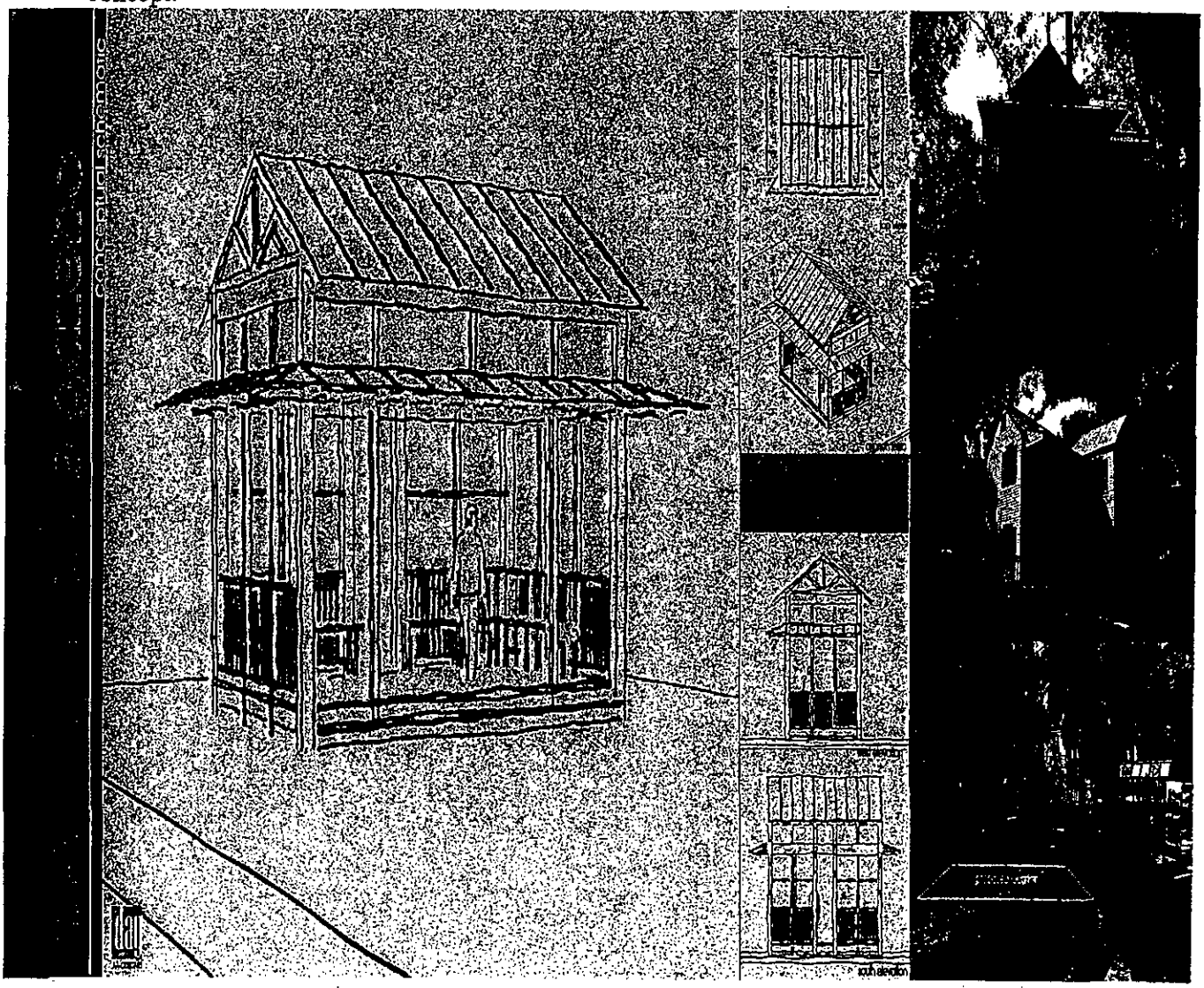


Model of a "shotgun house" bedroom with an old sewing machine, television, and radio.

Photograph of another "shotgun house" bedroom containing a desk with an old typewriter and oil lamp.

A photograph of a model kitchen with the original appliances and utensils used by many families.

An architect designed a gazebo, compatible with the Riley House, with the original intent being to place it on the current Riley property. With the combination of Legacy Park and the County lot, the structure can be redesigned for increased occupancy and activity. This structure in Legacy Park could be used for storytelling, concerts, weddings, and other cultural and community events requiring a staged platform, or possibly enclosed for office use or to be a gathering spot for tourists-carrying through on the tourism "hub" concept.



This is a sketch of the Riley Gazebo Project. Included are views of the gazebo from 4 major angles including that of the top, south, west and axonometric view.

OLD LAKE HALL SCHOOL

The Old Lake Hall School is located on West Lake Hall Road at Handsome Quarters and is recorded in Leon County school board minutes as early as June 1, 1878. The Riley House is collaborating with Blueprint 2000 to have this last of its kind one-room Negro schoolhouse that served children in the Lake Hall, Maclay and Lake Overstreet areas until the 1940's relocated and restored for use as a contributing historical and cultural resource. The school project is listed as the A (top project) to be accomplished in the Cascade Park development. Riley House has been a resource to Blueprint 2000 to provide the history of the school and assistance with efforts to acquire the structure. With Mr. Riley being one of Leon County's first black school administrators and Nellie, his wife, a teacher, the location of the school in nearby Cascades at the intersection with Pensacola would be a direct link to the proposed Legacy Park and Riley House, creating a historical corridor that will promote and enhance heritage education and tourism.

REQUEST

That the County consider and take appropriate action on the following recommendations for the lot at the corner of West Pensacola and South Meridian Streets:

Option 1: Create "Legacy Park", complimenting the Cascades corridor, to serve as a catalyst to help stimulate tourism and economic development. Use the Riley House and the other referenced contributing structures as a "tourism hub" location. Establish a satellite location of the Leon County Tourist Development at the Riley House/Legacy Park, with both entities having collaborative oversight for management and operations.

Option 2: Lease to the Riley House for $1.00 per year the lot at the corner of West Pensacola and South Meridian Streets to accommodate on-going cultural programs to serve the entire community, or make an outright donation of the lot to the Riley House for this purpose. Riley House would pursue addition of amenities.

Benefits

• The proposed Legacy Park would incorporate into the County's tourism and economic development stimulus program a historic property that is free and clear of any liabilities, valued at $458,000 and located in the downtown capital tourist and historic district.

• The proposed use has the potential to provide access to the County to an estimated annual $200,000 in new grant funds to support the project, tapping in to Riley House's already cultivated operational and preservation grant contacts and influences.

• The proposed project would enhance research endeavors, engage scholars, particularly in the Department of History, Political Science and African-American Studies and the College of Education at local universities, and attract heritage and travel destination professionals as well as "history and culture buffs" from various geographic locations.

• Because of the Riley House's outstanding work, reputation and influence, becoming connected to a larger entity would help the organization meet its overwhelming requests to make presentations, accommodate new partnerships, strengthen current collaborations with other organizations on projects of benefit to the larger community, and showcase the county as a model example of excellence in public programming through heritage preservation.

• The proposed collaborative use would help to guarantee the continued existence of the Riley House as a permanent historical and cultural facility in perpetuity.

-History in Our Neighborhood
Documenting, **P**reserving and **I**lluminating

APPENDIX A

NOTABLE RILEY ACCOMPLISHMENTS

- Organized the Florida African-American Heritage Preservation Network in 1996, a robust alliance of African-American museums throughout the state of Florida to preserve and present historically significant documents, photos, artifacts, and buildings.
- Sponsored successful biennial network conferences with 150 attendees (1997, 1999, 2003 in Tallahassee; 2001 in Jacksonville; 2005 in Ft. Lauderdale; 2007 in St. Petersburg, Florida).
- Convened several network professional development workshops in Tallahassee, Orlando, Bartow, and New Smyrna Beach.
- Received top grant award in 2006 and 2008 of $150,000 from The Institute of Museums and Library Services to provide statewide leadership and collections management and care training for museums in Florida.
- The Riley House Museum's Executive Director was invited to present at major national conferences on the network as a model.
- The Riley House was designated a Local Partner of the National Trust for Historic Preservation in 2008.
- The Riley House was commissioned in 2005 by the Florida Department of State to research and provide the content for the Black Heritage Trail Guide.
- The Riley House was commissioned by VISIT FLORIDA in 2007 to research and provide the content for the Black Heritage Trail Guide.
- *Florida Humanities Council* - received competitive grant of $2,000 and $25,000, in 2002 and 2004 to conduct oral histories in four (4) Big Bend counties: Madison, Gadsden, Jackson, and Leon.
- *Florida State Legislature* - received non-recurring appropriations in 2006 ($350,000) and 2008 ($150,000); funds were spent primarily with other businesses, consultants, and with statewide museums to meet requirements of the grantor.
- *Florida Department of State* - awarded competitive grants from 1997-2008 to assist with programs and operational costs.
- *Tallahassee Community College* - provided in-kind space in its library for the Riley Archive and a part-time position.
- The Riley House Museum collaborates with the Florida A&M and Florida State University History departments to provide internships (26 students have been served to date).

APPENDIX B

RILEY HOUSE PUBLICATIONS AND EXHIBITS

Hidden Sagas (coffee table book): A Florida Humanities Council funded oral history project to collect the reminisces of Black Floridians who have lived through the era of legalized segregation through the early and mid-20th century and witnessed the changes wrought by the Civil Rights Revolution and integration in the 1960's and 1970's. It was born of the realization that many of the individuals who lived through the final days of legalized segregation in American were aging.

Colored News of Tallahassee "A Walk Through Time 1855-1955" (coffee table book): Articles from early Tallahassee newspapers - The *Weekly Floridian, Florida Times-Union, Weekly Tallahassean* and the *Tallahassee Democrat* provide a view of the time when colored news occupied a separate section and later a full page of the paper. Obituaries, events, black community history, church and school news allow readers to experience the complexities of race and class, and in some instances the beauty of shared relationships between whites and blacks.

Out of the Past - A Noble Leader (children's book): The story of the life of John Gilmore Riley (1857-1954) from slavery to freedom, to principal of one of Florida's first secondary schools, to distinguished property owner, churchman, and civic leader.

Landmarks and Legacies "A Guide to Tallahassee's African American Heritage 1865-1970" (coffee table book): This photographic history with text focuses on the century between the Reconstruction in the 1860's and Civil Rights movement of the 1960's. It displays and describes landmarks but also includes significant buildings and businesses which, while no longer in existence, contributed to the city's development and history.

Black America Series Tallahassee Florida (book): A review of the history of African Americans in Tallahassee and Leon County from the early to the mid-1800's, when Leon County's economy was largely dependent on slave labor, to and throughout the period of the Civil Rights Movement.

Path to Freedom "The Struggle for Civil Rights in Florida" (teacher's guide): Provides teacher's with some of the tools that they will need to implement a state requirement to include the history of African people before the political conflicts that led to the development of slavery, the passage to America, the enslavement experience, abolition, and the contributions of African American society.

Blended Lives - An American Family's Journey from Bondage to Triumph (book): A history of the owners of the Goodwood Plantation, now Goodwood Museum and Gardens and a Black Family, the Moses Crooms family, servants at Goodwood, and the remarkable life story of the accomplishments of the Crooms family after their life of servitude.

African America Education in Leon County 1865-1968 (book): A compilation of photographs of the 52 one-room school houses that once stood in Leon County and provided an education for African American children, oral histories of former students, teachers and administrators, and a history of the founding of the public school system of education in Florida.

Milestone Memories (children's activity book): Provides learning activities for students that give an idea of what it was like to attend an African American school in Florida before segregation was abolished and to tell the story of the important role these schools played in changing the way all children learn in America today.

Path to Freedom (audio CD): An experiential journey through the period of civil rights protests and demonstrations told through music, poetry, and narration.

Milestone Memories (DVD): A documentary of oral histories presented by former students, teachers, and administrators of segregated schools in Florida from 1865-1968.

Out of the Past - A Noble Witness (DVD): A four-hour multidisciplinary history of African Americans in Florida presented in two modules - Leon County segment and statewide segment. Includes narrative, learning activities, historical photos, facts and text.

Florida Black Heritage Trail 2007 (guide): A microcosm of African American landmarks and legacies that exist in various locations throughout the State of Florida. Though much of Florida's African America history has been lost, this publication demonstrates a growing interest in documenting and preserving what remains.

Leon County Heritage Trail and Maps 2008 (guide): A booklet and maps relate some of the many oral histories that have been gathered by Riley House that feature the lives of the diverse population that has occupied Leon County from the antebellum period through the 1970's. Photographs and fascinating stories give an account of pass generations was well as present families who have first hand accounts.

APPENDIX C

POTENTIAL FINANCIAL IMPACT OF LEGACY PARK

(1) As a result of professional relationships that Riley House has cultivated, the following national organizations have requested and will be receiving RFPs from Riley House to convene their annual 4-5 day conferences in Tallahassee during the period of 2011-2013: The Association of African American Museums-AAAM (record 300 attendees) - Mrs. Althemese Barnes is a member of the Conference Planning Committee; The Association for Local and State History-ASSLSH (record of 350-400 attendees) and The UNESCO-TST in the USA (record of 50 attendees). Attendees are from all parts of the United States and the Nation. A benefit of 3200 bed nights x $180 x 4 nights = $540,000 potential new revenue in sleeping accommodations only. These could be signature events to unveil and finalize the Legacy Park.

These kinds of conferences will bring scholars, master teachers, community leaders, tourism industry and travel professionals and new ideas and many new educational resources to Florida, via Leon County. Foremost, in addition to hotel beds, they would generate revenue from food service, transportation, venue rentals, and shopping. Additionally, each visitor, in all probability, will have a connection to some other organization, thereby, presenting an opportunity for Leon County to be suggested for other conferences.

(2) The Florida African American Heritage Preservation Network, a program that was organized by Riley House in 1997, has sponsored a biennial conference and smaller workshops in Leon County since 1997. It is anticipated that these will continue bringing in revenue through bed nights and other guests/visitor expenditures as well with a projection of 50 guests per year for 3 nights at $180.00 per night = $27,000.

(3) Dr. Lonnie Bunch *(founding director of the National Museum of African American History and Culture being created by the Smithsonian Institute)* and John Franklin visited Florida to begin gathering Florida's African American history for inclusion in the new National African American Museum which is scheduled to open on the mall in Washington in Year 2013. They came to Tallahassee, via the Riley House, to begin this search and acquisition. Being chosen for such initiative can have economic rewards if capitalized on. However, to do so requires a collaborative pursuit, and local government demonstrating support and interest in having Leon County become a major player beyond the Bunch/Franklin visit.

(4) The Riley House was designated a National Trust for Historic Preservation local partner in 2008, again, a potential source to support the county's economic development and tourism stimulus program, if it is capitalized on.

(5) Restoring the annual Emancipation Proclamation Celebration that was held in Tallahassee as a Statewide event from 1865 through 1888, documented from local newspaper accounts, has great potential for tourism and economic development. The

Riley Center/Museum is involved in initial discussions with the Director of the Downtown Improvement Authority concerning reviving this event that use to bring visitors/participants from all parts of the state to a celebration at Lake Ella (then called Bull Pond). Think of numbers like "Winter Festival" and what that could/would do for Leon County (5,000 visitors x $100.00 for 2 bed nights = $180,000; plus expenditures by estimated 10,000 local attendees and participants or those driving in from nearby counties and returning home after the event.

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Bert Hartsfield, CFA
Leon County Property Appraiser

Search

Printer Friendly

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon Count Location addresses are not used in the preparation of the Tax Roll. They should not be used for titl searches or preparation of legal documents. Parcel ID numbers are for the certified year only.

Parcel Information

Parcel ID : 2136250091145
Parent Parcel: N/A
Owner(s) : LEON COUNTY
% COUNTY ADMINISTRATOR
301 S MONROE ST
RM 217
TALLAHASSEE FL 32301

Location : 745 S GADSDEN ST
Legal : ORIGINAL PLAN OF TALLAHASSE
LOTS 9 & 10
OR 1298/96

Sales Information

Date	Price	Book	Page	Imp/Vac	Instrument Type
02/2003	$1,500,000.00	2810	193	I	WARRANTY DEED
01/1988	$1,100,000.00	1298	0096	V	WARRANTY DEED

All information provided by this online Internet resource is subject to verification by the Leon County Property Appraiser office. The Parcel and Sale Information is updated daily.

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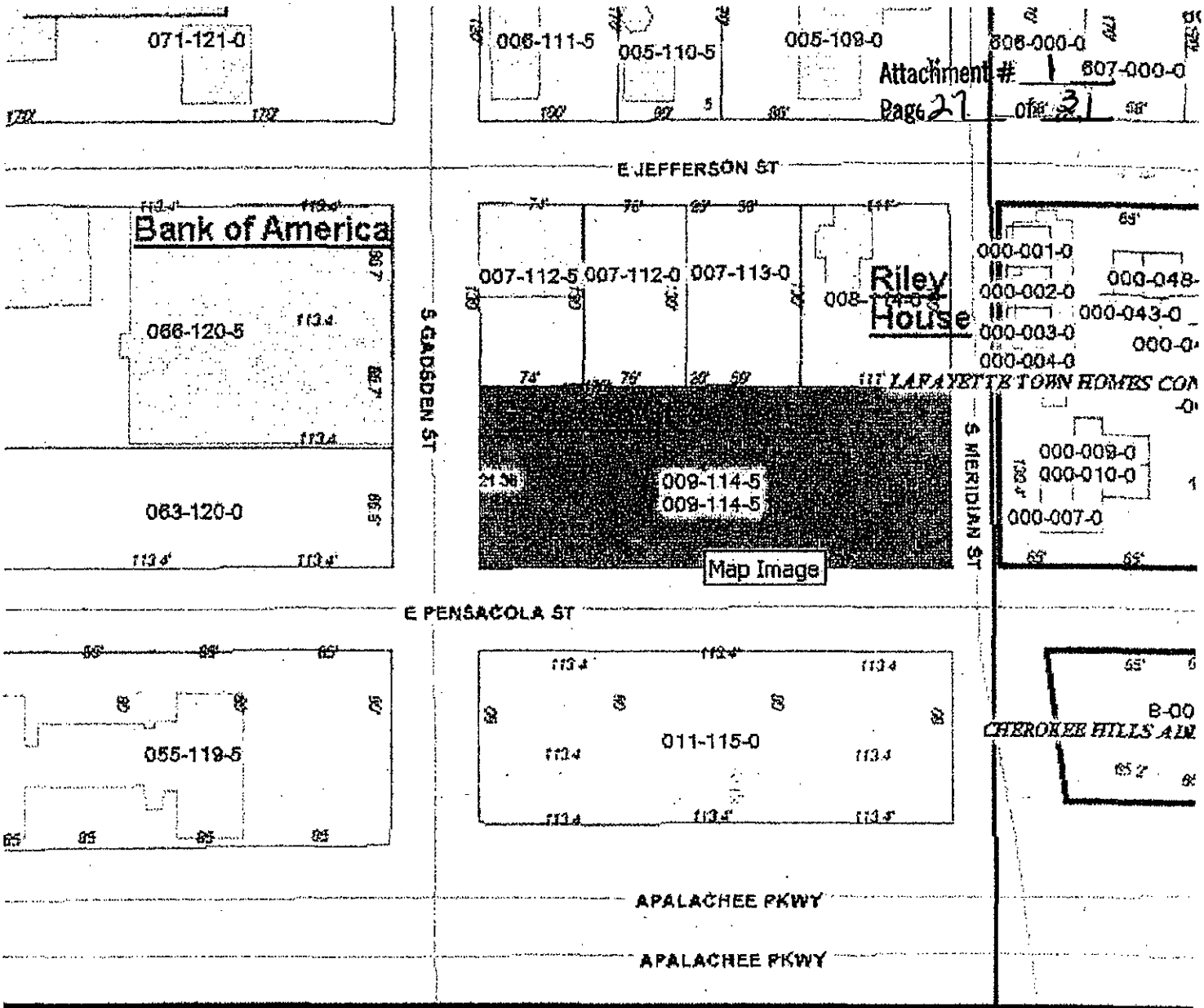
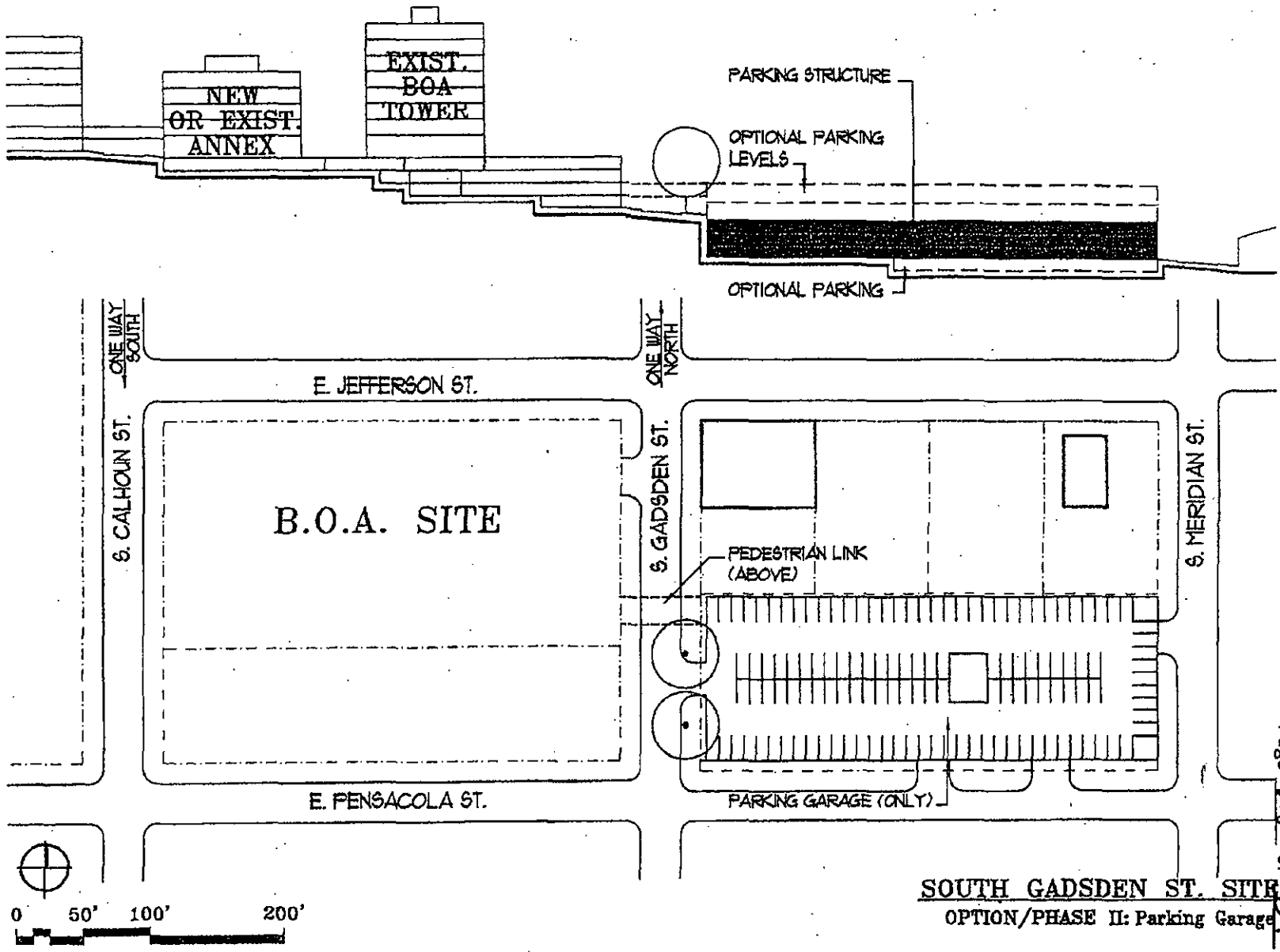


Gadsden Street Lot

745 S. Gadsden Street

Date Created: 2/22/2010

TLCGIS Map Disclaimer: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



SOUTH GADSDEN ST. SITE
OPTION/PHASE II: Parking Garage

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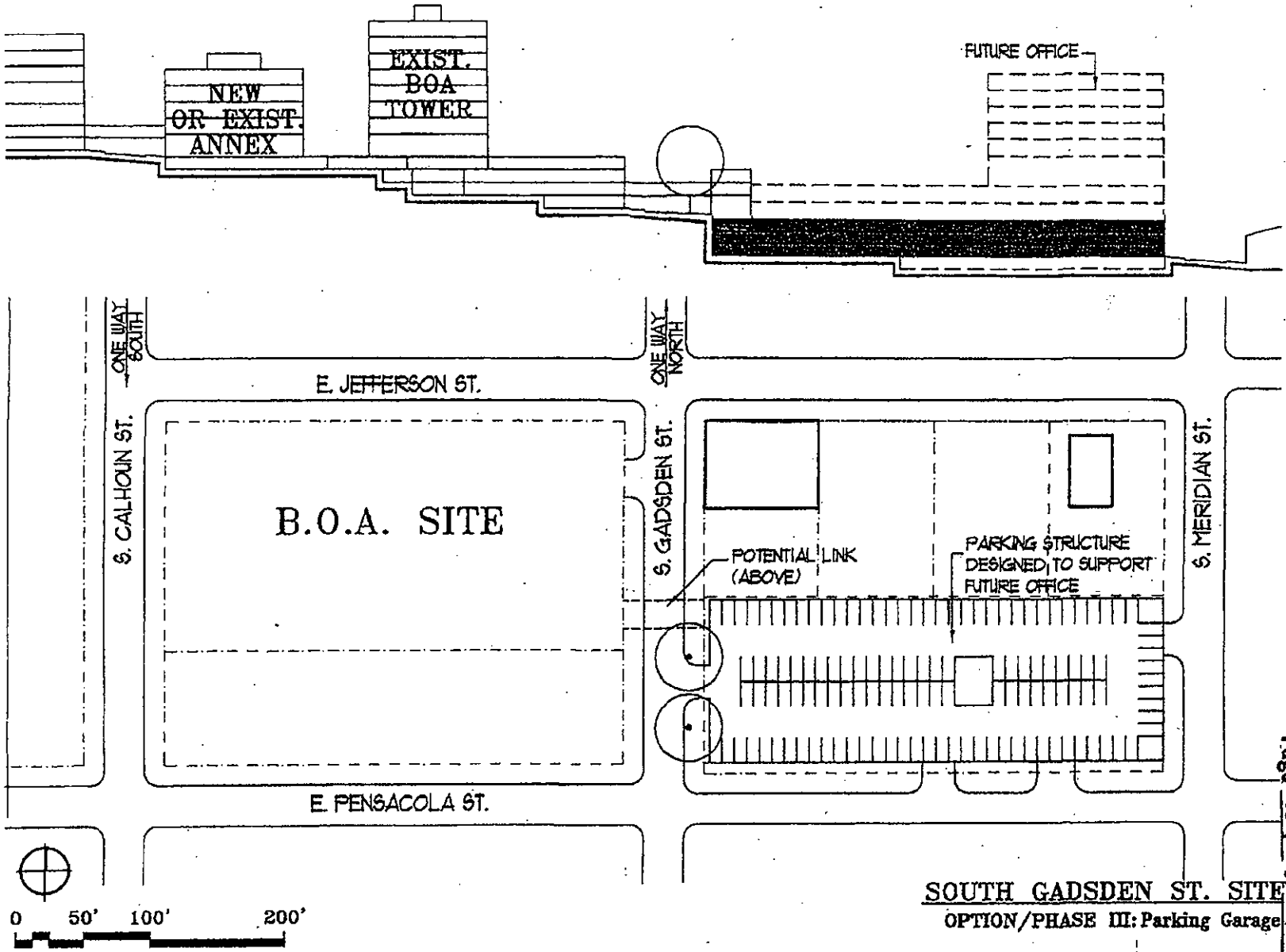

SOUTH GADSDEN ST. SITE
OPTION/PHASE III: Parking Garage

Attachment # 1
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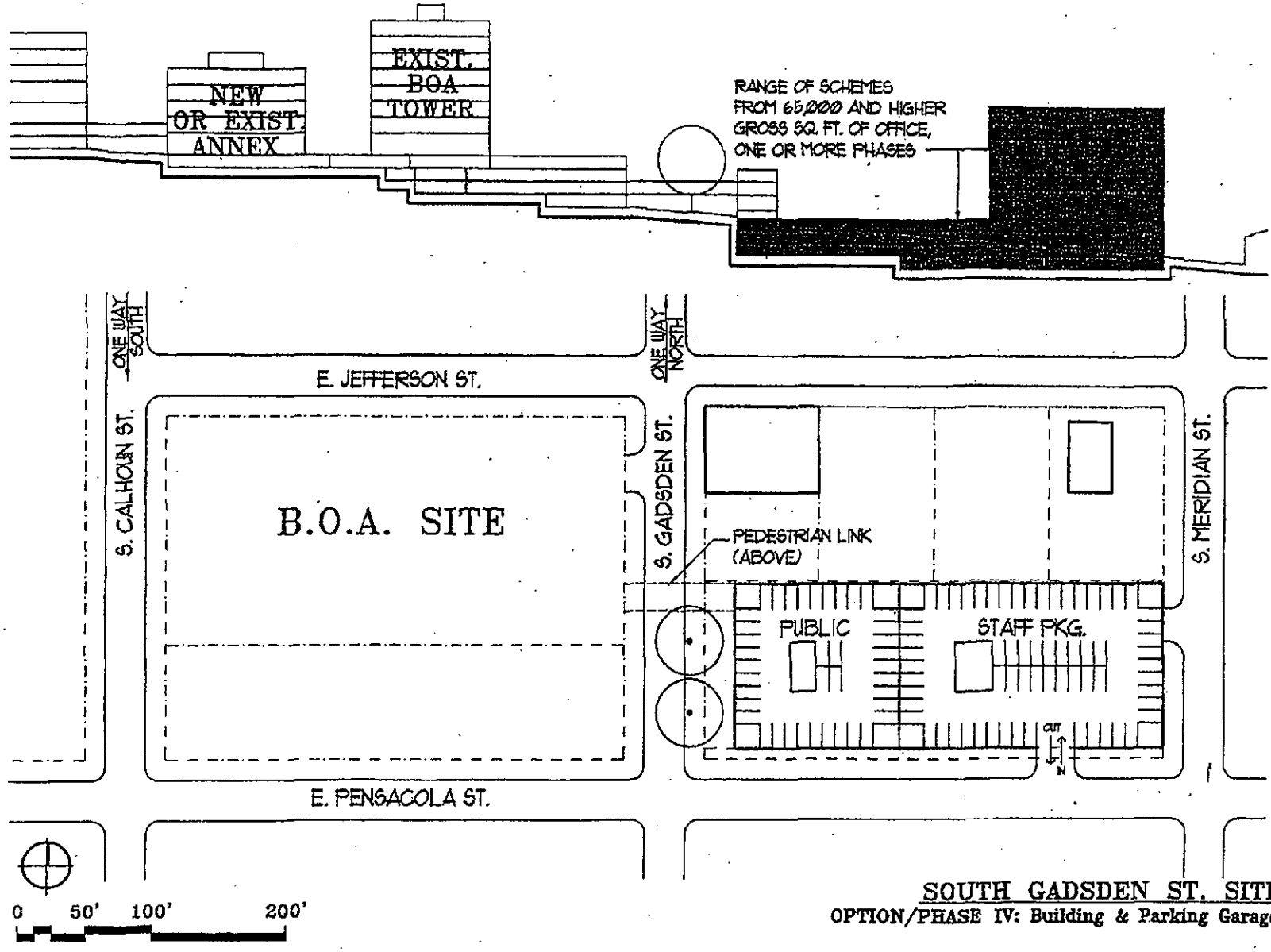

SOUTH GADSDEN ST. SITE
OPTION/PHASE IV: Building & Parking Garage

Attachment # 1
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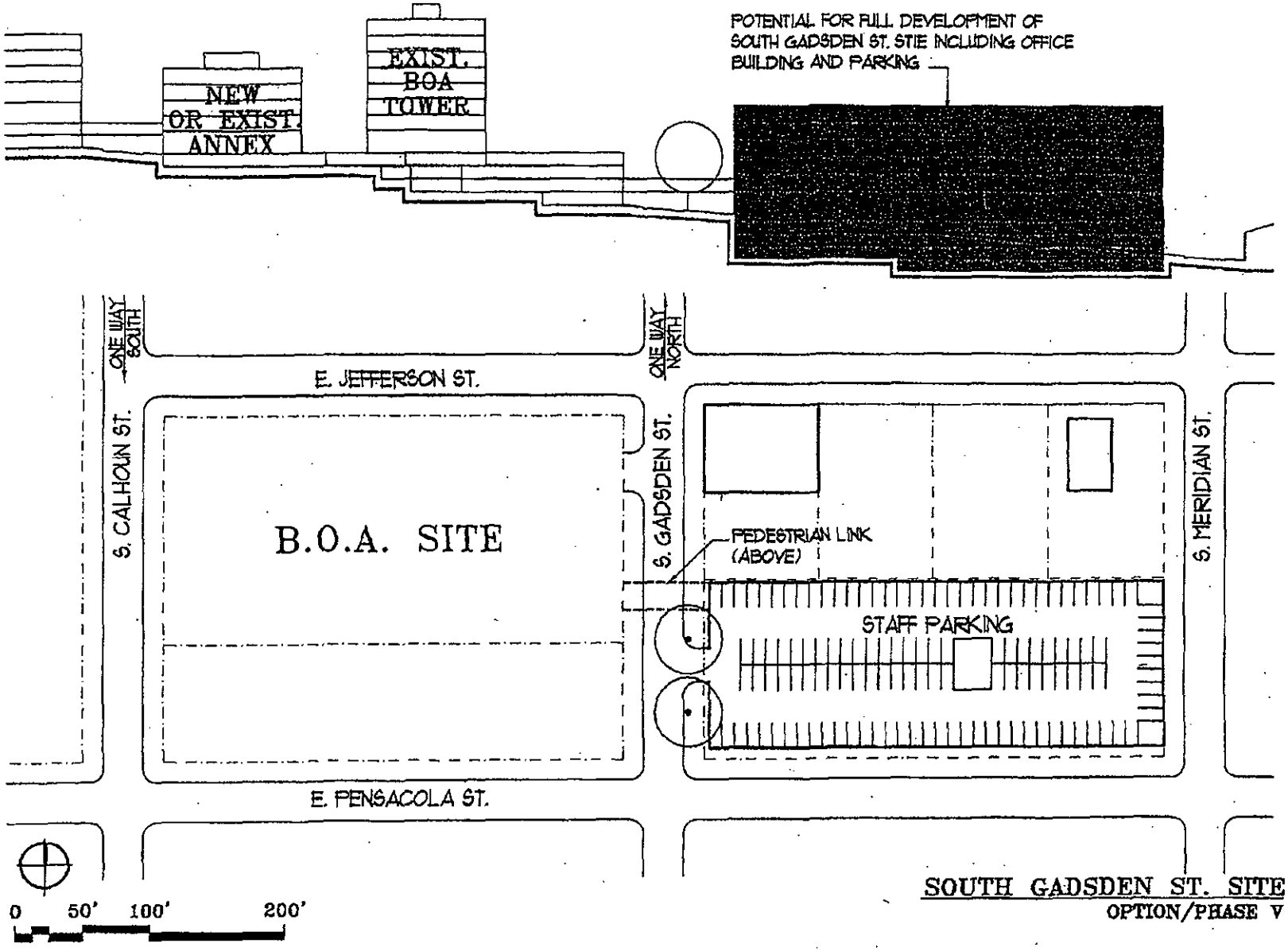

SOUTH GADSDEN ST. SITE
OPTION/PHASE V

Attachment # 1
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