



CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
Draft Meeting Agenda

November 25, 2013, 11:00 AM
City Commission Chambers
City Hall, Second Floor

- I. **CALL TO ORDER**
11:00 AM

- II. **PUBLIC COMMENTS ON AGENDA ITEMS**

- III. **CONSENT ITEMS**

- IV. **POLICY FORMATION AND DIRECTION**
 1. Approval of Purchase Agreement to Acquire the Tallahassee Leon Shelter Inc. and Nueva Esperanza, LLC Properties and Enter into One Year Lease Agreement – Michael Parker, Director, Department of Economic and Community Development

 2. Approval of Funding Request for the Word of South Inaugural Event – Roxanne Manning, CRA Executive Director

 3. Approval of Additional Funding for the Unanticipated Roof Repairs to the Tallahassee Urban League Building - Rick McCraw, CRA Program Director

 4. Review of City of Tallahassee Community Redevelopment Agency Public Purpose Programs and Projects - Rick McCraw

 5. Project/Program Updates (materials to be provided at Board meeting)
 - a. Floridan UPUD Amendment – Garage Construction Evaluation
 - b. Live Work Learn Play Downtown Assessment – November 22nd Workshop

- V. **UNAGENDAED PUBLIC COMMENTS**

- VI. **UNAGENDAED ITEMS/COMMISSIONER DISCUSSION**



Agenda Item Details

Meeting	Nov 25, 2013 - CRA Board Meeting
Category	4. Policy Formation & Direction
Subject	4.01 Approval of Purchase Agreement to Acquire The Tallahassee Leon Shelter Inc. and Nueva Esperanza, LLC Properties and Enter into One Year Lease Agreement -- Michael Parker, Economic and Community Development
Access	Public
Type	Action, Discussion
Fiscal Impact	Yes
Dollar Amount	1,950,000.00
Budget Source	The funds to purchase the properties will come from FY 2011, 2012 and 2013 Greater Frenchtown/Southside Land Acquisition, Development and Related (Projects Nos. 1100625, 1200625 and 1300603, respectively), which currently have a combined balance of \$2,084,947.
Recommended Action	Option 1 - Approve a Purchase Agreement with the Tallahassee Leon Shelter Inc. for the acquisition of 466-480 W. Tennessee St. and 431 W. Virginia St. for \$1,000,000 and Nueva Esperanza, LLC for the acquisition of 457, 465, and 447 W. Virginia St. for \$950,000 and for the payment of closing fees association with the acquisitions. Option 2 - Authorize staff to enter into a lease agreement with the Tallahassee Leon Shelter, Inc. and Nueva Esperanza, LLC. allowing the CRA to lease the properties back to both entities for one year at \$10 per year.

Public Content

For more information, please contact: Michael Parker, Economic and Community Development, 850-891-6457

Statement of Issue

On September 16, 2013, the City of Tallahassee Community Redevelopment Agency (CRA) Board directed staff to begin negotiations with the Tallahassee Leon Shelter Inc. and Nueva Esperanza, LLC (the Renaissance Community Center) for the acquisition of their properties on the 400 Block of W. Virginia and W. Tennessee Street. The acquisition is part of an overall strategy to facilitate the relocation of the Shelter and Renaissance Community Center. The CRA commissioned an appraisal for the subject property. The Agency's appraisal set the value of the Tallahassee Leon Shelter Inc. holdings at \$820,000 and the Renaissance Community Center at \$583,000. The property owners also had appraisals prepared which set the value of the Tallahassee Leon Shelter Inc. holdings at \$1,350,000 and the Renaissance Community Center at \$1,061,000. Staff from the CRA and the City's Property Management Division met with representatives from the property owners and reviewed the appraisals and agreed upon a recommended acquisition amount of \$1,000,000 for the Tallahassee Leon Shelter Inc.'s holdings which represent three parcels (466-480 W. Tennessee St. and 431 W. Virginia St.) for a total of approximately 1.08 acres and \$950,000 for the Renaissance Community Center (owned by Nueva Esperanza, LLC) which represents three parcels (457, 465, and 447 W. Virginia St.) for a total of approximately .44 acres. The property owners plan to use a portion of the property sale proceeds to fund the construction of a new comprehensive facility. The proposed sale agreement will include a provision to allow the Tallahassee Leon Shelter and the Renaissance Community Center to lease their current facilities back from the Redevelopment Agency at a nominal rate for one year to allow the homeless providers to continue services while the comprehensive facility is being constructed.

Recommended Action

Option 1 - Approve a Purchase Agreement with the Tallahassee Leon Shelter Inc. for the acquisition of 466-480 W. Tennessee St. and 431 W. Virginia St. for \$1,000,000 and Nueva Esperanza, LLC for the acquisition of 457, 465, and 447 W. Virginia St. for \$950,000 and for the payment of closing fees associated with the acquisitions. This approval is conditioned upon the Tallahassee Leon Shelter, Inc. and the Nueva Esperanza, LLC entering into agreements with the City of Tallahassee, Leon County and the United Way of the Big Bend for the transfer/use of City-owned property and the balance of program funds needed to support the new facility, as outlined in this agenda item.

Option 2 - Authorize staff to enter into a lease agreement with the Tallahassee Leon Shelter, Inc. and Nueva Esperanza, LLC. allowing the CRA to lease the properties back to both entities for one year at \$10 per year.

Fiscal Impact

The funds to purchase the properties will come from FY 2011, 2012 and 2013 Greater Frenchtown/Southside Land Acquisition, Development and Related (Projects Nos. 1100625, 1200625 and 1300603, respectively), which currently have a combined balance of \$2,084,947.

Supplemental Material/Issue Analysis

History/Facts & Issues

The Tallahassee Leon Shelter Inc. (Shelter) was established in 1988 to provide emergency shelter for the homeless. In 1994, with \$130,000 in financial assistance from the City, the Shelter acquired the property at 480 W. Tennessee St. for their operations. Since that time, the Shelter has acquired several adjacent properties for their programs. In 2012, the Nueva Esperanza, LLC facilitated the construction of the Renaissance Community Center. The Center provides counseling and support services for the homeless and low income persons.

In early 2013, there were reports of alleged abuse at the Shelter. These reports lead to the creation of a working group to evaluate the Shelter operations. The working group was composed of representatives from the Shelter, the Renaissance Community Center, the Big Bend Homeless Coalition, Leon County, the United Way of the Big Bend, and the City. The United Way commissioned a team from the University of Central Florida Institute for Social and Behavioral Science to evaluate the Shelter's operation and make recommendations. One of the recommendations, generated from that review, was that the Shelter should be relocated.

City staff has been working with the Shelter and Renaissance Community Center staff and identified a City held parcel on West Pensacola Street as a potential relocation site. Several community meetings have been held to solicit input for homeless providers and adjacent property owners on the proposed location. The City Commission will consider a request to provide the property for the Shelter relocation on December 11, 2013.

On September 16, 2013, the CRA Board was briefed on the discussions of the working group and the plan for relocating the Shelter. At that time, the Board directed CRA staff to begin negotiations with the Shelter and the Renaissance Community Center on the acquisition of their properties. For the relocation strategy to be successful, it will be necessary for the Shelter and the Renaissance Community Center to sell their current holdings so that the sale proceeds can be utilized to construct a replacement facility.

The Shelter owns three parcels for a total of 1.07 acres which includes three structures. Nueva Esperanza, LLC owns three parcels which includes the Renaissance Community Center and two vacant parcels (Attachment 1). The CRA commissioned an appraisal by Cureton-Johnson & Associates that placed the value of the Shelter holdings at \$820,000 and the Nueva Esperanza holdings at \$583,000 (Attachments 2 and 3). The Shelter and the Renaissance Community Center had appraisals prepared by the Ketcham Appraisal Group that set the value of their properties at \$1,350,000 and \$1,061,000 respectively (Attachments 4 and 5).

The recommended acquisition amount for the Shelter holdings is \$1,000,000. This amount is approximately 22% above the

CRA's appraisal and 26% below the Shelter's appraisal. The recommended purchase amount recognizes that there will be some relocation expenses associated with moving the Shelter operation to a new location. The recommended purchase amount for the Nueva Esperanza holdings is \$950,000 which is approximately 63% above the CRA's appraisal and 10% below the Esperanza's appraisal. The CRA's appraisal was based on a market value approach, while the property owner's appraisal was based on the documented costs to build the improvements. As the Renaissance Community Center was recently constructed (2012), the CRA negotiating team agreed to recognize the construction costs as part of the value calculations.

The Shelter and Renaissance Community Center staffs have developed preliminary plans for a new comprehensive human services center. Those plans call for the construction of a 30,000 square-foot facility which would include separate dormitories to provide emergency shelter for single men and women. The Hope Community will provide space for emergency shelter for families. The new facility will also include a cafeteria, medical clinic and outdoor recreation area.

The estimated cost for construction of the new facility is \$4,500,000. The Renaissance Community Center has pledged to provide \$3,000,000 to the project using the proceeds from the sale of their property and private donations. They are also seeking a total of \$1,500,000 from the City, County and United Way to provide the balance of funding needed for the new facility.

The Shelter and Renaissance Community Center hope to begin construction of the new facility in early 2014. They are requesting that the Agency approve purchase agreements for the recommended amounts so the sale proceeds can be utilized for the new construction. They are also requesting that the Agency agree to lease back the facilities to the Shelter and the Renaissance Center for a period of one year so that they can continue to provide services while the new center is being constructed. They are proposing to pay \$10 per year for the lease payment so that all of their resources can be directed to the new center.

Staff recommends approval of the purchase of the Shelter and Renaissance Community properties (Option 1) and entering into one year lease with both entities following the sale at \$10 per year to allow them to continue to offer homeless services while the new service facility is under construction (Option 2).

Charitable Contributions

Not Applicable

Options

1. Approve a Purchase Agreement with the Tallahassee Leon Shelter Inc. for the acquisition of 466-480 W. Tennessee St. and 431 W. Virginia St. for \$1,000,000 and Nueva Esperanza, LLC for the acquisition of 457, 465, and 447 W. Virginia St. for \$950,000 and for the payment of closing fees associated with the acquisitions. This approval is conditioned upon the Tallahassee Leon Shelter, Inc. and the Nueva Esperanza, LLC entering into agreements with the City of Tallahassee, Leon County and the United Way of the Big Bend for the transfer/use of City-owned property and the balance of program funds needed to support the new facility, as outlined in this agenda item.

2. Authorize staff to enter into a lease agreement with the Tallahassee Leon Shelter, Inc. and Nueva Esperanza, LLC allowing the CRA to lease back the properties back to both entities for one year at \$10 per year.

Pros:

- Will allow for the relocation of the Shelter and the Renaissance Community Center and help alleviate the over concentration of human service providers in the Frenchtown community.
- Will provide resources which can be utilized to build a new comprehensive human service facility which will provide a higher level of services.
- The acquisition will provide the Agency with commercial properties which can be used to foster new investment and commercial development.

Cons:

- The acquisition will use a large portion of the Frenchtown/Southside District's funds that are available for property acquisition and development.
- The current homeless programs offered by the Shelter and the Renaissance Community Center will continue to be provided in the Frenchtown community for another year.

3. Do not approve the proposed property acquisitions or the proposed one-year lease agreement.

Pros:

- Will not deplete the funds available for property acquisition and development leaving those funds for other CRA activities.

Cons:

- The current homeless programs operated by the Shelter and the Renaissance Community Center would not be relocated.
- Without the resources from the property sale the new comprehensive human services facility may not be constructed.
- The CRA would not be able to use the acquired properties to leverage new investment and redevelopment.

Attachments/References

1. Aerial of Shelter and Nueva Esperanza Properties
2. Shelter Appraisal Summary, Cureton-Johnson & Associates, LLC
3. Renaissance Community Center Appraisal Summary, Cureton-Johnson & Associates, LLC
4. Shelter Appraisal Summary, Ketcham Appraisal Group
5. Renaissance Community Center Appraisal Summary, Ketcham Appraisal Group

[Attach 1 - Aerial - The Shelter and Nueva Esperanza.pdf \(471 KB\)](#)

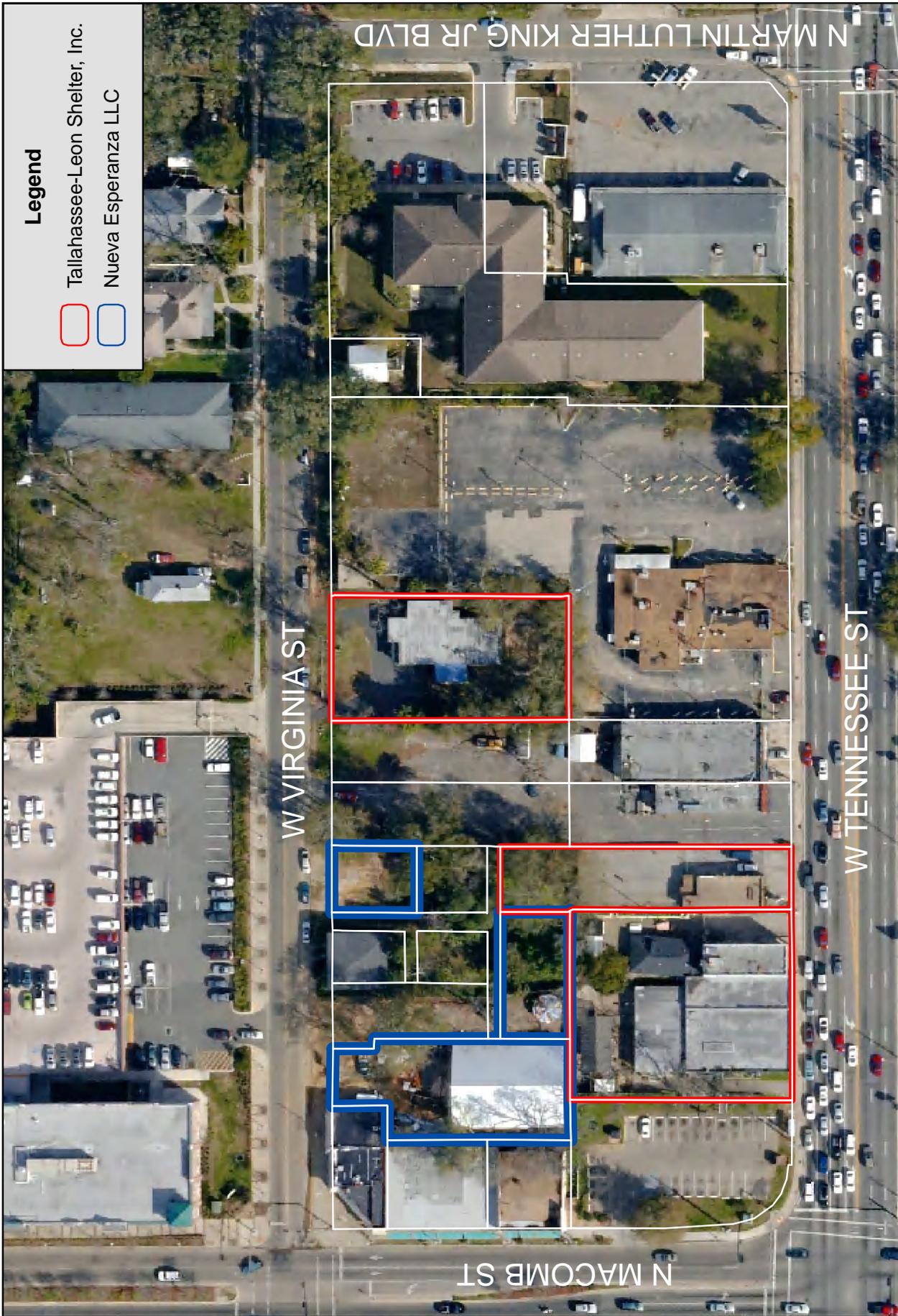
[Attach 2 - Shelter Appraisal Summary, Cureton-Johnson.pdf \(64 KB\)](#)

[Attach 3 - Renaissance Community Center Appraisal Summary, Cureton-Johnson.pdf \(60 KB\)](#)

[Attach 4 - Shelter Appraisal Summary, Ketcham Appraisal Group.pdf \(134 KB\)](#)

[Attach 5 - Renaissance Community Center Appraisal Summary, Ketcham Appraisal Group.pdf \(219 KB\)](#)

Administrative Content



Legend

Tallahassee-Leon Shelter, Inc.

Nueva Esperanza LLC

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



The Shelter & Nueva Esperanza Properties

**CURETON-JOHNSON &
ASSOCIATES, LLC
REAL ESTATE SERVICES**



***Residential and Commercial
Real Estate Appraisal Services***

Telephone: 850.386.3720

Fax: 850.385.7626

**A Summary
Appraisal Report**

Of

***A Mixed-Use Property
(Tallahassee Leon Shelter Property)***

Located At

***466 & 468-480 W. Tennessee Street
431 W. Virginia Street
Tallahassee, Leon County, Florida***

For

***City of Tallahassee
Property Management Division
Attn: Mr. Robert Culverhouse
300 South Adams Street
Box A-15
Tallahassee, FL 32301***

***Date of Value
April 2, 2013***

***Date of Report
April 5, 2013***

Cureton-Johnson File #: 130160

CURETON- JOHNSON & ASSOCIATES, LLC

REAL ESTATE SERVICES

1358 Thomaswood Drive, Tallahassee, Florida 32308
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STATE-CERTIFIED GENERAL APPRAISER
NO. RZ0002407

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BENJAMIN L. FAULK
REGISTERED TRAINEE APPRAISER
NO. R118603

CLINTON J. HARRIS
REGISTERED TRAINEE APPRAISER
NO. R118745

April 5, 2013

City of Tallahassee
Property Management Division
Attn: Mr. Robert Culverhouse, Representative
300 South Adams Street, Box A-15
Tallahassee, FL 32301

Re: A **Summary Appraisal Report** of a mixed-use property (used as homeless shelter facility), located at 466 & 468-470 West Tennessee Street and 431 West Virginia Street; Tallahassee, Leon County, Florida. This valuation represents the unencumbered fee simple estate for the property.

Dear Mr. Culverhouse:

At your request we have completed the appraisal of the aforementioned property located in Leon County, Florida. The property is more specifically described in the body of this report. The purpose of this appraisal is to estimate the market value of the fee simple interest in the subject property. Market value and fee simple interest are defined in the accompanying report.

It should be mentioned that this is a **Summary Appraisal Report**, which contains several specific assumptions that may impact the value reported. The assumptions made are set forth within the attached report along with the general assumptions and limiting conditions. By accepting our report, you agree to the assumptions and conditions as noted. We hope that you find the enclosed appraisal report clear, logical and adequately documented in the conclusions reached.

Based on the inspection of the subject property and the investigation and analysis undertaken, we have formed the opinion that, as of the date of value stated herein; and subject to the assumptions and limiting conditions set forth in this report, the subject property has a market value as follows:

MARKET VALUE CONCLUSION				
Appraisal Component	Interest Appraised	Marketing/ Exposure Period	Date of Value	Value Conclusion
466-480 W. Tennessee St.	Fee Simple	6-18 Months	April 2, 2013	\$620,000
431 W. Virginia St.	Fee Simple	6-18 Months	April 2, 2013	\$200,000

Should you have any questions, please contact us at your convenience. We appreciate having had the opportunity to be of service to you.

Respectfully submitted,



W.R. Chip Johnson, MAI
State-Certified General Appraiser RZ2407

CURETON - JOHNSON & ASSOCIATES, LLC

Real Estate Appraisals • Real Estate Consulting • Real Estate Sales • Litigation Support • Expert Witness • Feasibility Studies

PREFACE TO REPORT

Preface: We have been asked by our client, City of Tallahassee, to value the fee simple interest of mixed-use property (homeless shelter facility), 466 & 468-470 West Tennessee Street and 431 West Virginia Street; Tallahassee, Leon County, Florida. It should be noted, however, that this report is a Summary Appraisal as defined by the Uniform Standards of Professional Appraisal Practice.

This report represents an appraisal in a **Summary Appraisal Report** format which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it presents no discussion of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the clients and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

Information contained in this report is felt to be accurate, however, the information extracted from public records is not guaranteed. All reasonable attempts to verify the information have been made.

It should also be noted that due to the age of the improvements (over 50 years old) and due to the inherent subjectivity in estimating physical depreciation, we have elected to not use the Cost Approach to value. Disregard for this approach does not convey a misleading report, as this approach would typically be used in subordination to the other two applicable approaches to value (Direct Sales Comparison and Income Capitalization Approaches).

The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the act. If evidence relating to this issue is found, our final value conclusion may be impacted. Thus, we reserve the right to readdress our final value conclusion.

It should be noted that we were not provided a recent survey or title policy for the subject property and therefore assume that no adverse easements or encroachments exist. Moreover, we assume that the site size stated by the appraiser and stated per public records is correct. If found otherwise, this report may be subject to revision.

DATE OF VALUE:	April 2, 2013
DATE OF OBSERVATION:	April 2, 2013
DATE OF REPORT:	April 5, 2013
PROPERTY TYPE:	Improved Mixed-Use Property (Currently Used as Homeless Shelter)
PROPERTY LOCATION:	The subject property is comprised of two components. These properties are located: on the north side of West Tennessee Street, just east of the North Macomb Street intersection (west of MLK Boulevard) and on the south side of West Virginia Street, between North Macomb Street and MLK Boulevard. More generally, the property is located within the Frenchtown district of Tallahassee, approximately 3 blocks northwest of downtown Tallahassee (Capital of Florida).
LEGAL DESCRIPTION:	East ½ of the East 1/3 of Lot 22 & the East 47 Feet of the South 50 Feet of Lot 21 Northwest Addition of Tallahassee; Leon County, FL. Middle 1/3 of the West ½ of the East 1/3 of Lot 22 Northwest Addition of Tallahassee, Leon County, FL. Center 1/3 of Lot 20 Northwest Addition of Tallahassee; Leon County, FL.
APPRAISAL PURPOSE:	To estimate the market value of the fee simple interest of the subject property, as defined by the Office of the Controller of the Currency under 12 CFR, Part 34, Subpart C.
INTENDED USE OF REPORT:	For the sole purposes of assisting the client for possible acquisition purposes.
OWNER OF RECORD:	According to the Leon County Public Records, the subject property(s) is currently owned by: <i>Tallahassee Leon Shelter, Inc.</i> <i>P.O. Box 4062</i> <i>Tallahassee, FL 32315</i>
NEIGHBORHOOD:	The northern boundary for the subject neighborhood is Tharpe Street, the eastern boundary is Duval Street, the southern boundary is Tennessee Street, and the western boundary is High Road.
TAX IDENTIFICATION NUMBER:	21-36-50-020-5430 (15,606 SF, or 0.36 Acre +/-) 21-36-50-022-5505 (9,248 SF, or 0.21 Acre +/-) 21-36-50-022-5510 (22,263 SF, or 0.51 Acre +/-)
LAND SIZE:	
West Tennessee Street Property:	31,511 SF, or 0.72 Acre +/-
West Virginia Street Property:	15,606 SF, or 0.36 Acre +/-

LAND-USE CATEGORY: *Central Core (Zoning & Future Land Use)*

IMPROVEMENT DESCRIPTION: Upon inspection, the subject property was found to be improved with a total of three buildings. One building is located on the West Virginia Street property and two buildings on the West Tennessee Street property. All of the building areas reported were found to be finished, and heated/cooled areas.

The main building is on the W. Tennessee Street property, and is represented as the actual rooming, dining and cooking areas for the homeless shelter. This building is actually three areas, adjoined and interconnected; and includes a small second floor area as well. The second building (at this site) is freestanding commercial/office building, located adjacent east. These buildings were built between 1958 and 1969 and are all in similar (average) condition.

The building on W. Virginia Street is represented as offices and storage areas for the shelter facility. This building was previously (up until 2010), used as a daycare facility. This building was totally renovated in 2009/2010 and is in above-average physical condition.

Ancillary site improvements include: extensive asphalt paving, chain-link fencing, wood decking and concrete patios, some signage, and some landscaping. In addition, the property includes various storage sheds (personal property) and a steel/metal pole-shed (open air) structure containing 800 SF +/-.

BUILDING COMPONENTS:

Building Area - Tenn St	Size (Sq. Ft.)	% Total Area
Main Shelter Facility-1st FL	9,229±	78.15%
Main Shelter Facility-2nd FL	1,188±	10.05%
Main Shelter Facility-Det Bldg	1,393±	11.80%
Total Gross Building Area	11,810±	100.00%
Pole Carport Structure	800±	N/A

Building Area - Virginia St	Size (Sq. Ft.)	% Total Area
Main Building Area	2,318±	100.00%
Total Gross Building Area	2,318±	100.00%
Canopy Area	375±	N/A

HIGHEST & BEST USE:

As Though Vacant:

Neighborhood-Oriented Commercial Use

As Improved:

Neighborhood-Oriented Commercial Use

INDICATED MARKET VALUE:

West Tennessee Street Property: \$620,000

West Virginia Street Property: \$200,000

We certify that, to the best of my knowledge and belief, . . .

- ▶ The statements of fact contained in this report are true and correct.
- ▶ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions and conclusions.
- ▶ We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- ▶ Our compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report. Neither my engagement to make this appraisal (or any future appraisals for this client), nor any compensation therefore, are contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- ▶ Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
- ▶ As of the date of this report, Wayne R. Johnson, MAI, has completed the requirements of the continuing education program required by the Florida Department of Business and Professional Regulation and for the Appraisal Institute.
- ▶ We have made a personal inspection of the property that is the subject of this report.
- ▶ The appraiser has provided a sketch in the appraisal report to show approximate dimensions of improvements and the sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- ▶ No personal property, unless specifically indicated, has been included in our value conclusion. Only the real estate has been considered.
- ▶ No engineering survey was made or caused to be made by the appraisers, and any estimates of fill or other site work are based on visual observation. Therefore, accuracy is not guaranteed.
- ▶ No soil tests were made or caused to be made by the appraisers. Soil of the subject parcel appears to be firm and solid, typical of the area; and subsidence in the area is unknown or uncommon. The appraiser, however, cannot warrant against such condition or occurrence.
- ▶ The description and condition of physical improvements, if any, described in this valuation are based on visual observation. Since engineering tests were not conducted, no liability can be assumed for soundness of structural members.
- ▶ All value estimates are contingent on zoning regulations and land-use plans in effect as of the date of appraisal and based on information provided by governmental authorities and employees. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined and considered in the valuation.
- ▶ A concerted effort was made to verify each comparable sale noted in this report. Since many principals, however, reside out of the area, or entities for which no agent could be contacted within the allotted time for completion of this report, certain sales may not have been verified.

- ▶ No responsibility is assumed for legal matters concerning this report, nor is any opinion rendered concerning title, which is assumed to be good and merchantable. The property is assumed to be free and clear of all liens or encumbrances, unless specifically enumerated within this report.
- ▶ No one provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.
- ▶ The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- ▶ No responsibility is assumed for the flood maps used in this report. These maps lack detail. Only licensed surveyor can determine the subject property's flood zone status with precise accuracy.
- ▶ It is assumed that the utilization of the land and improvements is within the boundaries of property lines of the property described and that there is no encroachment or trespass unless in the report.
- ▶ The value estimated in this report is base on the assumption that the property is not negatively affected by any hazardous substances or detrimental environmental conditions. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of, and inquiries about the subject property, did not develop any information that indicated any apparent, significant hazardous substances or detrimental environmental conditions which would affect the property negatively. It is possible that the test and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous materials and environmental conditions on, or around, the property that would negatively affect its value.
- ▶ W.R. Chip Johnson, MAI, appraised the West Virginia Street component for The Shelter in April of 2010, but has not appraised the West Tennessee Street component within the past three yeas. Other than the aforementioned 2010 appraisal, Mr. Johnson has not appraised the subject property, or provided any real estate-affiliated consulting services within the past three years.

This is to certify that, upon the request for valuation by our client, we have personally inspected, collected and analyzed data concerning the subject property, and appraised the fee simple interest of the above captioned real property. In our opinion, the value of the subject property is as follows:

MARKET VALUE CONCLUSION				
Appraisal Component	Interest Appraised	Marketing/ Exposure Period	Date of Value	Value Conclusion
466-480 W. Tennessee St.	Fee Simple	6-18 Months	April 2, 2013	\$620,000
431 W. Virginia St.	Fee Simple	6-18 Months	April 2, 2013	\$200,000



W.R. Chip Johnson, MAI
State-Certified General Appraiser RZ2407

**CURETON-JOHNSON &
ASSOCIATES, LLC
REAL ESTATE SERVICES**



***Residential and Commercial
Real Estate Appraisal Services***

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**A Summary
Appraisal Report**

Of

***An Office Property & Vacant Land
(Nueva Esperanza Property)***

Located At

***457 West Virginia Street
Tallahassee, Leon County, Florida***

For

***City of Tallahassee
Property Management Division
Attn: Mr. Robert Culverhouse
300 South Adams Street
Box A-15
Tallahassee, FL 32301***

***Date of Value
April 2, 2013***

***Date of Report
April 5, 2013***

Cureton-Johnson File #: 130160

CURETON- JOHNSON & ASSOCIATES, LLC

REAL ESTATE SERVICES

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MICHAEL K. (KEVIN) GAY
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NO. RZ0002530

BEN ALLEN, SRPA, SRA
STATE-CERTIFIED GENERAL APPRAISER
NO. RZ0002425

JASON HART
REGISTERED TRAINEE APPRAISER
NO. R10013273

BENJAMIN L. FAULK
REGISTERED TRAINEE APPRAISER
NO. R118603

CLINTON J. HARRIS
REGISTERED TRAINEE APPRAISER
NO. R118745

April 5, 2013

City of Tallahassee
Property Management Division
Attn: Mr. Robert Culverhouse, Representative
300 South Adams Street, Box A-15
Tallahassee, FL 32301

Re: A **Summary Appraisal Report** of an office property (used as a community center facility), located at 457 West Virginia Street; Tallahassee, Leon County, Florida. This valuation represents the unencumbered fee simple estate for the property.

Dear Mr. Culverhouse:

At your request we have completed the appraisal of the aforementioned property located in Leon County, Florida. The property is more specifically described in the body of this report. The purpose of this appraisal is to estimate the market value of the fee simple interest in the subject property. Market value and fee simple interest are defined in the accompanying report.

It should be mentioned that this is a **Summary Appraisal Report**, which contains several specific assumptions that may impact the value reported. The assumptions made are set forth within the attached report along with the general assumptions and limiting conditions. By accepting our report, you agree to the assumptions and conditions as noted. We hope that you find the enclosed appraisal report clear, logical and adequately documented in the conclusions reached.

Based on the inspection of the subject property and the investigation and analysis undertaken, we have formed the opinion that, as of the date of value stated herein; and subject to the assumptions and limiting conditions set forth in this report, the subject property has a market value as follows:

MARKET VALUE CONCLUSION				
Appraisal Component	Interest Appraised	Marketing/ Exposure Period	Date of Value	Value Conclusion
457 W. Virginia St.	Fee Simple	6-18 Months	April 2, 2013	\$540,000
Surplus Land W. Virginia St.	Fee Simple	6-18 Months	April 2, 2013	\$43,000

Should you have any questions, please contact us at your convenience. We appreciate having had the opportunity to be of service to you.

Respectfully submitted,



W.R. Chip Johnson, MAI
State-Certified General Appraiser RZ2407

PREFACE TO REPORT

Preface: We have been asked by our client, City of Tallahassee, to value the fee simple interest of an office property and vacant surplus land (2 lots), located at 457 West Virginia Street; Tallahassee, Leon County, Florida. It should be noted, however, that this report is a Summary Appraisal as defined by the Uniform Standards of Professional Appraisal Practice.

This report represents an appraisal in a **Summary Appraisal Report** format which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it presents no discussion of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the clients and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

Information contained in this report is felt to be accurate, however, the information extracted from public records is not guaranteed. All reasonable attempts to verify the information have been made.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the act. If evidence relating to this issue is found, our final value conclusion may be impacted. Thus, we reserve the right to readdress our final value conclusion.

It should be noted that we were not provided a recent survey or title policy for the subject property and therefore assume that no adverse easements or encroachments exist. Moreover, we assume that the site size stated by the appraiser and stated per public records is correct. If found otherwise, this report may be subject to revision.

DATE OF VALUE:	April 2, 2013
DATE OF OBSERVATION:	April 2, 2013
DATE OF REPORT:	April 5, 2013
PROPERTY TYPE:	Office Property & Surplus Land (2 Lots)
PROPERTY LOCATION:	The subject property is comprised of two components. These properties are located both on and (just off of) West Virginia Street, just east of the North Macomb Street intersection (west of MLK Boulevard) and on the south side of West Virginia Street, between North Macomb Street and MLK Boulevard. More generally, the property is located within the Frenchtown district of Tallahassee, approximately 3 blocks northwest of downtown Tallahassee (Capital of Florida).
LEGAL DESCRIPTION:	<p>South 50 Feet of the West 90 Feet of the East ½ of Lot 21 of Northwest Addition of Tallahassee; Leon County, FL.</p> <p>Part of Lot 21, Beginning at the Northeast Corner of Lot 21, Run 49 Feet, South 60 Feet, East 49 Feet and North 60 Feet of Lot 21 of Northwest Addition of Tallahassee, Leon County, FL.</p> <p>South 130.3 Feet of the East ½ of the West ½ of Lot 21 (also West 68.75 Feet of the East ½ of the West ½ of the North 39.7 Feet of Lot 21); Northwest Addition of Tallahassee; Leon County, FL.</p>
APPRAISAL PURPOSE:	To estimate the market value of the fee simple interest of the subject property, as defined by the Office of the Controller of the Currency under 12 CFR, Part 34, Subpart C.
INTENDED USE OF REPORT:	For the sole purposes of assisting the client for possible acquisition purposes.
OWNER OF RECORD:	<p>According to the Leon County Public Records, the subject property(s) is currently owned by:</p> <p><i>Nueva Esperanza LLC</i> <i>2073 Summit Lake Drive, Suite 155</i> <i>Tallahassee, FL 32317</i></p>
NEIGHBORHOOD:	The northern boundary for the subject neighborhood is Tharpe Street, the eastern boundary is Duval Street, the southern boundary is Tennessee Street, and the western boundary is High Road.
TAX IDENTIFICATION NUMBER:	<p>21-36-50-021-5440 (4,500 SF, or 0.10 Acre +/-)</p> <p>21-36-50-021-5485 (2,940 SF, or 0.07 Acre +/-)</p> <p>21-36-50-021-5490 (11,326 SF, or 0.26 Acre +/-)</p>
LAND SIZE:	
Improved Office Property:	11,326 SF, or 0.26 Acre +/-
Vacant Property (Lots):	4,500 SF, or 0.10 Acre +/-
	2,940 SF, or 0.07 Acre +/-

LAND-USE CATEGORY: *Central Core (Zoning & Future Land Use)*

IMPROVEMENT DESCRIPTION: As noted previously, two of the subject parcels are vacant land. The remaining parcel is improved as a community center, with a total of approximately 3,863 SF of gross building/net leaseable area. The building was constructed in 2012, is in very good physical condition and of good quality construction. The building is concrete block and wood-frame, with a metal roof. Ancillary site improvements include: asphalt paving (four parking spaces with additional parking areas as well), aluminum fencing (with concreted block columns), various wood decking and covered porches, and some landscaping.

BUILDING COMPONENTS:

Building Area - Tenn St	Size (Sq. Ft.)	% Total Area
Community Center-Office (H/C)	3,863±	100.00%
Total Gross Building Area	3,863±	100.00%
Covered Porch/Decking	1,380±	N/A

HIGHEST & BEST USE:

As Though Vacant:

Neighborhood-Oriented Commercial Use

As Improved:

Neighborhood-Oriented Commercial Use

INDICATED MARKET VALUE:

Improved Property:

\$540,000

Vacant Property (2 Lots):

\$ 43,000

We certify that, to the best of my knowledge and belief, . . .

- ▶ The statements of fact contained in this report are true and correct.
- ▶ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions and conclusions.
- ▶ We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- ▶ Our compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report. Neither my engagement to make this appraisal (or any future appraisals for this client), nor any compensation therefore, are contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- ▶ Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
- ▶ As of the date of this report, Wayne R. Johnson, MAI, has completed the requirements of the continuing education program required by the Florida Department of Business and Professional Regulation and for the Appraisal Institute.
- ▶ We have made a personal inspection of the property that is the subject of this report.
- ▶ The appraiser has provided a sketch in the appraisal report to show approximate dimensions of improvements and the sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- ▶ No personal property, unless specifically indicated, has been included in our value conclusion. Only the real estate has been considered.
- ▶ No engineering survey was made or caused to be made by the appraisers, and any estimates of fill or other site work are based on visual observation. Therefore, accuracy is not guaranteed.
- ▶ No soil tests were made or caused to be made by the appraisers. Soil of the subject parcel appears to be firm and solid, typical of the area; and subsidence in the area is unknown or uncommon. The appraiser, however, cannot warrant against such condition or occurrence.
- ▶ The description and condition of physical improvements, if any, described in this valuation are based on visual observation. Since engineering tests were not conducted, no liability can be assumed for soundness of structural members.
- ▶ All value estimates are contingent on zoning regulations and land-use plans in effect as of the date of appraisal and based on information provided by governmental authorities and employees. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined and considered in the valuation.
- ▶ A concerted effort was made to verify each comparable sale noted in this report. Since many principals, however, reside out of the area, or entities for which no agent could be contacted within the allotted time for completion of this report, certain sales may not have been verified.

- ▶ No responsibility is assumed for legal matters concerning this report, nor is any opinion rendered concerning title, which is assumed to be good and merchantable. The property is assumed to be free and clear of all liens or encumbrances, unless specifically enumerated within this report. No one provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.

- ▶ The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- ▶ No responsibility is assumed for the flood maps used in this report. These maps lack detail. Only licensed surveyor can determine the subject property's flood zone status with precise accuracy.

- ▶ It is assumed that the utilization of the land and improvements is within the boundaries of property lines of the property described and that there is no encroachment or trespass unless in the report.

- ▶ The value estimated in this report is base on the assumption that the property is not negatively affected by any hazardous substances or detrimental environmental conditions. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of, and inquiries about the subject property, did not develop any information that indicated any apparent, significant hazardous substances or detrimental environmental conditions which would affect the property negatively. It is possible that the test and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous materials and environmental conditions on, or around, the property that would negatively affect its value.

- ▶ W.R. Chip Johnson, MAI, has not appraised the subject property, or provided any real estate-affiliated consulting services within the past three years.

This is to certify that, upon the request for valuation by our client, we have personally inspected, collected and analyzed data concerning the subject property, and appraised the fee simple interest of the above captioned real property. In our opinion, the value of the subject property is as follows:

MARKET VALUE CONCLUSION				
Appraisal Component	Interest Appraised	Marketing/ Exposure Period	Date of Value	Value Conclusion
457 W. Virginia St.	Fee Simple	6-18 Months	April 2, 2013	\$540,000
Surplus Land (Lots) W. Virginia St.	Fee Simple	6-18 Months	April 2, 2013	\$43,000



W.R. Chip Johnson, MAI
State-Certified General Appraiser RZ2407



**APPRAISAL
OF
THE TALLAHASSEE SHELTER
LOCATED AT
466, 480 WEST TENNESSEE STREET
& 431 WEST VIRGINIA STREET
TALLAHASSEE, FLORIDA**



**FOR
MR. JACOB REITER
ACTING EXECUTIVE DIRECTOR
TALLAHASSEE LEON COUNTY SHELTER
PO BOX 4049
TALLAHASSEE, FL 32315-4049**

**KETCHAM APPRAISAL GROUP, INC.
1203 THOMASVILLE ROAD
TALLAHASSEE, FL 32303
(850) 681-9400
FAX (850) 222-0564**

APPRAISAL
[KAG FILE #CI213088]

OF
THE TALLAHASSEE SHELTER
LOCATED AT
466, 480 WEST TENNESSEE STREET
& 431 WEST VIRGINIA STREET
TALLAHASSEE, FLORIDA

FOR
MR. JACOB REITER
ACTING EXECUTIVE DIRECTOR
TALLAHASSEE LEON COUNTY SHELTER
PO BOX 4049
TALLAHASSEE, FL 32315-4049

BY

CLAY B. KETCHAM, MAI, SRA
FLORIDA, STATE-CERTIFIED
GENERAL REAL ESTATE APPRAISER
CERTIFICATE NUMBER RZ 226

KETCHAM APPRAISAL GROUP, INC.
1203 THOMASVILLE ROAD
TALLAHASSEE, FLORIDA 32303
PHONE: 850/681-9400
CELL: 850/544-2275
E-MAIL cketcham@ketchamgroup.com

AS OF
JULY 30, 2013

DATE OF REPORT
AUGUST 21, 2013



Clay B. Ketcham, MAI, SRA, CCIM
State-Certified
General Real Estate Appraiser
RZ226
(Florida)
State Certified
General Real Property
Appraiser CG004509
(Georgia)

August 21, 2013

**Mr. Jacob Reiter
Acting Executive Director
Tallahassee Leon Shelter, Inc.
PO Box 4049
Tallahassee, FL 32315-4049**

Eminent Domain

Expert Witness

Litigation Support

Damage Studies

Cure Analysis

Easements

Road Widening Projects

Inverse Condemnation

Bankruptcy

Estates

Divorce

Residential

Commercial

Office

Multi Family

Retail

**Re: Appraisal of 466, 480 W. Tennessee Street
& 431 W. Virginia Street; Tallahassee FL
(KAG #CI213088)**

Dear Mr. Reiter:

It has been our pleasure to serve you through this appraisal assignment and we appreciate you considering us for this work. As per our agreement, we have prepared an appraisal of the above referenced property reported in a restricted use format, as set out by the Uniform Standards of Professional Appraisal Practice (USPAP). Attached to this letter is our report containing the results of our work.

Our analysis and report are contingent on specific and general assumptions and limiting conditions. Please refer to these sections of the report, to understand the conditions in which the analysis was made.

We believe you will find our report clear and logically documented in the conclusions reached. If you should have any questions, please let us know.

Respectfully submitted,

Ketcham Appraisal Group, Inc.

A Professional Real Estate Services Company

**PROPERTY
IDENTIFICATION**

The property is identified by utilizing Leon County Plat Maps, property appraiser's records, and other public sources. The property is identified by street address of 466, 480 W. Tennessee Street and 431 W. Virginia Street; Tallahassee, Florida.

**PURPOSE OF
APPRAISAL**

The purpose of this appraisal is to estimate market value in fee simple ownership of a current date of value in the as is condition.

TYPE OF VALUE

The value stated in this report is market value as defined by The Dictionary of Real Estate Appraisal, 5th edition.

REPORT OPTION

This is a Restricted Use Report and may not be understood without additional information in the work file. (As per scope of work letter of agreement)

**PROPERTY RIGHTS
APPRAISED**

The property rights appraised are in fee simple interest as defined by The Dictionary of Real Estate Appraisal, 5th edition.

CLIENT

Mr. Jacob Reiter
PO Box 4049
Tallahassee, FL 32315-4049

INTENDED USE

The intended use of this appraisal will be as one of the tools available for internal use as the board evaluates a decision regarding this real estate.

INTENDED USERS

The Tallahassee Leon Shelter, Inc. is the only intended user of this appraisal (see scope of work agreement, letter of engagement).

Due to various reporting requirements of other third party users of appraisal products and services, no other use of this report is authorized.

A Restricted Use Report contains a significant use restriction that limits use of the report to you only, (see scope of work letter). This report may not be fully understood without access to our work file.

**CURRENT USE
OF REAL ESTATE**

Shelter, for short term overnight sleep accommodations, counseling and administrative offices.

**USE REFLECTED
IN REPORT**

The as is use stated above.

**EFFECTIVE DATE
OF APPRAISAL**

July 30, 2013

DATE OF REPORT

August 21, 2013

SCOPE OF WORK

Scope of work is defined by the USPAP 2012-2013 Edition. As “The type and extent of research and analyses in an assignment.”¹

For each appraisal, appraisal review, and appraisal consulting assignment, an appraiser must:

- 1. Identify the problem to be solved;**
- 2. Determine and perform the scope of work necessary to develop credible assignment results; and**
- 3. Disclose the scope of work in the report.²**

The problem to be solved was to estimate the market value of the property, as of a current date of value, for the real estate only, in its as is condition.

The property was viewed (interior/exterior) on the date of value. No survey, legal description, title policy, environmental assessment reports, or a

¹The 2012-2013 Edition of USPAP Standards, U-4. U-13 & 14..

²The 2012-2013 Edition of USPAP Standards, U-13

building systems report was available for the purpose of this appraisal. I assumed the property has no unseen defects and is in average condition.

The most applicable appraisal method is the direct sales comparison approach.

The income approach is not applicable because this type of real estate is an owner user property, not bought based on capitalized net operating income as a leased property.

The improvements are over 55 years old, based on public records. Normally a cost approach has greater applicability in newer improvements and in markets with active land sales activity. With a property like the subject, this approach would not add credibility to the value opinion and is not used because it would provide misleading results.

The required time frame for delivery may have resulted in limited confirmation of some data. Contact with parties to a transaction, buyers and sellers, broker, real estate managers, availability of confidential leases and financial data from the operation of real estate was attempted during the time period allocated. Because we have no control of the actions of others, the level of data confirmation may vary as a result of timing and other assignment conditions of the appraisal.

Assignment conditions that limit the scope of work, but still result in credible results within the context of intended use includes:

- **Extraordinary Assumption**
I relied on public record information relating to size of the property and improvements. Should this information prove to be wrong, it may effect the value opinion.

No site or improvement conditions report was available and I did not readily observe any structural issues that would effect the

improvements. Without a condition report, survey or land use compliance certificate, I assume the 'as built' condition is a legally conforming use.

- **Hypothetical Conditions**
No Hypothetical Conditions

The development of scope of work allows appraisers broad flexibility and responsibility to determine the appropriate level and detail of the work for an assignment based on the intended use and intended users.

I searched for sales data from January 2010 through 8/6/2013, the most recent cut off date. I analyzed over 10 sales for direct comparison to the subject on an overall basis. From this analysis, I applied the direct sales comparison approach.

This scope of work was created specifically for you, based on your intended use and the intended users needs related to the level of work needed.

OWNERSHIP & THREE YEAR SALES HISTORY

**Tallahassee Leon Shelter
PO Box 4049
Tallahassee, FL 32315-4049**

- The 431 W. Virginia Street property sold 4/2010 for \$200,000 or about \$86.96 per sq.ft. of gross building area. This was confirmed as an arm's-length transaction.**
- The Bill Hanson Property at 466 W. Tennessee Street was purchased in April 2012 for \$145,000 or \$109.85 per sq.ft. This was verified as a below market transaction, based on 50% value. After reviewing sales data, this transaction looks in line with other similar sales and looks like the price paid is in line with other sales.**

I believe that the transaction is arm's-length based on other sales data.

- The Shelter at 480 W. Tennessee Street has not sold within the last 3 years and is not currently listed for sale and no offers to purchase.

**HIGHEST AND BEST
USE**

As improved with interim short term and long term redevelopment.

**FINAL CONCLUSION
OF VALUE**

466, 480 W. Tennessee Street "The Shelter":
\$1,150,000
As Is Value
Real Estate Only

431 W. Virginia Street "Office":
\$200,000
As Is Value
Real Estate Only

See attached Assumptions and Limiting Conditions relating to this appraisal. The reader is cautioned that a Restricted Use appraisal cannot be fully understood without additional information retained in our work-file.

CERTIFICATION

I certify that, to the best of our knowledge and belief.....

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- I have not performed services, as an appraiser, or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- The reported analyses, opinions, and conclusions were developed, and this assignment was completed in conformity with the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- My analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives (as in the matter of peer review or admissions).
- Clay Ketcham made an inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- As of the date of this report, Clay B. Ketcham, MAI has completed the continuing education program of the Appraisal Institute.

 *

Clay B. Ketcham, MAI, SRA
KETCHAM APPRAISAL GROUP, INC.
State Certified General Real Estate Appraiser
Certificate #RZ226

**Signed in Mr. Ketcham's absence to avoid delay in delivery by Heather Berg, who has electronically affixed his signature with his authority. Mr. Ketcham has been unable to review this final work product but will do so upon his return to the office and issue a certification signature at that time.*



**APPRAISAL REPORT
OF
RENAISSANCE CENTER
LOCATED AT
457, 465 & 447 W. VIRGINIA STREET
TALLAHASSEE, FLORIDA**



**MR. CHUCK WHITE
NUEVA ESPERANZA, LLC
2073 SUMMIT LAKE DRIVE STE. 155
TALLAHASSEE, FL 32317**

**KETCHAM APPRAISAL GROUP, INC.
1203 THOMASVILLE ROAD
TALLAHASSEE, FL 32303
(850) 681-9400
FAX (850) 222-0564**

APPRAISAL REPORT
[KAG FILE # CI213041]

OF
A SPECIAL USE COMMUNITY CENTER
LOCATED AT
457, 465 & 447 W. VIRGINIA STREET
TALLAHASSEE, FLORIDA

FOR
MR. CHUCK WHITE
NUEVA ESPERANZA, LLC
2073 SUMMIT LAKE DRIVE STE. 155
TALLAHASSEE, FL 32317

BY

CLAY B. KETCHAM, MAI, SRA, CCIM
STATE-CERTIFIED GENERAL
REAL ESTATE APPRAISER #RZ226

KETCHAM APPRAISAL GROUP, INC.
REAL ESTATE APPRAISERS
1203 THOMASVILLE ROAD
TALLAHASSEE, FLORIDA 32303
PHONE: 850/681-9400
CELL: 850/544-2275
E-MAIL cketcham@ketchamgroup.com

AS OF
MAY 3, 2013

DATE OF REPORT
MAY 13, 2013



Clay B. Ketcham, MAI, SRA, CCIM
State-Certified
General Real Estate Appraiser
#RZ226
(Florida)
State Certified
General Real Property
Appraiser CG004509
(Georgia)

Eminent Domain

Expert Witness

Litigation Support

Damage Studies

Cure Analysis

Easements

Road Widening Projects

Inverse Condemnation

Bankruptcy

Estates

Divorce

Residential

Commercial

Office

Multi Family

Retail

May 13, 2013

Mr. Chuck White
Nueva Esperanza, LLC
2073 Summit Lake Drive Ste. 155
Tallahassee, FL 32317

**Re: Summary Appraisal of a Special Use Community Center
(Special Use Property)
457, 465 & 447 W. Virginia Street;
Tallahassee, Leon County, FL
(KAG # CI213041)**

Dear Mr. White:

It has been our pleasure to serve you through this appraisal assignment and we appreciate you considering us for this work.

As per our agreement, we have prepared an appraisal of the above referenced property reported in a Summary Format, as set out by the Uniform Standards of Professional Appraisal Practice (USPAP). Attached to this letter is our report containing the results of our work.

Our analysis and report are contingent on specific and general assumptions and limiting conditions. Please refer to these sections of the report, to understand the conditions in which the analysis was made.

We believe you will find our report clear and logically documented in the conclusions reached. If you should have any questions, please let us know.

Ketcham Appraisal Group, Inc.
KETCHAM APPRAISAL GROUP, INC.
A Professional Real Estate Services Company

TABLE OF CONTENTS

Part I - Summary

- Executive Summary 2**
- Location Map 4**
- Site Map 4**
- Certification 5**
- General Assumptions & Limiting Conditions 6**
- Extraordinary Assumptions & Hypothetical Conditions 10**
- Professional Qualifications of Clay B. Ketcham 11**

Part II - Introduction

- Introduction 12**
- Market Area 23**
- Property Description 24**

Part III - Analysis

- Highest & Best Use 31**
- Valuation Analysis 32**
- Final Correlation of Value 35**
- Reconciliation 35**

Part IV - Addenda

EXECUTIVE SUMMARY

DATE OF VALUE: May 3, 2013

DATE OF REPORT: May 13, 2013

PROPERTY TYPE: Special Use Community Center
For homeless and those needing a coordination of special services including triage health services.

LOCATION: 457, 465 & 447 W. Virginia Street
Tallahassee, Leon County, Florida

PURPOSE OF APPRAISAL: The purpose of this appraisal is to estimate market value in fee simple ownership of the special use property.

REPORTING OPTION: Summary Report Format

CLIENT: Mr. Chuck White
Nueva Esperanza, LLC
2073 Summit Lake Drive Ste. 155
Tallahassee, FL 32317

INTENDED USE OF APPRAISAL: The intended use of this appraisal is for internal use of the Nueva Esperanza, LLC and management of the facility.

INTENDED USERS OF APPRAISAL: The intended users of this appraisal are the Nueva Esperanza, LLC and ownership/management of the facilities.

No other users were identified in our scope of work.

SCOPE OF WORK: The subject is a community facility that offers a variety of services to the homeless seeking community services, in order to achieve independent living status as well as provide healthcare facilities. This created, adaptive, construction/renovation of the interior, has resulted in a highly specified use property for a very narrow group of users.

The scope of work included estimating market value by the most applicable approach to value, the cost approach (special use).

SITE DESCRIPTION: The subject site is an irregular shaped tract as per public records. The site is part of
Tax ID # 21-36-50-021-5490 0.26ac
Tax ID #21-36-50-021-5440 .011 ac
Tax ID #21-36-50-021-5485 0.07ac
0.44 ac Total

IMPROVEMENT DESCRIPTION: The improvement is a specialty community center. The improvement was originally built in 1942 but rebuilt in 2012 with an effective age of new construction. The size of the improvement is based on plans provided by Dod Stone.

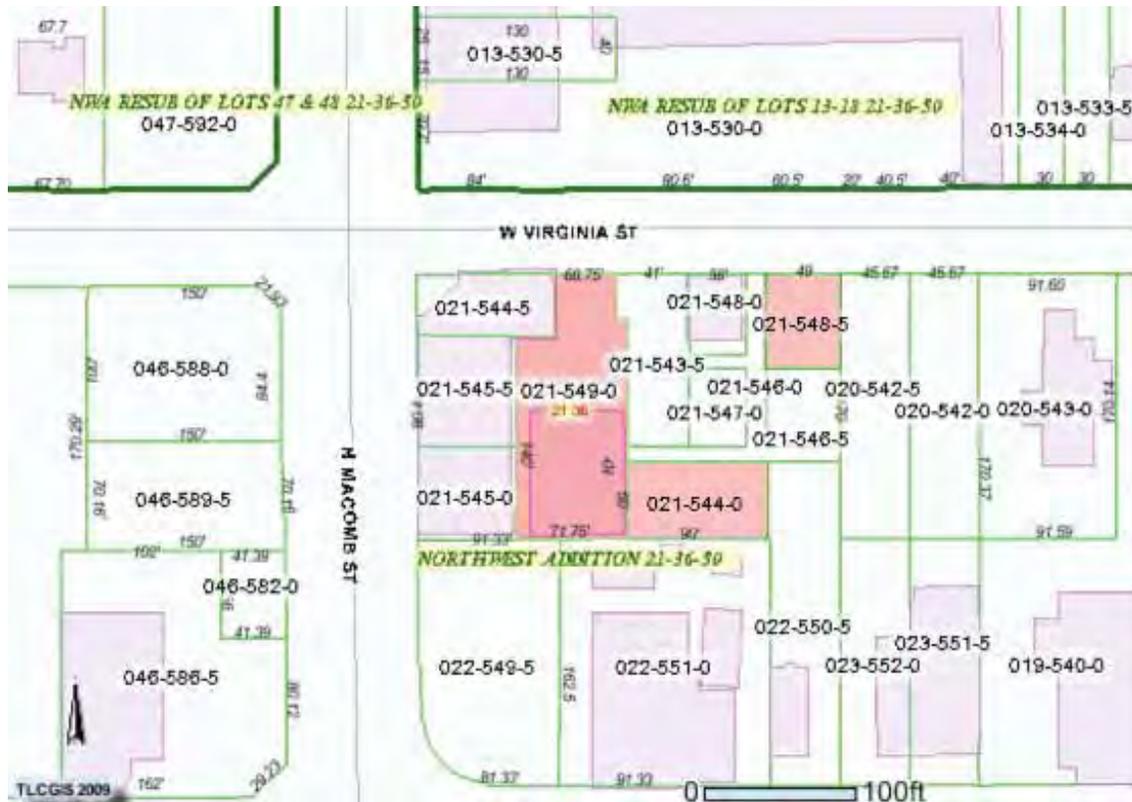
LAND USE & ZONING: Central Core, Downtown Overlay, Multi-Modal Transportation District

HIGHEST & BEST USE: As if Vacant: Speculative Holding Until Market Demand Returns
As Improved: Special Use Community Center, As Developed

OPINION OF MARKET VALUE: \$1,061,000



LOCATION MAP



SITE MAP

CERTIFICATION

I certify that, to the best of our knowledge and belief.....

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- I have not performed services, as an appraiser, or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- The reported analyses, opinions, and conclusions were developed, and this assignment was completed in conformity with the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- My analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives (as in the matter of peer review or admissions).
- Clay Ketcham made an inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- As of the date of this report, Clay B. Ketcham, MAI has completed the continuing education program of the Appraisal Institute.


Clay B. Ketcham, MAI, SRA
KETCHAM APPRAISAL GROUP, INC.
State Certified General Real Estate Appraiser
Certificate #RZ226



Agenda Item Details

Meeting	Nov 25, 2013 - CRA Board Meeting
Category	4. Policy Formation & Direction
Subject	4.02 Approval of Funding Request for the Word of South Inaugural Event -- Roxanne Manning, Tallahassee Community Redevelopment Agency
Access	Public
Type	Action, Discussion
Fiscal Impact	Yes
Dollar Amount	75,000.00
Budgeted	Yes
Budget Source	If approved, the initial grant funds will be drawn from the FY 2012 Land Acquisition, Development and Related Expenses Program (No. 1200626), which has a balance of \$607,792. The remaining \$37,500 will be included in the FY 2015 budget.
Recommended Action	Option 1 - Approve the funding request for \$75,000 with \$37,500 provided from existing Downtown District Community Redevelopment Area funds, and \$37,500 provided in the FY 2015 budget.

Public Content

For more information, please contact: Rick McCraw, Tallahassee CRA, 850-891-8355

Statement of Issue

During the past few years, there has been a significant amount of discussion centering on the creation of a unique new event that has the potential to enhance the image of Tallahassee on a regional or national level. Over the past year, former Commissioner Mark Mustian has assembled an advisory committee to initiate such an event. The event will be called Word of South Festival of Literature and Music (Word of South).

Word of South is designed to be a unique event that combines performances from literature and music in a new and innovative way, featuring authors and musicians working together on collaborative performances. It is described as “*a two-day event where words and music get married and scrunched up, spit out and jammed and made into something unique that surprises and entertains.*” Staff has not found another local or regional event like it, with the exception of a few events limited to music and literature from a single country, such as Ireland. The event is planned for April 11 – 12, 2015 in Cascade Park and adjacent areas. Cascade Park is within the boundaries of the Downtown District Community Redevelopment Area. If it is a success, the event may be an annual or a bi-annual event. The Word of South committee has already raised approximately \$300,000, with support from the Tourist Development Council, Tallahassee Community College, and a private donor, and is working to raise additional funding to reach the initial goal of \$550,000. The Word of South Committee has applied to the CRA for funding in the amount of \$75,000.

CRA Board members have previously mentioned that they would like to consider sponsoring a signature event in the Downtown redevelopment area. The Word of South event has already garnered significant funding and community support. Based on this early support and the unique character of the event itself, staff recommends that the CRA Board approve Word of South signature event funding.

Recommended Action

Option 1 - Approve the funding request for \$75,000 with \$37,500 provided from existing Downtown District Community Redevelopment Area funds, and \$37,500 provided in the FY 2015 budget.

Fiscal Impact

If approved, the initial grant funds will be drawn from the FY 2012 Land Acquisition, Development and Related Expenses Program (No. 1200626), which has a balance of \$607,792. The remaining \$37,500 will be included in the FY 2015 budget.

Supplemental Material/Issue Analysis

History/Facts & Issues

The Event:

The Word of South event has the potential to attract people from throughout the South, thus raising the profile of the City of Tallahassee and bringing more business to our hotels and restaurants. The event is planned to include:

1. Performances by internationally known artists;
2. Discussion with internationally known writers;
3. Poetry, rap, flash fiction, jazz, country, pop and alternative music;
4. The Word of South contest for music and literature;
5. Children's programming;
6. A premier evening event featuring an author/musician/band; and
7. Food that highlights the North Florida/South Georgia region.

From the sponsor's packet: *"We are committed to providing a diverse, family-friendly cultural experience in a unique place. Three performance venues will be established within Cascades Park, including the amphitheater, a tented area at Centennial Field and an indoor stage either at the Brew Pub or DOT Auditorium. In between events attendees will enjoy offerings from food vendors, and purveyors of music and literature-related items, as well as smaller groups of performers and musicians. We envision most of the festival to be free of charge to the public, although the final premier event(s) may require a reasonably-priced ticket to attend. We want to pack the park and get national publicity!"*

"And then we want to do it again."

After reviewing the design and intent of the event and investigating other events, CRA staff finds that the Word of South event has the potential to be the type of signature event that the CRA Board members may have in mind.

Funding Request:

The Word of South Committee has applied to the CRA for funding in the amount of \$75,000. (Please see Attachment 1 for the funding request letter and Attachment 2 for a breakdown of anticipated event expenses and revenues) At this funding level, the CRA would be a presenting sponsor of the event which allows the CRA logo to be displayed on all Word of South advertising, banners, and website, thus providing good exposure for the agency. In reviewing the FY 2014 and 2015 budgets for the Downtown redevelopment area, after setting aside funds for existing programs, upcoming projects and current commitments, staff has identified sufficient funds for this allocation. If the CRA Board chooses to fund the event in that amount, staff recommends split funding which entails setting aside half the approved amount from existing FY 2014 funds and half from the FY 2015 budget. Future year funding can be determined as part of the CRA's annual investment plans.

Existing CRA Events Funding:

Through our Promotional/Special Events (PSE) Grant Program, the CRA funds a variety of community events on an annual basis. The CRA allocated \$70,000, or \$35,000 for each district in FY2014, which funded 22 events in both the Greater Frenchtown/Southside and Downtown redevelopment areas (Attachment 3). Staff recommends that if the CRA Board decides to fund the Word of South event, that a separate signature event fund be created, leaving the current PSE Grant Program

intact.

Charitable Contributions

Not Applicable

Options

1. Approve the funding request for \$75,000 with \$37,500 provided from existing Downtown District Community Redevelopment Area funds, and \$37,500 provided in the FY 2015 budget.
2. Approve a modified request for CRA grant funding for the 2015 Word of South Event.
3. Do not approve any CRA grant funding for the 2015 Word of South Event.

Attachments/References

1. Word of South Request Letter
2. Word of South Event Budget
3. 2014 Promotional and Special Events (PSE) Funded Events

[Attach 1 Word of South Request Letter.pdf \(115 KB\)](#)

[Attach 2 Word of South Event Budget.pdf \(10 KB\)](#)

[Attach 3 2014 PSE Funded Events.pdf \(18 KB\)](#)

Administrative Content

Roxanne M. Manning, Executive Director
City of Tallahassee Community Redevelopment Agency
300 S. Adams St.
Tallahassee, FL 32301

November 18, 2013

Dear Ms. Manning,

On behalf of the Word of South Festival of Literature and Music, I am writing to request funding from the Community Redevelopment Agency to support our inaugural event, taking place April 11-12, 2015 at Tallahassee's Cascades Park.

Over two days, the Word of South Festival of Literature and Music will offer a wide variety of musical performances, literary events, and children's activities on three different stages. We're committed to recognizing the rich diversity of the area, and therefore will offer programming that appeals to a large cross-section of the community and tourists from the region and beyond.

We would like for most Word of South events to be free to the public. To make this possible, we request funding in the amount of \$75,000 from the Community Redevelopment Agency. As you can see from the attached budget, we believe a very high-quality festival will cost approximately \$585,000 to produce. Our projected revenues are at \$510,000. Therefore, a commitment of \$75,000 from the Community Redevelopment Agency will ensure we have the money necessary to do our work.

In exchange for a \$75,000 commitment, we would like to offer the CRA title of "Presenting Sponsor" and all the benefits associated with this title as outlined in the attached brochure on page 4.

We hope you will agree that this is a wonderful opportunity for the CRA to own a signature event that truly aligns with its purpose of enhancing Tallahassee's central urban district.

Thank you for your consideration, and please do not hesitate to contact either me or Mark Mustian, President of WOS, with questions.

Best Regards,



Amanda Sauer
Word of South Festival of Literature and Music
Managing Director
mstringersauer@gmail.com
850-510-9151

word of [s] outh
a festival of
LITERATURE & MUSIC

Tentative Word of South Event Budget**Word of South – projected revenues**

Private donations/sponsors	\$200,000
Leon County TDT	100,000
TCC	90,000
State Grant	20,000
City of TLH in-kind	25,000
Ticket sales	<u>75,000</u>
	\$510,000

Word of South – projected expenses

Payment for artists	\$325,000
Advertising	50,000
Contingency for rain/cancellation	100,000
Director	20,000
Professional fees	1,300
CPA	2,000
Tent, chair rental	10,000
Sound equipment	20,000
Interns	2,000
Ticketing	2,000
Website, logo, brochures	10,000
Production Support	10,000
Other production, site prep	20,000
Misc	<u>12,700</u>
	\$585,000

CRA Promotional and Special Events Funding Program for 2014

Frenchtown Southside District Promotional/Special Event Applications Funded

- Tallahassee Community Healing Days, Southside Arts Complex \$5,000
- Sci-Fi Film Series, The Tallahassee Film Society \$5,000
- ArtiGras, Shops and Studios of Railroad Square \$5,000
- All Saints District Festival, All Saints District Community Association \$5,000
- Season of Emancipation – Walk Through Living History, John G. Riley Center/Museum \$5,000
- 3rd Annual Green Arts Festival, The Sharing Tree \$5,000
- 1st Annual Frenchtown Food and Cultural Arts Celebration, Tallahassee Food Network \$5,000

Downtown District Tier 1 Promotional/Special Event Applications Funded

- Friday Night Block Parties, Seminole Boosters, Inc. \$10,000
points
- Capital City Bank Downtown GetDowns, United Way of the Big Bend \$10,000
- Chain of Parks, LeMoyne Center for Visual Arts \$9,000
- Springtime Tallahassee, Springtime Tallahassee, Inc. \$8,750
- Downtown Tallahassee New Year's Eve, Tallahassee New Year's Eve, Inc. \$8,750
- St. Patrick's Day Festival, Tallahassee Irish Society \$4,500

Downtown District Tier 2 Promotional/Special Event Applications Funded

- Tallahassee Saturday in the Park, Downtown Merchants and Business Association \$2,500
- Tallahassee Bach Parley Concert Series, Tallahassee Bach Parley \$2,500
- Emancipation Day Celebration, Friends of the Museum of Florida History, Inc. \$2,000
- Annual Holiday Rock-A-Thon, John G. Riley Museum/Center \$2,000
- Martin Luther King Dare to Dream, Martin Luther King Dare to Dream, Inc. \$2,000
- 2014 Pay-It-Forward Fish Fry, Big Bend Homeless Coalition \$1,000
- Sing Along – Sound of Music, Tallahassee Community Chorus \$1,000
- 4th Annual World AIDS Day, Minority Alliance for Advocating Community Awareness \$500
- Dance with Soul, Journey to Dance \$500



Agenda Item Details

Meeting	Nov 25, 2013 - CRA Board Meeting
Category	4. Policy Formation & Direction
Subject	4.03 Approval of Additional Funding for the Unanticipated Roof Repairs to the Tallahassee Urban League Building -- Roxanne Manning, Tallahassee Community Redevelopment Agency
Access	Public
Type	Action, Discussion
Fiscal Impact	Yes
Dollar Amount	9,316.00
Budgeted	Yes
Budget Source	If approved, the additional \$8,071 in renovation grant funds will come from the FY 2012 Greater Frenchtown/Southside Land Acquisition, Development and Related Expenses program (No. 1200625), which has a balance of \$1,001,070. OBP has reviewed this agenda item and concurs that it meets budget guidelines.
Recommended Action	Option 1 - Approve the \$9,316 in the additional CRA grant funding (\$8,071 is currently unfunded) requested by the Urban League for the unanticipated roof repairs; authorize staff to enter into an agreement with the Urban League for the additional roof repairs consistent with CRA Board guidance.

Public Content

For more information, please contact: Sherri Baker, Tallahassee CRA, 850-891-8354

Statement of Issue

On September 24, 2012, the City of Tallahassee Community Redevelopment Agency approved a \$70,914 grant to the Tallahassee Urban League (Urban League) for the renovation of their facility at 923 Old Bainbridge Road (Attachment 1). The Urban League originally requested \$109,702 in assistance but the CRA Board approved \$70,914 in grant funds to help cover the cost in installing a new roof over the existing glass dome, an upgrade to the HVAC system, the installation of new windows and an entrance door, exterior stucco improvements, and exterior painting. As a condition of the grant approval, the Urban League was required to fund the remaining \$38,788, needed to complete the interior and exterior renovations. The CRA entered into an agreement with the Urban League for the renovations on November 30, 2012. Although the agreement amount was \$70,914, the cost of the CRA-covered renovations was only \$69,669, leaving a project fund balance of \$1,245.

During the roof renovations several additional repairs were required that were not part of the original roof renovation estimate and request. The Urban League executed a change order with Garrison Design and Construction for an additional 8 feet of framing on either side of the barrel skylight, the installation of a 26 gage Versa roof panels in the newly framed areas, installation of related trim and flashing, and parapet cap flashing. The cost of these additional repairs was \$9,316 (Attachment 2), which the Urban League is requesting from the CRA (Attachment 3). Because there is a balance of \$1,245 in the original approved project, the additional cost to the CRA for these repairs, if approved, will be \$8,071. If the additional funds are approved by the CRA Board, the total amount of CRA grant funds provided in support of the Urban League building renovations will be \$78,985.

Recommended Action

Option 1 - Approve the \$9,316 in the additional CRA grant funding (\$8,071 is currently unfunded) requested by the Urban League for the unanticipated roof repairs; authorize staff to enter into an agreement with the Urban League for the additional roof repairs consistent with CRA Board guidance.

Fiscal Impact

If approved, the additional \$8,071 in renovation grant funds will come from the FY 2012 Greater Frenchtown/Southside Land Acquisition, Development and Related Expenses program (No. 1200625), which has a balance of \$1,001,070. OBP has reviewed this agenda item and concurs that it meets budget guidelines.

Supplemental Material/Issue Analysis

History/Facts & Issues

The City of Tallahassee and the Urban League have worked together for many years providing safe housing to low income families. The Urban League, under contract with the City, provides housing rehabilitation services to low income homeowners. Many families have benefited from the work provided by the Urban League through the City, with most of the homeowners who participate in the housing rehabilitation program residing within the Greater Frenchtown/Southside Community Redevelopment Area.

The existing Urban League building at 923 Old Bainbridge Road was built in 1969, and is located within the Greater Frenchtown/Southside Community Redevelopment Area. Despite efforts by the Urban League to maintain the building, a number of major components of the building had deteriorated over the years and the exterior of the building presented an appearance that did not benefit the community. On September 24, 2012, the City of Tallahassee Community Redevelopment Agency approved a \$70,914 grant to the Urban League to assist in the renovation of the building (Attachment 1). The Urban League originally requested \$109,702 in grant assistance but the CRA Board approved \$70,914 to help cover the cost of installing a new roof over the existing glass dome, an upgrade to the HVAC system, the installation of new windows and an entrance door, exterior stucco improvements, and exterior painting. As a condition of the grant approval, the Urban League was required to fund the remaining \$38,788 needed to complete the interior and exterior renovations. The CRA entered into an agreement with the Urban League for \$70,914 in building renovations on November 30, 2012. Although the agreement was for \$70,914, the cost of the CRA-covered renovations was only \$69,669, leaving a project fund balance of \$1,245.

During the roof renovations several additional repairs were required that were not part of the original roof renovation estimate. The Urban League executed a change order with Garrison Design and Construction for an additional 8 feet of framing on either side of the barrel skylight, the installation of 26 gage Versa roof panels in the newly framed area, installation of related trim and flashing, and the installation of parapet cap flashing. The total cost of these additional improvements is \$9,316 (Attachment 2), which the Urban League is requesting from the CRA (Attachment 3). Because there is a balance of \$1,245 in the original approved project, the additional cost to the CRA for these repairs, if approved, will be \$8,071. If the additional funds are approved by the CRA Board, the total amount of CRA grant funds provided in support of the Urban League building renovations will be \$78,985.

Under the original funding request the Urban League was required to fund the remaining \$38,788 in related renovation repairs, which they did through a loan with Capital City Bank. As part of the new funding request, the Urban League has identified an estimated \$27,500 in additional interior and exterior repairs that were completed using volunteer labor, materials and design services (see Attachment 3). The Urban League believes these volunteer-related repairs should exceed the need for additional matching funds as part of the new funding request.

Staff recommends approval of the Urban League request for an additional \$9,316 in grant funds for the unanticipated roof repairs.

Charitable Contributions

Not Applicable

Options

1. Approve the \$9,316 in the additional CRA grant funding (\$8,071 is currently unfunded) requested by the Urban League for the unanticipated roof repairs; authorize staff to enter into an agreement with the Urban League for the additional roof repairs consistent with CRA Board guidance.
2. Approve a lesser amount of CRA grant funding for the unanticipated roof repairs and require the Urban League to provide the difference; authorize staff to enter into an agreement with the Urban League for the additional repairs consistent with CRA Board guidance.
3. Do not approve any additional CRA grant funding for the unanticipated roof repairs to the Urban League building; provide staff with additional guidance.

Attachments/References

1. CRA Agenda Item - Tallahassee Urban League Funding Request and Approval, September 24, 2012
2. Garrison Design and Construction Original Invoice and Change Order
3. Tallahassee Urban League Additional Funding Request, August 29, 2013

[Attachment 1 - September 2012 Agenda Item.pdf \(672 KB\)](#)

[Attachment 2 - Garrison Design and Construction Invoice and Change Order.pdf \(1,388 KB\)](#)

[Attachment 3 - Urban League Additional Funding Request 8_29_2013.pdf \(540 KB\)](#)

Administrative Content



Agenda Item Details

Meeting	Sep 24, 2012 - Tallahassee Community Redevelopment Agency Workshop
Category	IV. Policy Formation & Direction
Subject	3. Approval of Funding Request for the Renovation of the Tallahassee Urban League Building---SHERRI BAKER, TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
Type	Action (Consent)
Preferred Date	Sep 24, 2012
Absolute Date	Sep 24, 2012
Fiscal Impact	Yes
Dollar Amount	\$ 70,914.00
Budgeted	Yes
Budget Source	\$48,113.91 from FY2011 CRA Neighborhood REACH (project #1100391) and \$17,800.09 from the FY2010 GFS Land Acquisition Development and Related Expenses (project #1000635) and \$5,000 from FY2012 GFS Commercial Painting Grant program (project #1200314)
Recommended Action	Option 1: Approve the \$70,914 in CRA funding recommended by the CAC, including \$5,000 from the FY 2012 Commercial Painting Grant program, for the renovation of the Urban League building with the condition the Urban League provides the remaining \$38,788 needed to complete the project. The CRA funds will be used for the installation of the metal roof over the current glass dome; upgrade of the HVAC system; installation of new windows and an entrance door; removal/repair of the stucco on the lower level of the building; and to help paint the building exterior.

FOR INFORMATION CONTACT:

Sherri Baker, Tallahassee CRA, 891-6464

STATEMENT OF ISSUE

The Tallahassee Urban League (Urban League) has submitted a funding request to the City of Tallahassee Community Redevelopment Agency (CRA) for \$109,702 for the renovation of their facility at 923 Old Bainbridge Road. The Urban League has provided a scope of work that outlines both the exterior and interior improvements needed. In reviewing this request, CRA staff looked at similar projects where the CRA has participated financially. The stabilization and renovation of the NAACP building on Brevard Street is a CRA-funded project that is similar to the Urban League request. The Tallahassee Branch of the NAACP originally requested \$352,000 from the CRA, but received \$200,000 (57%) of the requested amount, and was required to contribute the balance.

In evaluating the Urban League request, CRA staff identified three major capital improvements (installation of a metal roof covering the glass dome, upgrades to the HVAC system, and installation of new windows and one entrance door) with a value of \$62,914, which is approximately 57% of the estimated renovation costs. This is the amount CRA staff recommended to the Greater Frenchtown/Southside Community Redevelopment Area Citizens' Advisory Committee (CAC) on September 10th. After reviewing the staff recommendation, the CAC amended the staff recommendation to include an additional \$3,000 for stucco removal/repair, and \$5,000 from the FY 2012 Commercial Painting Grant to help cover some of the cost of painting the exterior of the building. This recommendation increased the total amount of the CRA's participation to \$70,914.

RECOMMENDED ACTION

Option 1: Approve the \$70,914 in CRA funding recommended by the CAC, including \$5,000 from the FY 2012 Commercial Painting Grant program, for the renovation of the Urban League building with the condition the Urban League provide the remaining \$38,788 needed to complete the project. The CRA funds will be used for the installation of the metal roof over the current glass dome; upgrade of

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the HVAC system; installation of new windows and an entrance door; removal/repair of the stucco on the lower level of the building; and to help paint the building exterior.

FISCAL IMPACT

The \$65,914 in renovation funds will come from the reallocation of \$48,113.91 in funds from the FY 2011 CRA Neighborhood REACH project (# 1100391) and \$17,800.09 from the FY 2010 GFS Land Acquisition, Development and Related Expenses program (# 1000635), which has a balance of \$1,356,447.48. The exterior painting funds of \$5,000 will come from the FY 2012 GFS Commercial Painting Grant program (project #1200314), which has a balance of \$20,000. The Office of Budget and Policy has reviewed this agenda item and concurs that it meets budget guidelines.

HISTORY / FACTS AND ISSUES

The City of Tallahassee and the Urban League have worked together for many years providing safe housing to low income families. The Urban League, under contract with the City, provides housing rehabilitation services to low income homeowners. Many families have benefited from the work provided by the Urban League through the City, with most of the homeowners who participate in the housing rehabilitation program residing within the Greater Frenchtown/Southside Community Redevelopment Area.

The existing Urban League building at 923 Old Bainbridge Road was built in 1969. The building is located within the Greater Frenchtown/Southside Community Redevelopment Area. Despite efforts by the Urban League to maintain the building, a number of major components of the building have deteriorated and the exterior of the building does not present an appearance that benefits the community. The Urban League has submitted a funding request to the CRA for \$109,702 to assist in the renovation of the building, which included a scope of work that outlines the exterior and interior improvements needed (Attachment 1).

In reviewing this request, CRA staff looked at similar projects where the CRA has participated financially. Providing funds to not-for-profit organizations for facility improvements is not a primary function for the CRA; however, there have been instances where the Agency approved funding in support of such facilities to help address neighborhood stability. The construction of the Providence Community Center in the Providence neighborhood and the stabilization/renovation of the NAACP building on Brevard Street are two instances where CRA funds were approved for this type of use.

The Urban League request is most similar to the NAACP project where funds were sought to help stabilize the building and provided for minimal interior improvements to the building which will serve as the headquarters of the Tallahassee Branch of the NAACP. The building is located on Brevard Street and is in the Greater Frenchtown/Southside Community Redevelopment Area. The Tallahassee Branch of the NAACP originally requested \$352,000 from the CRA for the improvements, but received \$200,000 (57%) of the requested amount, and was required to contribute the balance as a condition of the grant award.

In August, the Urban League submitted a funding request that included the items listed below.

- | | |
|--|-------------|
| • Installation of a metal roof covering the glass dome: | \$37,374.00 |
| • Upgrade the heating and air conditioning systems: | \$14,100.00 |
| • Installation of new windows throughout the building and one entrance door: | \$11,440.00 |
| • Installation of carpet and tile throughout the building: | \$16,538.43 |
| • Paint outside and inside of building: | \$11,150.00 |
| • Removal of stucco from lower level of building and replace with tile: | \$3,000.00 |
| • Installation of new bathroom fixtures: | \$2,600.00 |
| • Installation of additional electrical plugs and phone lines: | \$8,500.00 |
| • Installation of new light fixtures: | \$5,000.00 |

Total \$109,702.43

Based on an inspection of the building earlier in the year, CRA and city staff compared needed structural and operating system repairs against repairs that were classified as general building maintenance issues. Using this approach, staffs identified three major capital improvements that needed to be done to stabilize the building and support the continued operation of the facility. The three capital improvements were (1) the installation of a new metal roof over the current glass dome (\$37,374), an upgrade of the HVAC system (\$14,100) and installation of new windows and an entrance door (\$11,440). The estimated cost of these improvements is \$62,914, which represents nearly 57% of the total project request. The types of improvements and the percentage of funding are similar to that provided for the NAACP building stabilization/renovation.

On September 10, 2012, the Urban League request and the CRA staff recommendation were presented to the Greater Frenchtown/Southside Community Redevelopment Area Citizens' Advisory Committee (CAC). Following staff's presentation of their recommendation, the CAC members discussed the proposal. In response to a question from a CAC member, the Urban League representatives at the meeting requested additional funding for interior and exterior painting, stucco removal and bathroom fixtures. After considering the Urban League request, the CAC amended the staff recommendation to include an additional \$3,000 for stucco removal/repair, and \$5,000 from the FY 2012 Commercial Painting Grant to help cover some of the cost of painting the exterior of the building. The rationale for the additional funds is that they would help improve the appearance of the building, which occupies a prominent location on Old Bainbridge Road. The CAC recommendation increases the total amount of the CRA's participation from \$62,914 to \$70,914.

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CRA staff supports the CAC recommen n.

CHARITABLE CONTRIBUTIONS

Not Applicable

OPTIONS

Option 1. Approve the \$70,914 in CRA funding recommended by the CAC, including \$5,000 from the FY 2012 Commercial Painting Grant program, for the renovation of the Urban League building with the condition the Urban League provides the remaining \$38,788 needed to complete the project. The CRA funds will be used for the installation of the metal roof over the current glass dome; upgrade of the HVAC system; installation of new windows and an entrance door; removal/repair of the stucco on the lower level of the building; and to help paint the building exterior.

Option 2. Do not approve the \$70,914 in CRA funding recommended by the CAC; provide staff with additional guidance.

ATTACHMENTS

Attachment 1: Tallahassee Urban League Funding Request, August 13, 2012

[Atch 1 Tallahassee Urban League Funding Request August 13 2012.pdf \(390 KB\)](#)

Tallahassee Urban League, Inc.



Chairman of the Board
Thomas Brown, ESQ.

"We Are Making A Difference"

President & CEO
Rev. Ernest Ferrell

Memorandum

**TO: Michael Parker, Director
Economic and Community Development
City of Tallahassee**

**FROM: Rev. Ernest Ferrell
President/CEO**

DATE: August 13, 2012

**SUBJECT: Tallahassee Urban League (TUL) Project Proposal
Community Reinvestment Act (CRA)**

It appears that you did not receive the Itemized Listing of Services that we requested from CRA. Attached for your information is what we requested. However since the computers and printers are not eligible the League will seek other funding for the computer and printer.

You will note in our scope of Work, we did not request the ceiling replacement because the ceiling has already been repaired. To consider our proposal for the September Board Meeting, you requested the following information:

A) Provide a brief overview of the TUL organization

Response: The TUL is a Community Based Non-Profit Organization located in the Frenchtown Community Since 1969. The League's mission is to enable African Americans and other minority groups to realize their full human potential and secure economic self-reliance, parity, power and civil rights



Memorandum
Mr. Michael Parker
Page 2

The League provides services in Housing Rehabilitation, Housing Counseling, First Time Home Buyers Training, Youth Crime Prevention and Intervention, Black on Black Crime Prevention, Victim Witness Services, Employment Assistance, referrals, Emergency services and other related needs;

B) Why are CRA funds needed to continue services or Contribute to an increase in services?

Response: CRA Funds are needed to upgrade the facility that will better serve its clientele in a safe and secure building. These improvements will have a positive impact on the Frenchtown Community. These services may not increase as a result of the Improvements to the building, but it will improve community pride. Increased services are based on Increase resources availability;

C) What funding is the organization providing towards the repairs?

Response: The League has provided over \$10,000 toward repairs needed to the building. A portion of the roof has already been repaired, the glass dome is the only remaining portion that was included in the CRA for repairs;

D) Why are carpet, tile and stucco repairs needed in What appears to be a maintenance issue?

Tallahassee Urban League, Inc.



Chairman of the Board
Charles Brown, ESQ.

"We Are Making A Difference"

President & CEO
Rev. Henry Foster III

Memorandum
Mr. Michael Parker
Page 3

Response: Stucco removal, tile and carpet replacement are necessary because they will enhance the exterior and interior appearance of the building. General maintenance will be an on-going standard process.

If these responses are acceptable we will be present at the September Board Meeting to present our proposal. Thank you.

REF/yw

Attachment

cc: Anita Favors Thompson, City Manager, C.O.T.
File



Confidence in the Future
Thomas Jefferson, 1793

"We Are Making A Difference"

Professional, Ethical
and Highest Standards

Office Rehabilitation Project Proposal

The following are sub-contractors quotes toward the Rehabilitation and upgrade of the Tallahassee Urban League Office Building that is located at 923 Old Bainbridge Road. All quotes are from Certified Sub-Contractors, the grand total is \$109,702.43.

Scope and cost of work to be performed my subcontractors:

- 1) Install metal roof covering over glass dome and retrofit metal roof system on back low portion of building (see attached quote by Garrison Design Construction, \$37,374.00),
- 2) Upgrade heating and air conditioning systems by A-1 Services, LLC \$14,100.00,
- 3) Install new windows throughout building and one entrance door and partition inside building (see attached quote by Whiddon Glass Company, \$11,440.00),
- 4) Install carpet and tile throughout building (see attached bid by National Flooring Specialist, Inc., \$16,538.43),
- 5) Paint outside and inside of building, bid by Jimmy Wilson, \$11,150.00,
- 6) Remove all stucco from lower level of building and replace the front portion with exterior tile, material furnished by Lowes, \$3,000.00,
- 7) Install new bathroom fixtures and dividers, Lowes, \$2,600.00),
- 8) Install additional electrical plugs and phone Lines, \$8,500.00; and
- 9) New light fixtures by Lowes, \$5,000.00

GARRISON DESIGN & CONSTRUCTION, INC.
5158 Woodlane Circle
Tallahassee, Florida 32303
Phone: (850) 562-3250
Fax: (850) 562-2124
License Number: CBC053011 CGC1508071 CCC058161
Professional Construction and Management Services



556-9372

Proposal / Contract

Proposal submitted to: Tallahassee Urban League

Date: 2-27-2013

JOB INFORMATION: New Metal Roofing at 923 Old Bainbridge Rd. Tallahassee Florida

Provide and install the following:

- 1) 24 ga. Berridge T panel Standing seam roof system curved roof system over existing skylight system.
- 2) All related trim and flashing.
- 3) 26 ga. Versa panel metal wall panel system at side of building.
- 4) Engineered shop drawings.
- 5) Retrofit metal roof system on back low portion of building.

Previous Contract Amount: \$37,374.00

Change Order to include the following:

- 1) Retro fit framing out to 8' from either side of barrel skylight.
- 2) 26 ga. Versa panel roof panels.
- 3) All related trim and flashing.
- 4) **PANAPET CAP FLASHING**

Change Order Amount: \$9,316.00

WE PROPOSE hereby to furnish materials and labor-complete in accordance with above specifications,
for the sum of: **\$46,690.00**

Balance is due upon completion of job.
Any alterations from the above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate.

Dustin Lord
Sales Representative for Garrison/Metal Roofing

ACCEPTANCE OF PROPOSAL -- The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance

Authorized Signature

GARRISON DESIGN & CONSTRUCTION, INC.
5158 Woodlane Circle
Tallahassee, Florida 32303
Phone: (850) 562-3250
Fax: (850) 562-2124
License Number: CBC053011 CGC1508071 CCC058161
Professional Construction and Management Services



DATE: 31-Jul-12

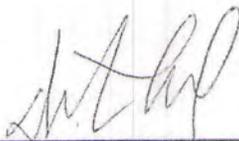
TO: Ernest Ferrell

PROJECT: Tallahassee Urban League

SCOPE OF WORK: Provide and install the following:

- 1) 24 ga. Berridge T panel Standing seam curved roof system over existing skylight system.
- 2) All related trim and flashing.
- 3) 26 ga. Versa panel metal wall panel system at side of building.
- 4) Engineered shop drawings.
- 5) Retro fit metal roof system on back low portion of building.
- 6) Color to be metallic copper cote.

Base Bid: \$37,374.00

BY: 
Dustin Lord



Chairperson of the Board
Mrs. Maggie Lewis Butler

923 Old Bainbridge Road • Tallahassee, Florida 32303
Phone: (850) 222-6111 • Fax: (850) 561-8390 • e-mail: turbanleague@yahoo.com

President & CEO
Rev. Ernest Ferrell

MEMORANDUM

TO: Mr. Michael Parker, Director
Economic & Community Development
City of Tallahassee

FROM: Rev. Ernest Ferrell, President/CEO
Tallahassee Urban League, Inc.

DATE: August 29, 2013

REFERENCE: Change Order for \$9,316.00 Additional Funds
Garrison Design & Construction

This is the Official Request for \$9,316.00 to fund a Change Order for Garrison Design and Construction. The Change Order is necessary for the following reasons: 1) to retrofit framing out to 8' from either side of the Barrel Skylight, 2) 26 ga. Verga Panel Roof Panel, 3) all related trim and flashing; and 4) Pempet Cap Flashing. This requested amount will be in addition to the requested match of \$37,374.00. However the amount of the overall construction will far exceed the additional funding request of \$9,316.00 (see improvements attached). Pictures of External and Internal improvements with Volunteer Labor, Materials and Designs in the amount of \$27,500 (see attached breakdown), the League has turned a \$109,702.43 investment by the CRA and the Capital City Bank into over \$200,000 in additional value. The additional value should far exceed the need for additional matching funds.

Your support will be greatly appreciated. Thank you.

REF/yw

Attachments

cc: File



Chairperson of the Board
Mrs. Maggie Lewis Butler

923 Old Bainbridge Road • Tallahassee, Florida 32303
Phone: (850) 222-6111 • Fax: (850) 561-8390 • e-mail: turbanleague@yahoo.com

President & CEO
Rev. Ernest Ferrell

Attachment

Volunteer Labor, Materials and Designs

Service Item	Dollar Value
Painting	\$5,000
Roofing	\$4,000
Design & Layout	\$2,500
Shrubbery & Plants	\$1,500
Planter Boxes	\$2,000
Tile & Mortar	\$5,000
Electrical Outside Lighting	\$3,000
Marpan Thrash Disposal	\$1,000
Volunteer Time	\$3,500
GRAND TOTAL	\$27,500

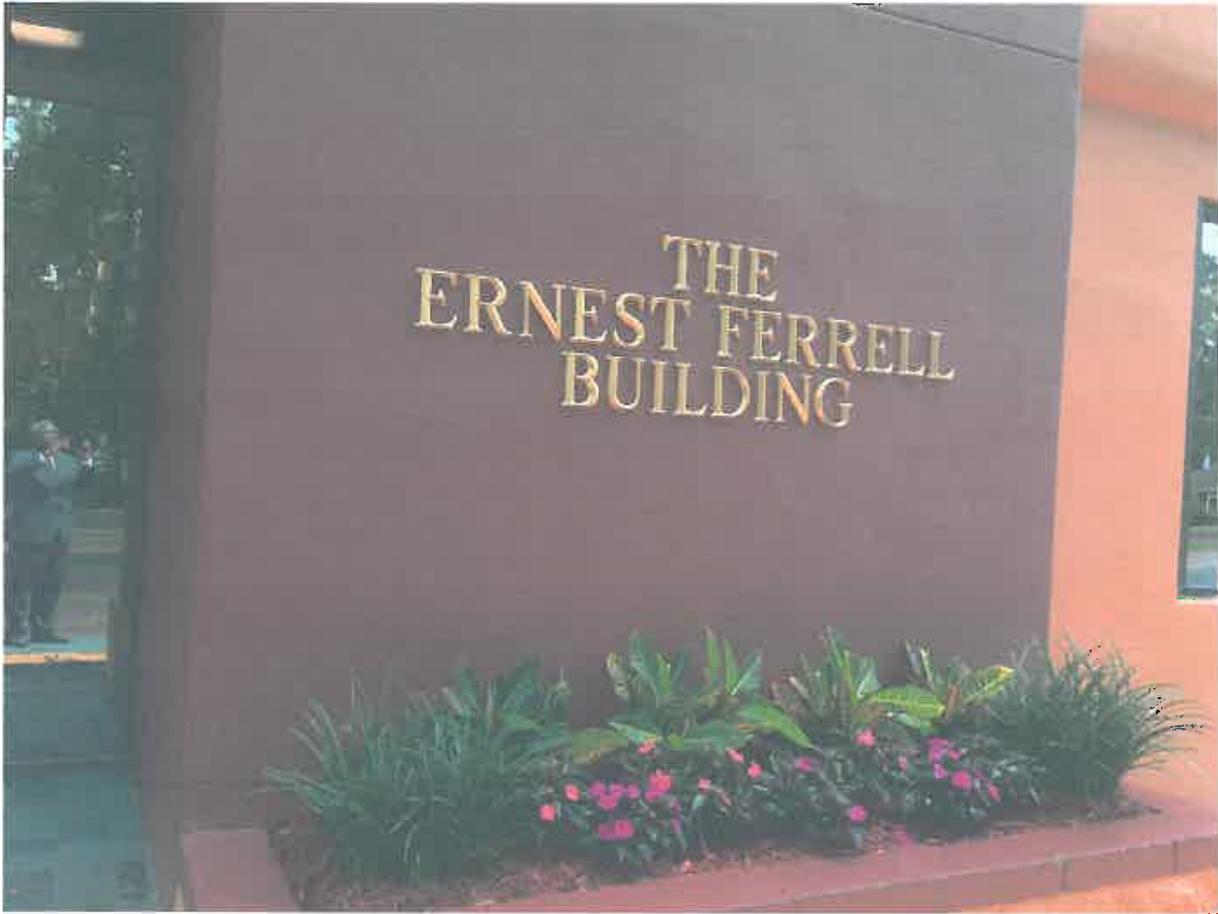


















Agenda Item Details

Meeting	Nov 25, 2013 - CRA Board Meeting
Category	4. Policy Formation & Direction
Subject	4.04 Review of City of Tallahassee Community Redevelopment Agency Public Purpose Programs and Projects -- Roxanne Manning, Tallahassee Community Redevelopment Agency
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budget Source	There is no fiscal impact for this agenda item.
Recommended Action	There is no recommended action for this agenda item, information only.

Public Content

For more information, please contact: Rick McCraw, Tallahassee CRA, 850-891-8352

Statement of Issue

To help prepare the Board for the future discussion on the proposed Investment Plan, and to provide a detailed perspective of the Community Redevelopment Agency's (CRA) investments, Agency staff provided a review of the return to the CRA from the major CRA Development Projects, the Commercial Façade Improvement Grant Program and the Retail Incentives Loan Program at the October 21st CRA Board meeting. However, the CRA has also made significant investments in social and public projects and programs. This report provides a summary of those investments.

The CRA invests in social and public purpose projects through Community/Non-Profit Projects, Affordable Housing Projects, Public Arts Projects, and the Promotional/Special Events Program in both the Greater Frenchtown/Southside (GFS) and the Downtown District (DD) Community Redevelopment Areas. These projects and programs are briefly highlighted below and are described in greater detail in the body of the agenda item.

Major Community Projects/Non-Profit - Since 2007, the CRA Board has approved approximately \$1.5 million in grant funds (with an additional \$8,000 pending) for six major community/non-profit development projects within both redevelopment districts. This has ranged from \$70,000 in grant funds for the renovation of the Tallahassee Urban League building to \$200,000 in grant funds for the renovation of the Franklin Building, which is used as the Tallahassee office of the NAACP.

Affordable Housing Projects - To date, the CRA has committed nearly \$2.0 million in grants for affordable housing, including \$200,000 in FY 2014. The funds have ranged from grants of \$36,000 for the renovation of a home on West 5th Avenue to \$925,000 to assist in the construction of the 93-unit Goodbread Hills apartment complex. CRA funds have assisted in the delivery of 117 affordable housing units, with at least three more planned for FY 2014.

Public Arts Projects - The CRA has also spent and/or committed approximately \$126,000 to five public arts projects since 2008 as a way to highlight infrastructure improvements, recognize historic events, help reduce blight conditions, and attract visitors to both the GFS and DD redevelopment areas.

Promotional/Special Events Program – Since FY 2010, the CRA has awarded nearly \$232,000 in promotional and special

events funds, with \$100,267 provided in support of 25 events in the GFS redevelopment district and \$131,400 provided for 33 events in the DD redevelopment district. The intent of this program is to stimulate interest in the two redevelopment areas, attracting both visitors and persons interested in redeveloping or relocating to area.

This agenda item is provided as information only, no actions are being requested. Staff anticipates providing the CRA Board with updates on these programs and projects annually, or sooner if there are significant changes to the programs.

Recommended Action

There is no recommended action for this agenda item, information only.

Fiscal Impact

There is no fiscal impact for this agenda item.

Supplemental Material/Issue Analysis

History/Facts & Issues

To help prepare the Board for the future discussion on the proposed Investment Plan, CRA staff provided a review of the return on investments to the CRA from the Major CRA Development Projects, the Commercial Façade Improvement Grant Program and the Retail Incentives Loan Program at the October 21st CRA Board meeting.

This report reviews the impacts of the social and public purpose projects supported through Community/Non-Profit Projects, Affordable Housing Projects, Public Arts Projects, and the Promotional/Special Events Program in both the Greater Frenchtown/Southside (GFS) and the Downtown District (DD) Community Redevelopment Areas.

Community/Non-Profit Projects

Since 2007, the CRA Board has approved approximately \$1.5 million in grant funds (with an additional \$8,000 pending) for six major community/non-profit development projects within both redevelopment districts. This has ranged from \$70,000 in grant funds for the renovation of the Tallahassee Urban League building to \$674,447 for the construction of the Delta Kappa Omega and Providence Neighborhood Community Center. The projects are listed below and at Attachment 1.

• Tish Byrd Community Garden:	\$125,000
• Frenchtown Community Credit Union:	\$150,000
• Stearns Street Community Center:	\$146,000
• Delta Kappa Omega and Providence Neighborhood Community Center:	\$674,000
• John G. Riley House Museum Visitor Center:	\$175,000
• NAACP/Franklin Building Renovation:	\$200,000
• Tallahassee Urban League Building Renovation:	\$70,000 (additional \$9,000 requested)
Total	\$1,540,000

Although these projects will not add to the taxable value of the redevelopment districts, their renovations address blight conditions and/or serve the redevelopment area by improving the services offered to the public by the organizations that received the grant funds. As an example, the Delta Kappa Omega Service Sorority agreed to provide at least \$100,000 construction and furnishing funds for the community center. They also worked with the Providence neighborhood to identify services needed by the neighborhood, and are working to establish those services in the community center on a regular basis. Similarly, with the visitor center completion, the John G. Riley House Museum staff was able to move office operations out of the museum, allowing them to use almost all of the John G. Riley House for museum operations. The visitor center also allows the museum staff to explore additional community offerings by the museum, such as heritage tourism.

Affordable Housing Projects

Some of the first projects supported by the CRA were the construction of affordable housing. To date, the CRA has committed or spent nearly \$2.0 million in grants for affordable housing, including \$200,000 in FY 2014. The funds have ranged from grants of \$36,000 for the renovation of a home on West 5th Avenue, to \$925,000 to assist in the construction of the 93-unit Goodbread Hills apartment complex. CRA funds have assisted in the delivery of 117 affordable housing units, with at least three more planned for FY 2014. To date, all the affordable housing funds have been spent within the GFS redevelopment area. The affordable housing projects are listed below and at Attachment 2.

• Providence Neighborhood Infill:	\$274,000
• Goodbread Hills:	\$925,000
• Bethel Community Development Corporation:	\$422,000
• Rainbow Rehab:	\$36,000
• Neighborhood Stabilization Program Support:	\$35,000
• FY 2014 Affordable Housing Funds:	<u>\$200,000</u>
Total	\$1,892,000

Similar to the Community/Non-Profit projects described above, the affordable housing projects are not expected to add significantly to the taxable value of the redevelopment areas. The properties that are owned and operated by the non-profits, such as the Tallahassee Housing Authority (THA) and the Bethel Community Development Corporation (CDC), are tax exempt, and the taxable value of most privately owned affordable homes are fairly low due to homestead exemptions. However, the provision of 120 quality, affordable housing units through new construction and the renovation of existing properties reduce blight conditions in the redevelopment area. This is expected to further other redevelopment efforts in the area. In addition, most of these projects have been leveraged with funds or in-kind services from other organizations, creating a different type of return for the CRA. For example, the \$925,000 in CRA funds for the Goodbread Hills development was leveraged with nearly \$13.0 million in construction funds. At a smaller, but no less important level, the \$36,000 in grant funds provided to Rainbow Rehab was matched with approximately 1,700 volunteer in-kind labor to complete the renovation, which equates to \$17,000 at \$10/hour.

Public Arts Projects

The CRA has also spent or committed approximately \$126,000 for five public arts projects since 2008 as a way to highlight infrastructure improvements, recognize historic events, help reduce blight conditions, and attract visitors to both the GFS and DD redevelopment areas. The public arts projects are listed below and at Attachment 3.

Charles Hook Sculpture Garden (Railroad Square):	\$35,000 (\$5,000 spent)
Façade Improvements – 224 South Monroe (former Atlantis Restaurant site):	\$6,000 (no funds spent)
Civil Rights Commemorative Sidewalk:	\$67,000
Gaines Street Tree Project:	\$10,000
Seven Days of Opening Nights Murals:	<u>\$8,000</u>
Total	\$126,000

Not included in the projects above are the Commercial Painting Grant Program funds that, since September 2012, can be used for murals. Only one commercial painting grant award, \$3,616 to Paul Rutkovsky, has been awarded for a mural on the building at 517 West Gaines Street. These art projects will not directly add to the taxable value of either redevelopment district, but, to the extent that they help eliminate or reduce conditions of blight and help promote visitors and attract other activities and development opportunities to the redevelopment areas, they do have a positive return to the CRA.

Promotional and Special Events Program

In FY 2010, the CRA established the Promotional and Special Events Program, which provides funds to qualified non-profits for events and activities designed to stimulate interest in the two redevelopment areas, attracting both visitors and persons

interested in redeveloping or relocating to area. From FY 2010 to FY 2014, the CRA awarded nearly \$232,000 in promotional and special events funds, with \$100,267 provided in support of 25 events in the GFS redevelopment district and \$131,400 provided for 33 events in the DD redevelopment district. From FY 2010 through FY 2013, the program funds were awarded on a first-come, first-served basis for qualified applicants. In FY 2014, the program was changed to a competitive review process.

The return on investment for this program is determined by the quality of the events, the number of events, the number of event attendees, the success the applicant has in raising funds for future events, and similar criteria. Program updates to the CRA Board on the success and challenges of the program are provided to the CRA Board in October, at the end of the fiscal year, and in April, at the mid-point of the fiscal year.

This is the second in a series of CRA program and project updates staff plans to present to the Board in preparation for discussions on the proposed CRA Investment Plan in early 2014. Future updates will include infrastructure investments, land acquisitions, environmental assessments and remediation, site preparations, and development studies.

This agenda item is provided as information only, no actions are being requested. Staff anticipates providing the CRA Board with annual updates on these program and project, or sooner if there are significant changes to the programs or projects.

Charitable Contributions

Not Applicable

Options

There is no recommended action for this agenda item, information only.

Attachments/References

1. Summary of CRA Community/Non-Profit Development Projects, 2007 to 2012
2. Summary of CRA Affordable Housing Projects, 2002 to 2014
3. Summary of CRA Public Arts Projects, 2008 to 2011

[Attach 1 Summary of Community Non-Profit Projects.pdf \(39 KB\)](#)

[Attach 2 Summary of Affordable Housing Projects.pdf \(41 KB\)](#)

[Attach 3 Summary of Public Art Projects.pdf \(38 KB\)](#)

Administrative Content

**Summary of CRA Community/Non-Profit
Development Projects, 2007 to 2012**

F Y	Organization	Project Description	Grant Award	Grant Expended	Redevelopment District
2007	Tish Byrd Community Garden	Construction of the Tish Byrd Gardens in the Carolina Oaks neighborhood.	\$125,000	\$125,000	GFS
	Frenchtown Community Credit Union	Assist the Bethel Empowerment Foundation with interior building improvements & purchase of banking equipment for the credit union.	\$150,000	\$150,000	GFS
2008	1200 Streamns Street Community Center	Renovations to the community center at the former Sunshine Apartments complex.	\$146,000	\$146,000	GFS
2009	Delta Kappa Omega	Construction of the Delta Kappa Omega and Providence Neighborhood Community Service Center	\$674,000	\$674,000	GFS
2011	John G Riley House Museum Visitor Center	Construction of 1,000 square feet visitor center adjacent to the museum.	\$175,000	\$175,000	DD
	NAACP Historic Franklin Building	Renovation to the Franklin Bulding, which will be used as the headquarters of the Tallahassee office of the NAACP, and as a community meeting space.	\$200,000	\$200,000	GFS
	Tallahassee Urban League ¹	Renovation of Tallahassee Urban League building which is used as office headquarters and community meeting space.	\$79,000	\$70,000	GFS
Totals:			\$1,549,000	\$1,540,000	

1. The \$79,000 in grant funds is based on CRA Board approval of the additional funding request of \$8,071. To date, \$70,000 in grant funds have been spent.

**Summary of CRA Affordable Housing Projects
2002 to 2014**

FY	Organization	Project Description	Grant Award	Grant Expended	District	
2002 to 2005	Providence Neighborhood Infill (through the City's Dept. of Neighborhood and Community Services and CRA)	Land acquisition, demolition, site preparation and/or construction of 13 single-family affordable homes.	\$274,000	\$274,000	GFS	16
	Tallahassee Housing Authority and Pinnacle Housing - Goodbread Hills	Construction of Goodbread Hills, a multi-family affordable apartment development.	\$925,000	\$925,000	GFS	93
2008	Bethel Community Development Corporation (CDC)	Homebuyer mortgage assistance for three homes.	\$124,000	\$76,000	GFS	3
	Rainbow Rehab	Rehabilitation of a single-family home on 5th Avenue.	\$46,000	\$36,000	GFS	1
2009	Bethel CDC	Land acquisition and construction of four homes using green building techniques.	\$168,000	\$147,000	GFS	2
	Neighborhood Stabilization Program	NSP technical assistance for affordable housing projects in the redevelopment area.	\$35,000	\$35,000	GFS	NA
2011	Bethel CDC	Rehabilitation of a single-family home at 405 Lewis Street.	\$105,000	\$102,000	GFS	1
2012	Bethel CDC	Funds were awarded for rehabilitation of a single family home and later reprogrammed for construction of a single-family home at 2310 Oliver Street.	\$97,000	\$97,000	GFS	1
2014	Affordable Housing ¹	Funds will be used for emergency home repairs (\$100,000), to leverage the construction of three new affordable income homes (\$50,000) and additional affordable housing requirements (\$50,000).	\$200,000	\$0	GFS	3
Totals:			\$1,974,000	\$1,692,000		120

1. Funds were approved as part of the FY 2014 budget in September. Staff is working with the City's Affordable Housing Division on implementing the approved program funds.

**Summary of CRA Public Art Projects
2008 to 2011**

F Y	Organization	Project Description	Grant Award	Grant Expended	Redevelopment District
2008	621 Gallery Charles Hook Sculpture Garden ¹	Design, construction and installation of landscaping and hardscaping improvements in Railroad Square for the sculpture garden.	\$35,000	\$5,000	GFS
2009	Seminole Tribe of Florida ²	Façade improvements following removal of existing building (fomer Atlantis Restaurant) at 224 South South Monroe Street; city and TDIA to contribute equal amounts	\$6,000	\$0	DD
2010	Civil Rights Commemorative Sidewalk	Design, fabrication and installation of the sidewalk panels at the corner of S. Monroe and Pensacola Streets.	\$67,500	\$67,000	DD
2010	Gaines Street Tree Project	Grant to COCA to oversee the selection of the artist and installation of the artwork in front of the large Oak on Gaines Street and across from the FL Department of Education.	\$10,000	\$10,000	GFS
2011	Seven Day of Opening Nights Mural	Provide funding in support of Seven Days of Opening Nights, to paint two murals on buildings along Gaines Street	\$8,000	\$8,000	GFS
Totals:			\$126,500	\$90,000	

1. Staff will evaluate the continuance of this project in early 2014 and bring a recommendation to the CRA Board.
2. Staff will coordinate with the City and the DIA on the continuance of this project in early 2014 and bring a recommendation to the CRA Board.

**Agenda Item Details**

Meeting	Nov 25, 2013 - CRA Board Meeting
Category	4. Policy Formation & Direction
Subject	4.05 Project/Program Updates (materials to be provided at Board meeting) -- Roxanne Manning, Tallahassee Community Redevelopment Agency
Access	Public
Type	Action, Discussion

Public Content

Materials to be provided at Board meeting

Administrative Content
