



CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
MEETING AND PUBLIC HEARING AGENDA

October 23, 2014, 9:30 AM
City Commission Chambers
City Hall, Second Floor

- I. **CALL TO ORDER**
9:30 AM

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

- III. **CONSENT ITEMS**
 - 3.01 Approval of Summary Meeting Minutes from the June 26, July 10 and September 29, 2014 CRA Board Meetings - Rick McCraw, CRA Program Director

- IV. **POLICY FORMATION AND DIRECTION**
 - 4.01 Revised Approval of Grant Funding in Support of Railyard Lofts at College Town (DT District) – Rick McCraw
 - 4.02 Approval of Grant Funding in Support of Doubletree Hotel Sidewalk/Streetscape Improvements (DT District) – Rick McCraw
 - 4.03 Discussion and Direction on CRA Policy Issues - Roxanne Manning, CRA Executive Director
 - 4.04 Program and Project Updates – Roxanne Manning

- V. **UNAGENDAED PUBLIC COMMENTS**

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



Agenda Item Details

Meeting	Oct 23, 2014 - CRA Board Meeting
Category	3. Consent Items
Subject	Approval of Summary Meeting Minutes from the June 26, July 10 and September 29, 2014 CRA Board Meetings -- Roxanne Manning, Tallahassee Community Redevelopment Agency
Access	Public
Type	Action (Consent)
Fiscal Impact	No
Recommended Action	Option 1 - Approve the summary minutes from the June 26, July 10 and September 29, 2014 CRA Board meetings.

Public Content

For more information, please contact: Stacey Peter, Tallahassee CRA, (850) 891-8356

Statement of Issue

Attached for review and approval by the CRA Board are the draft summary minutes from the June 26, July 10 and September 29, 2014 CRA Board meetings.

Recommended Action

Option 1 - Approve the summary minutes from the June 26, July 10 and September 29, 2014 CRA Board meetings.

Fiscal Impact

None

Supplemental Material/Issue Analysis

History/Facts & Issues

Attached for review and approval by the CRA Board are the draft summary minutes from the June 26, July 10 and September 29, 2014 CRA Board meetings.

Options

1. Approve the summary minutes from the June 26, July 10 and September 29, 2014 CRA Board meetings.
2. Do not approve the draft summary minutes from the June 26, July 10 and September 29, 2014 CRA Board meetings; provide staff with alternate direction.

Attachments/References

1. Draft Summary Tallahassee Community Redevelopment Agency Board Meeting Minutes, June 26, 2014

2. Draft Summary Tallahassee Community Redevelopment Agency Board Meeting Minutes, July 10, 2014
3. Draft Summary Tallahassee Community Redevelopment Agency Board Meeting Minutes, September 29, 2014

[Attach 1.pdf \(815 KB\)](#)

[Attach 2.pdf \(776 KB\)](#)

[Attach 3.pdf \(86 KB\)](#)

Draft MINUTES

TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING

Tallahassee, Florida
June 26, 2014

The Tallahassee Community Redevelopment Agency (CRA) Board met on June 26, 2014, in the Commission Chambers in City Hall with City Commissioners Gillum and Ziffer and County Commissioners Dozier (CRA Vice-Chair), N. Maddox, Lindley and Proctor present at the start of the meeting. Also present were Executive Director Roxanne Manning, CRA Program Director Rick McCraw and CRA Senior Community Redevelopment Planner Sherri Baker. Commissioner S. Maddox was absent.

Commissioner Dozier, CRA Vice-Chair called the meeting to order at 9:36 a.m.

Mayor Marks (CRA Chair) and City Commissioner Miller arrived at 9:39 am and 9:53 am respectively.

PUBLIC COMMENTS ON AGENDA ITEMS

Mr. Bob Fulford, 231 Westridge Drive, addressed the board concerning agenda **Item 4.01**, stating he is not against the O'Connell Property land swap deal but has interests in preserving the old city jail (Firestone Building). When the building belonged to the State, he worked on the restoration. He would like to ensure there is community involvement when the discussion on the redevelopment of the building occurs to recognize the importance of preserving the art deco architecture.

CONSENT ITEMS

Commissioner N. Maddox **moved to approve the staff's recommendations presented in Item 1 of the Consent Agenda.** Upon second by Commissioner Ziffer, **the vote was as follows:**

AYE: Dozier, Gillum, Lindley, N. Maddox, Proctor and Ziffer

NAY: None

ABSENT: S. Maddox, Marks and Miller

Item 1 – Approved the CRA Board Minutes from the following meeting:

April 24, 2014 Tallahassee Community Redevelopment Agency Board

POLICY FORMATION AND DIRECTION

Authorize CRA to Negotiate and Execute and Exchange Agreement with FSU for the Sale of the Former O'Connell Property (402 W. Gaines St)

Item 4.01 introduced by Roxanne Manning, Executive Director, was an update on the Florida State University (FSU) offer for the O'Connell property swap.

Roxanne Manning welcomed the FSU representatives and introduced Commissioner Gillum for presentation of the agenda item.

Commissioner Gillum presented an overview of the agenda item. Prior to his overview, Commissioner Gillum stated he wasn't aware of the historic value of the site as discussed under Public Comments, and noted that the future use of the properties is not a part of the proposed land swap agreement, but will be addressed at a later time. Commissioner Gillum stated that the O'Connell site is valued at approximately \$5.8 million and the FSU properties (Firestone Building and Bloxham Annex) are valued at approximately \$4.08 million. In order to close the gap between the values of the properties, FSU included 715 Gaines Street, valued at \$770,000, and an additional cash settlement of approximately \$960,000. The CRA may assist with relocation up to \$50,000 for the FSU's School of Social Work which is currently at 715 Gaines Street and would provide a lease of the property to the School of Social Work for up to two years. If the School of Social Work relocates to CRA or City-owned property, the CRA will subsidize the rent over a three-year period. The CRA may use the proceeds from the sale of 715 West Gaines Street to cover remediation of environmental contamination for the Firestone Building and Bloxham Annex. Any 715 West Gaines Street funds remaining from the remediation of the Firestone and Bloxham Annex properties would be used for O'Connell property long-term improvements. Finally, \$400,000 of the \$960,000 cash sale will be set aside in an escrow account for remediation of contamination on the O'Connell property. This includes a provision that FSU refund \$200,000 of the escrowed funds to the CRA in the first year, and all funds not used for environmental cleanup be returned to the CRA after five years. This brings the total value of the proposed exchange agreement to \$5.8 million.

Following today's CRA Board action, the land swap agreement will be reviewed and approved by the FSU Board of Trustees today and tomorrow. The agreement will then be reviewed by the Florida Cabinet, as Trustees for the Internal Improvement Trust Fund (TIITF), sometime in August or September. Following the Cabinet's approval, the CRA and FSU staff will proceed with the formal property exchange closing, with a 60 day due diligence grace period before the exchange is completed in December 2014. During this time, the CRA will continue dialogue related to best uses for the Bloxham Annex and Firestone properties. Once the properties have been transferred to the CRA, they will be marketed for redevelopment via a request for proposal (RFP) process.

Following the presentation, Commissioner Gillum moved **to approve Option 1 and authorize CRA Executive Director to complete LOI negotiations with FSU regarding the exchange of the O'Connell property and enter into a Sales Exchange agreement with the TIITF Board (as the land owner) consistent with this agenda item and direction from the CRA Board.** The motion was seconded by Commissioner Lindley.

The Board thanked Commissioner Gillum for his leadership and commitment to the land sale proposal.

Commissioner Gillum also acknowledged the assistance of the CRA staff, the City Manager's office and FSU staff from the President's office for their collaboration in working to get this land swap completed.

Commissioner Proctor noted the accomplishments of Commissioner Gillum in negotiating the proposal. He observed the project's value to Cascade Park and suggested that with the increased pedestrian traffic, this area be considered a recreation and performing arts district in the area by redeveloping and incorporating Myers Park into the Downtown Redevelopment District.

Commissioner Ziffer stated the idea holds merit but he was not certain the district boundaries included all the properties discussed. He also suggested staff come back to the CRA Board with some ideas about purchasing land on South Monroe Street that could be offered to developers for potential redevelopment.

In response to Commissioner Ziffer, Commissioner Gillum stated once the RFP process begins there will be an opportunity to develop a wider vision for the area that includes other adjacent properties, such as the Old Waterworks Building.

Commissioner Proctor requested the opportunity to submit a white paper sharing his ideas on redevelopment in the area.

Following the discussion, a vote was made on the motion **to approve Option 1 and authorize CRA Executive Director to complete LOI negotiations with FSU regarding the exchange of the O'Connell property and enter into a Sales Exchange agreement with the TIITF Board (as the land owner) consistent with this agenda item and direction from the CRA Board. The vote was as follows:**

AYE: Dozier, Gillum, Lindley, N. Maddox, Marks, Miller, Proctor and Ziffer

NAY: None

ABSENT: S. Maddox

Authorize CRA to Negotiate and Execute Parking Management and Parking Space Lease Agreements of CRA-Owned Public Parking Spaces in Deck and Block Developments on Gaines Street

Item 4.02 presented by Rick McCraw, CRA Program Director, was a request to negotiate and execute parking management and parking space lease agreements of CRA-owned public parking spaces in Deck and Block Developments on Gaines Street.

The properties were developed as mixed use developments consisting of residential units, retail space and parking, and are now known as the "Deck" and the "Block." As part of the development agreement, the CRA purchased 137 public parking spaces in the Deck and 35

public parking spaces in the Block. CRA staff and District Joint Ventures (DJV) representatives have been working out details on the management proposal for the public parking spaces, including the lease of some spaces to DJV for retail employees.

One of the major concerns of CRA staff has been controlling the costs to maintain the public parking spaces to help ensure the costs do not exceed the income that will be generated from the public parking. After reviewing options, CRA staff determined that contracting with DJV to manage the public parking in both developments provided a consistent management presence and an economical solution for a quarterly management fee of \$3,600, plus capital expenses. In addition, DJV has requested to lease 25 of the public parking spaces in the Deck development from the CRA at a rate of \$50 per month for retailer operators. This will generate \$3,750 in income to the CRA per quarter, not including parking revenues from the remaining 147 public spaces. Under the current proposals, the CRA will begin collecting the DJV lease parking lease fees on August 1, 2014, but will not be required to pay the DJV quarterly management fee until January 1, 2015. Finally, the CRA will temporarily lease multi-station parking meters until the City completes its RFP for a pay station vendor, at which time the CRA will purchase the stations from that vendor selected.

Commissioner Dozier thanked staff for the detailed presentation and voiced her concern regarding the challenges of public parking in the College Town and Gaines Street area. She inquired about how many public parking spaces are accessible to the community and not just students and the implementation of signage to the existing spaces.

In response to Commissioner Dozier, Rick McCraw outlined the public parking spaces located in the Deck and the Block, the Catalyst and the FSU parking garage behind College Town. Many of the parking spaces purchased by the CRA are primarily used in support of the retail component within such developments. At the request of Commissioner Dozier, staff will provide a summary of all public parking spaces within the Gaines Street area.

As follow-on to Commissioner Dozier's question, Shawn McIntyre, Managing Partner with North American Properties/DJV, outlined the Deck and the Block parking spaces and maintenance. Their residential parking is at 85% of their residential beds, which is at a higher rate than other developers in town, with retail development that can be used by Deck and Block customers, as well as other customers of other retailers in the area. Parking is free for the first hour, a dollar an hour after, with various parking time limits based on the time of the day. With the leasing of the 25 parking spaces from the CRA, the operating expenses to the CRA should be cost neutral. There will be more than 40 on-street public parking spaces. Signage will be provided directing visitors to the public parking spaces in the two parking garages.

Mayor Marks inquired about the type of payment opportunities at the pay stations.

Mr. McIntyre responded the pay stations will be internet-based, accepting credit cards and pay-by-phone.

Commissioner Gillum moved to authorize the CRA executive director to negotiate and execute parking management and lease agreements of CRA-owned public parking spaces in Deck and Block developments on Gaines Street consistent with this agenda item and guidance provided by the CRA Board, upon seconded by Commissioner Lindley; the vote was as follows:

AYE: Dozier, Gillum, Lindley, N. Maddox, Marks, Miller, Proctor, and Ziffer

NAY: None

ABSENT: S. Maddox

Program and Project Updates

Roxanne Manning thanked the Board for approval of the FSU agenda item and explained that some of the funding from the sale of the O'Connell property will be used towards development of the Frenchtown Marketplace. She noted that staff, working with KCCI, has looked at several locations to service the marketplace and has found a development for servicing the Frenchtown Marketplace. Pending additional research, the property has the potential to benefit the marketplace but needs to be vetted through the community meetings and will be brought back to the Board within the next few months.

During the summer break, staff will work to organize the community meetings for discussion on the investment and redevelopment plans. There will be a total of four meetings, two in the Frenchtown and two in the Southside area of the Greater Frenchtown/Southside Community Redevelopment Area. The Board members requested notification on when and where the meetings will occur, and wanted to ensure there will be emphasis on community outreach efforts.

Roxanne Manning reminded the Board of the July 10th meeting, and that briefings will occur during the next week.

Commissioner Miller commented on the success of the CRA, noting its starts as a Front Porch initiative. She indicated it is a great story to tell as part of the community outreach effort. She also noted that more funding opportunities will be available as projects come on-line in FY 2015.

Roxanne Manning stated that an informational booklet has been created and was provided to the Board members describing the CRA's programs and projects to help answer constituent questions.

Commissioner N. Maddox inquired if the brochure would be made available to the public.

Ms. Manning stated staff was looking at printing options and that the brochure would be added to the CRA's website.

UNAGENDAED PUBLIC COMMENT

There were no unagendaed public comments.

UNAGENDAED ITEMS/COMMISSION DISCUSSION

Mayor Marks inquired about the boundaries of the two redevelopment areas and requested an update on invested dollars and development taking place in the Madison Street,

Woodward Avenue and Gaines Street area. He requested this information for inclusion in a report to the House Transportation Committee and Amtrak to restore Amtrak services from Jacksonville to New Orleans. The plan's focus is changing from travel to reflect the development opportunities adjacent to the station that would serve Tallahassee.

Commissioner Ziffer suggested inclusion of FAMU Way and Cascades Park developments to the proximity of the station.

Commissioner Miller questioned the total investment dollars on Gaines Street, FAMU Way and Cascades Park.

In response to Commissioner Miller's question, Roxanne Manning explained the \$190 million total is representative of Gaines Street private development. She will provide the requested information and incorporate FAMU Way and Cascades Park as separate line items in the summary.

A short discussion ensued between the Board members and staff about holding a public hearing on the Art Deco and Firestone buildings to provide an opportunity for the community and the Board to provide feedback and insight on the proposed redevelopment of the properties. Roxanne Manning advised that staff was working with the Tallahassee Trust for Historic Preservation and others as part of the redevelopment process, and would provide opportunities for public comments and recommendations.

Commissioner Ziffer recognized Dr. Audra Pittman, the new COCA Executive Director, who was in attendance in the audience.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 10:23 a.m.

Draft MINUTES

TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING

Tallahassee, Florida
July 10, 2014

The Tallahassee Community Redevelopment Agency (CRA) Board met on July 10, 2014, in the Commission Chambers in City Hall with Mayor Marks (CRA Chair), City Commissioners S. Maddox, and County Commissioners Dozier (CRA Vice-Chair), N. Maddox, Lindley and Proctor present at the start of the meeting. Also present were Executive Director Roxanne Manning, CRA Program Director Rick McCraw and CRA Senior Community Redevelopment Planner Sherri Baker. Commissioner Gillum and Ziffer were absent.

Mayor Marks, CRA Chair, called the meeting to order at 9:40 a.m.

City Commissioner Miller arrived at 9:53 am.

PUBLIC COMMENTS ON AGENDA ITEMS

There was no public comment on agenda items.

CONSENT ITEMS

Commissioner Lindley **moved to approve the staff's recommendations presented in Item 1 of the Consent Agenda.** Upon second by Commissioner Dozier, **the vote was as follows:**

AYE: Dozier, Lindley, N. Maddox, S. Maddox, Marks and Proctor

NAY: None

ABSENT: Gillum, Miller and Ziffer

Item 1 – Approved the CRA Board Minutes from the following meeting:

May 29, 2014 Tallahassee Community Redevelopment Agency Board

POLICY FORMATION AND DIRECTION

Approval of Grant Funding in Support of Railyard Lofts at College Town Development

Item 4.01 introduced by Roxanne Manning, CRA Executive Director, was the approval of grant funding in support of Railyard Lofts at College Town Development.

The Railyard at College Town, LLC (Developer) has submitted a request for \$599,350 in CRA grant funds for assistance in development of the Railyard Lofts at College Town (Project), a seven-story mixed-use residential condominium at the intersection of Gaines Street and Woodward Avenue, within the Downtown District Community Redevelopment Area (DD redevelopment area), and on the site of the former Haunted House warehouse. The proposed development will consist of 13,300 square feet of ground floor retail space and 42 two-bedroom, two-bathroom condominiums. The proposed Project is consistent with the Downtown District Community Redevelopment Plan by removing a blighting condition (the Haunted House) and promoting mixed-use development within the Gaines Street district.

The Developer is requesting CRA assistance to (1) underground the electric utilities in the City right-of-way (the pedestrian/bike path) between Lorene Street and Woodward Avenue to the west, (2) to underground the electric utilities in the City right-of-way between Lorene Street and Gay Street to the east, (3) for the installation of streetscape and landscape improvements in areas that will be located in the public realm (both City right-of-way and areas of the Project that will be open to the public), and (4) for the purchase of approximately 11,080 square feet of City right-of-way that is part of a former CSX spur.

In response to a question from Commissioner Dozier, Roxanne Manning advised that staff was prepared to provide a presentation on the request, but that the Board had the option of moving on the request without the presentation.

Commissioner N. Maddox **moved to approve grant funds of up to \$600,000 towards: (1) undergrounding of electric lines along the pedestrian/bike path from Lorene Street west to Woodward Avenue, (2) undergrounding of electric lines along the pedestrian/bike path from Lorene Street east to Gay Street, (3) landscape and streetscape improvements in the public realm, (4) and the purchase of approximately 11,080 square feet of City right-of-way from the former CSX property; and authorize the CRA Executive Director to negotiate and enter into a development agreement with the Developer consistent with this agenda and direction provided by the CRA Board.** The motion was seconded by Commissioner Dozier.

In a follow-up to the motion, Commissioner S. Maddox noted that the project funds being requested were for infrastructure improvements and right-of-way acquisition; funds were not being requested for construction for bricks and mortar construction of a private development. He felt this was a proper use of CRA funds.

Commission Dozier also noted her pleasure in the use of the CRA funds for the installation of underground utilities in support of the project.

Following the brief discussion, a vote was made on the motion **to approve Option 1 and approve grant funds of up to \$600,000 towards: (1) undergrounding of electric lines along the pedestrian/bike path from Lorene Street west to Woodward Avenue, (2) undergrounding of electric lines along the pedestrian/bike path from Lorene Street east to Gay Street, (3) landscape and streetscape improvements in the public realm, (4) and the purchase of approximately 11,080 square feet of City right-of-way from the former CSX property; and authorize the CRA Executive Director to negotiate and enter into a development agreement with the Developer consistent with this agenda and direction provided by the CRA Board.** The vote was as follows:

AYE: Dozier, Lindley, N. Maddox, S. Maddox, Marks, and Proctor

NAY: None

ABSENT: Gillum, Miller and Ziffer

Approval of Retail Incentives Loan for Hourigan's LLC; d/b/a Helios, A Tanning Boutique at 833 West Gaines Street, Unit 101 (The Loft on Gaines Building)

Item 4.02 presented by Sherri Baker, CRA Senior Community Redevelopment Planner, was a request for approval of a retail incentives loan for 833 West Gaines Street, Suite 101.

CRA staff received a retail incentives loan application from Hourigan's LLC, d/b/a Helios Tanning Boutique, for \$50,000 to help cover the cost of interior renovations, furnishings and equipment for a 960 square-foot tanning boutique at 833 West Gaines Street, Suite 101. The tanning boutique will be located in the Western-most retail bay of the Loft on Gaines building, which is located within the Greater Frenchtown/Southside Community Redevelopment Area.

The renovations consist of interior improvements valued at \$46,850 and furnishings and equipment valued at \$95,548. The CRA loan funds will be used to assist with the purchase of the tanning beds and a spray booth, with an estimated cost of \$65,000. Total estimated renovation and equipment cost is \$142,398. With a loan of \$50,000, the applicant would provide approximately 65 percent of the total project cost.

Staff in partnership with two local bankers with commercial lending experience, reviewed the application on June 27, 2014. Due to the applicant's business relation with Region's Bank, one banker abstained from providing a recommendation on the application but did participate in the discussion on the proposed business operation and expenses. Given the applicant does not have previous experience operating a business, and well-defined revenue projections for the business were not provided, staff (based on a recommendation from Ed Canup) recommends the CRA Board approve a \$30,000 retail incentive loan for Hourigan's LLC, amortized over five years with a Prime interest rate of 3.25 percent and a 60-month term, for an estimated loan payment of \$542.40 per month. The applicant is willing to secure the loan with a second mortgage on her property and by providing the tanning equipment as collateral.

Commissioner N. Maddox **moved to approve the retail incentives loan application contingent upon compliance with the staff conditions described in this agenda item, and authorize CRA staff to enter into a retail incentive loan agreement in the amount of \$30,000 amortized over five years with Hourigan's LLC.** The motion was seconded by Commissioner Dozier and discussion followed.

Commissioner Proctor inquired if the loan were to go into default what would be done with the equipment.

Ms. Baker responded the equipment would be sold to help cover the defaulted loan amount.

Commissioner S. Maddox stated that he would not support option 1. He stated his issue is not with Hourigan's LLC but with the practice of the CRA having a retail loan program. In his opinion, the CRA should not be in the business of providing loans to businesses in the CRA; there are better equipped organizations that already provide this service.

Commissioner Proctor advised that he also will not support the motion. He expressed a desire to see have the CRA provide affordable housing loans in targeted areas to help upgrade certain communities.

Commissioner Dozier expressed her support for Option 1 because it is in-line with current policy and previous retail loans, but she would support additional conversation about the retail incentives loan program particularly in areas that are experiencing redevelopment, such as Gaines Street.

Commissioner Lindley stated there is purpose in a retail incentive program to help support the development of small businesses but agreed further conversation is needed.

In a substitute motion, Commissioner N. Maddox **moved to postpone action until further discussion on the retail incentive loan program has occurred.** The motion was seconded by Commissioner S. Maddox.

A discussion continued by the Board regarding the retail incentive program focusing on the lack of banking and commercial lending experience by CRA staff, leveraging CRA funds with bank funds to promote further redevelopment, the return of investment on CRA funds, the general role of the CRA in small business development and incubation, and the possibility of receiving a loan application in support of a viable business operation that may not be supported by one or more CRA Board members.

Following the discussion, Commissioner N. Maddox rescinded his substitute motion. Commissioner Lindley made a second substitute motion to **move option 2 to not approve the retail incentives loan application**, upon second by Commissioner S. Maddox; **the vote was as follows:**

AYE: Dozier, Lindley, N. Maddox, S. Maddox, Marks, Miller, and Proctor

NAY: None

ABSENT: Gillum and Ziffer

Upon the vote, and following a recommendation from Roxanne Manning, Commissioner S. Maddox made a **motion for the CRA to suspend the retail incentive loan program making no retail recommendations or loans until further action of this body**, upon second by Commissioner Dozier; **the vote was as follows:**

AYE: Dozier, Lindley, N. Maddox, S. Maddox, Marks, Miller, and Proctor

NAY: None

ABSENT: Gillum and Ziffer

Discussion on the Draft FY 2015 City of Tallahassee Community Redevelopment Agency Budget

Item 4.03 presented by Rick McCraw, CRA Program Director, introduced the draft FY2015 CRA Budget to the CRA Board for review and discussion.

Roxanne Manning gave a brief overview on the goals and mission of the CRA during the past transitional year. She noted there is an increase in tax increment revenue projected for this year (FY 2015), but most of the funds are committed as funding reimbursement for recently completed projects. She explained the need for a new full-time contract management position that would eliminate the two part-time positions. She introduced Rick McCraw to present the projection for 2014 property tax rolls and anticipated FY 2015 increments to the Greater Frenchtown/Southside (GFS) and Downtown District (DD) redevelopment areas. Also included in the budget discussion is the Investment Plan to give the CRA Board the ability to be proactive in their choices on which projects and programs to fund.

A brief discussion occurred between the CRA Board members on the positives and negatives of keeping the intern position open. It was decided this was a decision best left to CRA management.

Commissioner N. Maddox expressed concern with the remaining uncommitted funds in the DD budget and how limited funding may be for the next few years. This may limit the types of projects the CRA can support.

Commissioner Miller noted her concern about the CRA becoming a tax increment reimbursement program. In response to Commissioner Miller's question, Roxanne Manning confirmed that the CRA has used the reimbursement of tax increment as a method of providing financial support to projects in the redevelopment districts. She also explained that staff was looking at other funding options, such as partial tax increment reimbursements. Roxanne noted that the reimbursements are based on new developments that help strengthen the ad valorem base, promotes job creation and maximizes the taxable value of a property to gain a better understanding of the impact to the entire redevelopment area.

As part of the planned public workshops, Commissioner Miller commented on improvement needs for Brevard Street, lighting at Lee Park and Riley Park improvements.

Rick McCraw provided the Board with an overview of the proposed FY 2015 budget with regards to tax increment and non-tax increment revenues, operational and capital expenses and proposed projects and investment plan. This is an informational presentation only; CRA staff is requesting Board input and comments for discussion at the two advisory committee meetings.

Based on the 2014 Preliminary Tax Roll values the CRA will receive approximately \$2.7 million in tax increments for FY 2015 an increase of \$656,214 from FY 2014. The GFS tax increment increased by about 6 percent and the DD increased by about 84 percent due to several new projects being added to the tax rolls. The projects such as 601 Copeland, College Town and The Catalyst have added approximately \$52 million in new taxable value. There is an additional \$1.7 million in other income including the \$560,000 from the sale of the O'Connell property. Operational expenses are approximately \$760,000 which is 21.4 percent of our

revenue which is down 11percent from FY 2014. A slight increase in expenses from FY 2014 is due to incorporating new expenses for parking garage management, maintenance and condominium insurance.

Commissioner Dozier questioned the need for insurance coverage for the garage due to the agreement between the CRA and District Joint Venture to manage the garage.

In response to Commissioner Dozier's question, Mr. McCraw explained because the CRA is a property owner (of parking spaces) within the condominium, property insurance is required in the event of a catastrophic event.

Mr. McCraw continued his discussion on the budget, highlighting the split of funds between the districts, GFS – 54 percent and DD – 46 percent. In response to a Commissioner question, he mentioned the new full-time position would become effective October 1st but would be hired later in the year. He summarized the capital expenses including approximately \$770,000 in grant payments to the developers for several projects that are on the tax rolls this year. The remaining uncommitted funds can be used at the discretion of the Board once feedback from the community meetings has been received.

The discretionary funding for GFS is \$2.2 million and DD is \$344,000. Currently, those dollars will be used towards the EMS MSTU refund, standing programs such as the Commercial Façade and Commercial Painting programs, demolition of the Shelter and Renaissance Community Center and site development of the Firestone and Bloxham Annex sites. This does not include land acquisition funding for Tennessee Street, South Monroe Street and Lake Bradford as further discussion/direction is needed from the Board.

Mayor Marks inquired about funding for the Amtrak Station Renovation. He stated there is an emphasis on redevelopment and economic development surrounding the train station in order to revive passenger service.

Rick McCraw responded the County's renovation proposal has been received by the CRA, but has not been presented to the Citizens' Advisory Committee for their comment. Staff anticipates presenting this to the CRA Board at the September 18th meeting.

Mayor Marks emphasized the recent discussions on re-establishing passenger rail service between Jacksonville and New Orleans. A major part of this discussion will focus on the type and value of economic development within 1.5 miles of the former Amtrak Station.

Rick reminded the Commissioners that the tax increment funding amounts are based on the Preliminary Tax Roll values prepared by the Leon County Property Appraiser. The actual amount of tax increment the CRA will receive will be based on the Final Tax Roll values, which will be provided in October after the FY 2015 budget has been adopted. The Final Tax Roll values could be higher or lower than the Preliminary Tax Roll values, but a major change is not expected. Anticipated FY 2015 CRA income includes approximately \$237,000 from parking leases and loan payments, which will be deposited in Reserve Accounts.

In closing, Rick explained that once additional input is received from the Board and the two advisory committees, staff will bring back the proposed FY 2015 CRA budget back for review by the CRA Board for review and approval. Staff is requesting approval by the CRA

Board to hold a Special CRA Board meeting in early September for additional comment on the proposed FY 2015 CRA Budget, prior to the final budget presentation for adoption at a public hearing scheduled for September 18th. In the discussion that followed, the Board agreed to have CRA staff coordinate with an early September meeting date through their respective aides.

Program and Project Updates

Roxanne Manning provided an update on the Board on the O'Connell property sale. Staff continued negotiations with FSU, and the agreement is complete. The agreement was submitted by FSU to the Florida Department of Environmental Protection (DEP) and will be submitted to the Florida Cabinet, as the Trustee for the Internal Improvement Trust Fund (TIITF) Board, in August. Once approved, there is a 60 day due diligence period to complete the various terms of the agreement.

She also updated the Board on the removal of the windows from the Electric Building. They are currently covered with plastic but the building looks great. Roxanne encouraged the Board members to drive by and see the improvements. The Board provided accolades to City and CRA staff, and the developer/restaurateur in the development of this project. Roxanne noted the efforts by Commissioner Miller in identifying the electric building as a possible restaurant location.

In closing, Roxanne advised the Board that the CRA was recently notified by the Florida Redevelopment Association (FRA) that we have received a Roy F. Kenzie award for Gaines Street.

UNAGENDAED PUBLIC COMMENT

Mr. Shukree Cha – Jua, 1880 Gina Drive, with the Chaires Community Life Enrichment Center Inc., Beauty for Ashes Halfway House program, spoke to his concerns about human capital and the need for CRA support. He requested the utilization of CRA funding to enhance the needs of human capital in the Historic Frenchtown community. He is concerned that the funding is primarily used for property development when there are needs in other areas such as the deteriorating human capital and people who are at risk. He requested funding be incorporated into the FY 2015 budget to address these needs with education activities or programs.

Mayor Marks indicated the CRA would not be the best resource to assist with Mr. Cha – Jua's request and directed staff to provide direction to Mr. Cha – Jua on locating other resources and agencies within the community.

UNAGENDAED ITEMS/COMMISSION DISCUSSION

There were no unagendaed/commission discussion items.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 10:50 a.m.

Draft MINUTES

TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING

Tallahassee, Florida
September 29, 2014

The Tallahassee Community Redevelopment Agency (CRA) Board met on September 29, 2014, in the Commission Chambers in City Hall with City Commissioners Gillum, Miller, S. Maddox, Ziffer and County Commissioners Dozier (CRA Vice-Chair), N. Maddox and Lindley present. Also present were CRA Executive Director Roxanne Manning, CRA Program Director Rick McCraw and CRA Senior Community Redevelopment Planner Sherri Baker. Mayor Marks and Commissioner Proctor were absent.

Commissioner Dozier, CRA Vice-Chair, called the meeting to order at 4:39 p.m.

PUBLIC COMMENTS ON AGENDA ITEMS

There was no public comment on the agenda items.

CONSENT ITEMS

Commissioner S. Maddox **moved to approve the staff's recommendations presented in Item 1 of the Consent Agenda.** Upon second by Commissioner N. Maddox, **the vote was as follows:**

AYE: Dozier, Gillum, Lindley, N. Maddox, S. Maddox, Miller and Ziffer

NAY: None

ABSENT: Marks and Proctor

Item 1 – Approved the 2015 CRA Board Meeting Schedule

POLICY FORMATION AND DIRECTION

**Approval of Commercial Façade Improvement Grant Application for
603 West Gaines Street (GFS) District**

Item 4.01 presented by Rick McCraw, CRA Program Director, was a request for approval of a commercial façade improvement grant for 603 West Gaines Street.

CRA staff received a commercial façade improvement grant application from Dean Minardi, owner/applicant, for \$50,000 to help cover the cost of exterior renovations of a former shipping warehouse located at 603 West Gaines Street. The building is approximately 14,000 square feet and will be completely renovated to house retail and/or restaurant establishments. The low bid for qualified work items is \$229,150, for which the applicant is seeking a commercial façade improvement grant of \$50,000. The total cost of exterior and interior improvements, as

well as furnishings, fixtures and equipment (FF&E), is estimated at \$1,200,000. The property is located within the Greater Frenchtown/Southside Community Redevelopment Area (GFS).

Commissioner N. Maddox **moved to approve the application for grant funds in the amount of \$50,000 for the construction of façade improvements to the building located at 603 W. Gaines St. and authorize CRA staff to enter into a commercial façade agreement with the applicant/property owner**, upon seconded by Commissioner Ziffer; **The vote was as follows:**

AYE: Dozier, Gillum, Lindley, N. Maddox, S. Maddox, Miller and Ziffer

NAY: None

ABSENT: Marks and Proctor

**Approval of Commercial Façade Improvement Grant Application for
101 South Adams Street (DT District)**

Item 4.02 presented by Rick McCraw, CRA Program Director, was a request for approval of a commercial façade improvement grant for 101 South Adams Street.

CRA staff received a commercial façade improvement grant application from IB Tallahassee, LLC, d/b/a The Doubletree by Hilton Hotel Tallahassee, for \$50,000 in exterior renovations of the hotel located at 101 S. Adams Street. The renovations partially covered by this grant consist of recladding the majority of the lower portion of the building exterior in Carrera marble. The low bid for the qualified work items is \$258,500, for which the applicant is seeking a commercial façade improvement grant of \$50,000. The cost of both internal and external improvements to the hotel is estimated to be approximately \$1,500,000. The property is located within the Downtown District Community Redevelopment Area (DT).

Commissioner Lindley moved to **approve the application for grant funds in the amount of \$50,000 for the construction of façade improvements to the building located at 101 S. Adams St. and authorize CRA staff to enter into a commercial façade agreement with the applicant/property owner**. The motion was seconded by Commissioner Gillum and discussion followed.

Commissioner Ziffer inquired when the second proposal from the Doubletree for sidewalk/streetscape improvements would be brought to the Board.

In response to Commissioner Ziffer's question, Mr. McCraw responded the proposal is being reviewed and was expected to be brought back to the Board in November. In addition to CRA staff review of the application, CRA and City staff are also looking at updates to the Adam Street concept, from Park Avenue to Jefferson Street/Pensacola Street, and how the Doubletree request would fit within the updated concept.

Commissioner S. Maddox provided some history on the creation of the Adams Street Commons, including the possible existence of bricks under the existing asphalt. He stated Adams Street should be the showcase of Downtown, but the current design is tired. He would like to see the Doubletree proposal expedited.

Commissioner Miller inquired about the complexity of restoring the bricks on Adams Street.

Roxanne Manning responded that staff was working with several other departments on the sidewalk/streetscape improvement request. She noted this was the first time she heard of bricks being in place on Adams Street. Roxanne indicated she would coordinate with the other departments on the cost and complexity of restoring the brick, and bring the information back to the Board.

The consensus of the Board was for staff to bring the second Doubletree proposal to the October 23rd CRA Board meeting.

Following the discussion, a vote was made on the motion to **approve Option 1 and authorize CRA staff to enter into a commercial façade agreement with the applicant/property owner**. The vote was as follows:

AYE: Dozier, Gillum, Lindley, N. Maddox, S. Maddox, Miller and Ziffer

NAY: None

ABSENT: Marks and Proctor

Program and Project Updates

Item 4.03 presented by Roxanne Manning, CRA Executive Director, was a program and project update.

Roxanne Manning updated the Board on the development of the Investment Plan, community meetings and amending and updating the GFS Community Redevelopment Plan. A consultant has been hired, and they are working with staff to establish meeting dates, times and locations. She also requested direction from the Board about incorporating policy discussions into future Board meetings or having the policy discussions as a separate workshop.

Following Ms. Manning's update, the Commissioner's discussed several redevelopment issues and provided staff with direction. The summary of these discussions are included under "Unagendaed Items/Commission Discussion" below.

UNAGENDAED PUBLIC COMMENT

Mr. Delaitre Hollinger, 501 Alpha Avenue, spoke of his concerns about the anticipated demolition of the Old Jail/Firestone Building. Mr. Hollinger requested the preservation of the old jail because of its historic value in the civil rights movement. He provided a brief overview of Tallahassee's civil rights history, including the country's first jail-ins as part of the 1960's sit-ins. He stated the building should be used to create a civil rights museum.

The Board thanked Mr. Hollinger for his advocacy for the preservation of Tallahassee's civil rights movement; however, they noted that changes to the building over the years may limit its historic nature and that another location may be better suited for a civil rights museum. The consensus of the Board was that the financial support and operation of a museum is not within

the focus of the CRA. It was noted that redevelopment of the property could include an element or feature that recognizes the role of the former jail in the City's civil rights history. This is something that would be addressed as redevelopment options for the properties are considered by the CRA Board.

Dr. Edward Holifield, 4032 Longleaf Court, spoke of his concerns about health care and outreach for health disparities in the Greater Frenchtown/Southside district and the lack of need for the Downtown redevelopment district. He expressed concern that CRA funding was being used by larger developments that did not need CRA assistance, several of which sell tobacco products that have a negative impact on the community, rather than supporting community health needs.

UNAGENDAED ITEMS/COMMISSION DISCUSSION

Commissioner Gillum suggested the Board consider the possible acquisition of state properties at the east end of Gaines Street to compliment the recent Cascades Park improvements and planned redevelopments in the area. He requested staff compile a list of state properties that might enhance on-going developments in this area.

The Board members continued the discussion on buildings owned by the City, the County and the State near the Bloxham Annex and Firestone buildings, including the Old City Waterworks building, and their interest in major redevelopment for the area. They requested more information from staff to help determine the role of those properties as a catalyst to stimulate further private sector redevelopment. The Board requested staff provide an overview of the properties available for redevelopment and expressed the need for an overall vision to provide a unified conceptual design for the area.

Commissioner N. Maddox also noted the need to consider the acquisition of additional properties adjacent/near the Shelter and Renaissance Community Center properties, which were purchased by the CRA during the summer. The additional acquisitions would enhance redevelopment opportunities along this section of Tennessee and Macomb Streets. Commissioner N. Maddox also discussed a restaurant that expressed interest in locating along Tennessee Street in this area but eventually chose an alternate location because of perceived development restrictions. He commented on the challenges in attracting businesses to this area, and the need to balance those challenges with the conceptual vision for the area.

ADJOURNMENT

There being no further business to discuss, the board meeting adjourned at 5:18 p.m., with the CRA Board Public Hearing set to reconvene at 5:30 p.m.

TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY **5:30 PM PUBLIC HEARING**

The Tallahassee Community Redevelopment Agency (CRA) Board Public Hearing for adoption of the FY 2015 CRA Operating and Capital Budget met on September 29, 2014, in the Commission Chambers in City Hall with City Commissioners Gillum, Miller, S. Maddox, Ziffer

and County Commissioners Dozier (CRA Vice-Chair), N. Maddox and Lindley present. Also present were CRA Executive Director Roxanne Manning, CRA Program Director Rick McCraw and CRA Senior Community Redevelopment Planner Sherri Baker. Mayor Marks and Commissioner Proctor were absent.

Commissioner Dozier, CRA Vice-Chair, called the meeting to order at 5:33 p.m.

PUBLIC COMMENTS ON THE PUBLIC HEARING AGENDA ITEM

There were no public comments on the public hearing agenda item.

ADOPTION OF THE FY 2015 CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY OPERATING AND CAPITAL BUDGET

Item 5.01 presented by Rick McCraw, CRA Program Director, was a request for adoption of the FY 2015 CRA Budget.

Mr. McCraw provided a brief overview of the four significant changes to the budget from the September 4th budget presentation and discussion. The four changes are outlined below.

- The available FY 2013 and 2014 funds were reduced slightly (\$57,173 in the GFS District and \$65,446 in the DT District) to reflect fund balances as of September 9th, the expected approval of two \$50,000 commercial façade grant applications (one in each redevelopment district), and anticipated end balance of year operational funds.
- The existing balance of Reserve Funds from loan revenues and parking revenues were included in the Prior Year Available Funds budget line, adding \$71,408 to the GFS District and \$484,044 to the DT District. Including the FY 2013 and 2014 fund reductions described above and the addition of the Reserve Funds increased the balance of Prior Year funds by \$14,235 in the GFS District and \$418,598 in the DT District.
- The Gateway Retail Vacancy Grant Payment was reduced to \$94,877. The remainder of the projected vacancy payment (\$100,018) will be made from existing program funds. Staff recalculated the project payment at \$194,895 vs. the \$159,351 listed in the September 4th draft budget. The actual payment will be based on the amount of vacant space in mid-May 2015.
- Per CRA Board direction at the September 4th meeting, \$200,000 was added to the GFS District Capital Expenses budget in support of exterior and landscape improvements to the Towne South and South City shopping centers on South Adams Street, with an equal or greater match by the landlord. The development agreement, or similar document, detailing the improvements and use of the funds will be presented to the CRA Board for approval.

Following Mr. McCraw's overview of the budget changes, Commissioner S. Maddox moved to **adopt by resolution the proposed FY 2015 CRA Operating and Capital budget as described in this agenda item and authorize the CRA Chair, Tallahassee City Manager and CRA Executive Director to commit funds and approve expenditures consistent with**

the budget as proposed in the agenda item and with established program guidelines.
Upon seconded by Commissioner Miller, the vote was as follows:

AYE: Dozier, Gillum, Lindley, N. Maddox, S. Maddox, Miller and Ziffer

NAY: None

ABSENT: Marks and Proctor

UNAGENDAED PUBLIC COMMENT

There were no additional unagendaed public comments.

UNAGENDAED ITEMS/COMMISSION DISCUSSION

From an earlier discussion on the development of the Investment Plan, Commissioner N. Maddox requested staff confirmation that Board members would be advised of the public workshop meeting dates, times and locations. Rick McCraw explained the meeting details were still being determined, but confirmed the Board would be advised of the public meeting details once they were set. Commissioner N. Maddox noted this process has been underway for about a year, and asked that staff continue trying to set the meeting dates as soon as possible.

ADJOURNMENT

There being no further business to discuss, the CRA Board Public Hearing adjourned at 5:39 p.m.



Agenda Item Details

Meeting	Oct 23, 2014 - CRA Board Meeting
Category	4. Policy Formation & Direction
Subject	Revised Approval of Grant Funding in Support of Railyard Lofts at CollegeTown -- Roxanne Manning, Tallahassee Community Redevelopment Agency
Access	Public
Type	Action, Discussion
Fiscal Impact	Yes
Dollar Amount	140,000.00
Budgeted	No
Budget Source	FY 2015 DT District Uncommitted Funds
Recommended Action	Option 1 - Reimburse Railyard at CollegeTown, LLC the cost to place overhead electric lines between Lorene Street and Gay Street underground upon completion of the installation and acceptance by the City. Electric Utilities has estimated the cost at \$140,000. Authorize staff to enter into an agreement with Railyard at CollegeTown, LLC that includes this reimbursement in addition to the longer-term reimbursements approved by the CRA Board in July.

Public Content

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

Statement of Issue

At the July 10th City of Tallahassee Community Redevelopment Agency (CRA) Board meeting, Railyard at CollegeTown, LLC (Developer) submitted a request for \$599,350 in CRA grant funds for assistance in development of the Railyard Lofts at College Town (Project), a seven-story mixed-use residential condominium at the intersection of Gaines Street and Woodward Avenue. The CRA funds would be used to cover the cost: (1) to underground the electric utilities in the City right-of-way along the planned pedestrian/bike path between Lorene Street and Woodard Avenue to the west, (2) to underground the electric utilities in the City right-of-way between Lorene Street and Gay Street to the east, (3) for the installation of streetscape and landscape improvements in areas that will be located in sections of the City right-of-way and the Project that will be open to the public, and (4) for the purchase of approximately 11,080 square feet of City right-of-way that is part of a former CSX spur. The Project is located within the Downtown District Community Redevelopment Area (DD).

The CRA Board approved up to \$600,000 in financial assistance through the refund of 80 percent of the annual tax increment generated by the Project once it was completed and reflected on the tax roll. Included in the \$600,000 was \$132,000 to underground the electric utilities in the City right-of-way from Lorene Street east to Gay Street. Because placing the electric lines underground in this area did not benefit the Developer, the CRA agreed to refund the actual cost, even if the cost exceeded \$132,000. This part of the approval required CRA staff to provide the CRA Board with updates on the cost to place the electric lines underground before moving forward with that part of the project.

Because the cost to underground the electric utilities from Lorene to near Gay Street will not directly benefit the development potential of the Project site, and the reimbursement of the cost will not be realized until the Project is completed and added to the tax roll, the Developer has requested that the cost of the installation be reimbursed to him upon completion of the

undergrounding and the acceptance of the improvement by the City (Electric Utilities). Electric Utilities has updated its original cost estimate to \$140,000, which now includes an \$8,000 contingency.

CRA staff is supportive of the Developer's request for several reasons. First, it makes sense to place the lines underground as part of the on-going construction of the bicycle pathway in this area, rather than digging up the pathway later to accommodate the electric lines; (2) it improves the aesthetics along Gaines Street; (3) it improves the redevelopment potential of the properties to the east of Lorene Street by providing the infrastructure improvements in advance of future development proposals; and (4) the main beneficiaries of undergrounding the overhead electric lines in this area is not the Railyard Lofts developer, but the future developer(s) of the properties to the east.

Recommended Action

Option 1- Reimburse Railyard at CollegeTown, LLC the cost to place overhead electric lines between Lorene Street and Gay Street underground upon completion of the installation and acceptance by the City. Electric Utilities has estimated the cost at \$140,000. Authorize staff to enter into an agreement with Railyard at CollegeTown, LLC that includes this reimbursement, in addition to the longer-term reimbursements approved by the CRA Board in July.

Fiscal Impact

If approved, the projected \$140,000 cost to place the overhead electric lines underground would come from uncommitted FY 2015 DT District funds, which is currently projected at \$430,945. Funding this request would leave a balance of \$290,945.

Supplemental Material/Issue Analysis

History/Facts & Issues

In May, the Railyard at CollegeTown, LLC (Developer) submitted a request for \$599,350 in CRA grant funds for assistance in development of the Railyard Lofts at College Town (Project), a seven-story mixed-use residential condominium at the intersection of Gaines Street and Woodward Avenue, within the Downtown District Community Redevelopment Area (DD), and on the site of the former Haunted House warehouse. The Project consists of 13,300 square feet of ground floor retail space and 42 two-bedroom, two-bathroom condominiums, which are intended to be owner occupied, and not be marketed to students. Future development on the east end of the property may include a boutique hotel.

The request was presented to the DD Downtown Redevelopment Commission (DRC) on June 3rd. The DRC recommended approval of up to \$600,000 in grant funds through the reimbursement of 80 percent of the tax increment once the Project was complete, on the tax rolls and generating tax increment. The remaining 20 percent of annual tax increment generated by the Project would be retained by the CRA and used for other redevelopment projects in the DD redevelopment area. The DRC also requested that the Developer use mature trees as part of the landscaping.

The Developer's request was presented to the City of Tallahassee Community Redevelopment Agency (CRA) Board on July 10th (Attachment 1). The CRA Board approved the request as outlined in the table below, consistent with the DRC recommendation.

Item	Funds Requested
1. Underground electric lines along the pedestrian/bike path from Lorene Street west to Woodward Avenue.	\$258,000
2. Underground electric lines along the pedestrian/bike path from Lorene Street east to Gay Street.	\$132,000
3. Landscape/streetscape improvements in the City right-of-way and areas of the Project open to the public.	\$145,150
4. Assistance with the purchase of approximately 11,080 square feet of City right-of-way.	\$64,200
Total	\$599,350

Subsequent to the CRA Board's approval but before entering into a development agreement with the CRA, the Developer requested the cost of placing the overhead lines to the east of Lorene Street underground be reimbursed to him upon completion of the undergrounding and the acceptance of the improvement by the Electric Utilities. The Developer is requesting this change because, unlike the overhead electric lines running along the Project site west to Woodward Avenue, placing these lines underground does not directly benefit the development potential of the Project site, including any follow-on development of the site, and the reimbursement of the cost would not be realized until the Project is completed and added to the tax roll. In addition, Electric Utilities has increased the estimated cost to place the overhead electric lines in this area underground by \$8,000, raising the final estimate to \$140,000. The increase was added as a contingency for unanticipated installation issues.

CRA staff is supportive of the Developer's request for several reasons. First, it makes sense to place the lines underground as part of the on-going construction of the pedestrian/bicycle pathway in this area, rather than digging up the pathway later to accommodate the electric lines once new development is proposed for the area; (2) it enhances the aesthetics along Gaines Street by removing the overhead lines; (3) it improves the development potential of the properties to the east of Lorene Street by providing the infrastructure improvements in advance of future development proposals; and (4) the main beneficiaries of undergrounding the overhead electric lines in this area is not the Railyard Lofts developer, but the developer(s) of the property to the east.

Other than the reimbursement of the estimated \$140,000 to underground the overhead electric lines to the east of the Lorene Street upon completion of the installation and acceptance by Electric Utilities, staff is not proposing any other changes to the Railyard at CollegeTown, LLC request approved by the CRA Board in July. The Developer will still be reimbursed 80 percent of the tax increment generated by the Project once it is added to the tax rolls. The maximum tax increment reimbursement amount will be reduced to \$460,000, to reflect the \$140,000 payment recommended in this agenda item. Other terms and conditions that will be part of the agreement between the CRA and the Developer include, but are not limited to, the following:

- Developer will be required to enter into an agreement with the CRA for a term of 20 years (the remaining term of the DD redevelopment area).
- Developer will receive all required development permits from the City of Tallahassee and start construction within six months of executing an agreement with the CRA.
- No refunds of tax increment will be provided to Developer until the development is added to the tax rolls and is generating tax increment.
- No refunds of tax increment will be provided to Developer unless the Project is completed in substantial compliance as described in the request for CRA funding.
- Any material changes in the proposed Project must be approved in writing by the CRA.
- Developer shall provide the CRA with a breakdown of the final construction costs of the Project, and will provide documentation detailing the individual expenses of the items funded entirely or in part with CRA funds.
- Developer shall agree to not challenge the post-construction property value assessment of the Project provided the first-year assessment by the Leon County Property Appraiser does not exceed the \$10,144,408 post-development estimate used by the Developer in the funding request, with reasonable increases in subsequent year's evaluations.
- Developer will be required to work with the City to identify suitable mature landscaping for use in the public realm as described in the funding request.
- Finally, the Developer will be required to demonstrate good faith efforts to achieve the City's MWBE goal of a minimum of twelve percent (12.0 percent) of certified MWBE participation in construction-related contracts based on the anticipated total cost of the Development.

Options

1. Reimburse Railyard at CollegeTown, LLC the cost to place overhead electric lines between Lorene Street and Gay Street underground upon completion of the installation and acceptance by the City. Electric Utilities has estimated the cost at \$140,000. Authorize staff to enter into an agreement with Railyard at CollegeTown, LLC that includes this reimbursement, in addition to the longer-term reimbursements approved by the CRA Board in July.
2. Do not reimburse Railyard at CollegeTown, LLC the cost to place overhead electric lines between Lorene Street and Gay Street underground upon completion of the installation and acceptance by the City. Reimburse the cost once the Project is added to the tax rolls and generates tax increment, as approved at the July 10th CRA Board meeting.
3. Do not require Railyard at CollegeTown, LLC to place the overhead electric lines between Lorene Street and Gay Street underground, as approved at the July 10th CRA Board meeting. No reimbursement will be required.
4. Provide staff with other direction.

Attachments/References

1. July 10 CRA Agenda Item - Approval of Grant Funding in Support of Railyard Lofts at CollegeTown

[Attach 1.pdf \(3,028 KB\)](#)



Agenda Item Details

Meeting	Jul 10, 2014 - CRA Board Meeting
Category	4. Policy Formation & Direction
Subject	4.01 Approval of Grant Funding in Support of Railyard Lofts at CollegeTown Development -- Roxanne Manning, Tallahassee Community Redevelopment Agency
Access	Public
Type	Action, Discussion
Fiscal Impact	Yes
Budgeted	No
Recommended Action	Option 1 - Approve grant funds of up to \$600,000 towards: (1) undergrounding of electric lines along the pedestrian/bike path from Lorene Street west to Woodward Avenue, (2) undergrounding of electric lines along the pedestrian/bike path from Lorene Street east to Gay Street, (3) landscape and streetscape improvements in the public realm, (4) and the purchase of approximately 11,080 square feet of City right-of-way from the former CSX property; and authorize the CRA Executive Director to negotiate and enter into a development agreement with the Developer consistent with this agenda and direction provided by the CRA Board.

Public Content

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

Statement of Issue

The Railyard at CollegeTown, LLC (Developer) has submitted a request for \$599,350 in CRA grant funds for assistance in development of the Railyard Lofts at College Town (Project), a seven-story mixed-use residential condominium at the intersection of Gaines Street and Woodward Avenue, within the Downtown District Community Redevelopment Area (DD redevelopment area), and on the site of the former Haunted House warehouse (Attachment 1). The proposed development will consist of 13,300 square feet of ground floor retail space and 42 two-bedroom, two-bathroom condominiums (Attachment 2). The condominiums are intended to be owner occupied, and will not be marketed to students. The proposed Project is consistent with the Downtown District Community Redevelopment Plan by removing a blighting condition (the Haunted House) and promoting mixed-use development within the Gaines Street district.

The Project is planned as Phase 1 for redevelopment of the property. The Developer's plans include a Phase 2, which may be a boutique hotel on the remainder of the property. In the interim the area will be used as temporary parking for the Project.

The Developer is requesting CRA assistance to (1) underground the electric utilities in the City right-of-way (the pedestrian/bike path) between Lorene Street and Woodard Avenue to the west, (2) to underground the electric utilities in the City right-of-way between Lorene Street and Gay Street to the east, (3) for the installation of streetscape and landscape improvements in areas that will be located in the public realm (both City right-of-way and areas of the Project that will be open to the public), and (4) for the purchase of approximately 11,080 square feet of City right-of-way that is part of a former CSX spur.

The Developer request was presented to the Downtown District Community Redevelopment Area's Downtown Redevelopment Commission (DRC) at their June 3rd meeting. The DRC recommended approval of up to \$600,000 in support

of the Project, with the request that the developer include more mature trees as part of the landscaping.

Staff recommends approval of the Developer request, up to a maximum of \$600,000 as further described and conditioned in this agenda item. Staff further recommends the financial assistance be provided through the refund of 80 percent of the annual tax increment generated by the Project until the Developer has received the \$600,000 in grant funds. The 20 percent of tax increment retained by the CRA would be used to fund other redevelopment projects in the DD redevelopment area. Details on the funding request and staff’s recommendation are contained in the body of this agenda item.

Recommended Action

Option 1 - Approve grant funds of up to \$600,000 towards: (1) undergrounding of electric lines along the pedestrian/bike path from Lorene Street west to Woodward Avenue, (2) undergrounding of electric lines along the pedestrian/bike path from Lorene Street east to Gay Street, (3) landscape and streetscape improvements in the public realm, (4) and the purchase of approximately 11,080 square feet of City right-of-way from the former CSX property; and authorize the CRA Executive Director to negotiate and enter into a development agreement with the Developer consistent with this agenda and direction provided by the CRA Board.

Fiscal Impact

The proposed Project is located within the DD redevelopment area. As recommended by staff, there is no immediate fiscal impact to the CRA since the grant funds will be provided after the Project is completed and added to the tax rolls. Once the Project is on the tax rolls and generating tax increment income for the CRA, the CRA would refund 80 percent of the Project’s annual tax increment until the developer has received up to \$600,000 in grant funds, provided the reimbursement is completed within the remaining term of the DD redevelopment area (which ends in June 2034).

Supplemental Material/Issue Analysis

History/Facts & Issues

In December 2013, the Developer of the proposed Project purchased the property that contains the Haunted House warehouse near the intersection of West Gaines Street and Woodward Avenue for \$2.2 million. The proposed Project is a seven-story mixed-use residential condominium consisting of approximately 13,300 square feet of ground floor retail space and 42 two-bedroom, two-bathroom condominiums. The proposed design was reviewed and approved by the City’s Urban Design Commission on April 2, 2014. Renderings of the proposed Project are at Attachment 2.

Project Background

The Developer has submitted a request for \$599,350 in CRA grant funds for assistance in development of the Project (Attachment 1). Specifically, the Developer is seeking assistance with the following:

Item	Funds Requested
1. Underground electric lines along the pedestrian/bike path from Lorene Street west to Woodward Avenue.	\$258,000
2. Underground electric lines along the pedestrian/bike path from Lorene Street east to Gay Street.	\$132,000
3. Landscape/streetscape improvements in the City right-of-way and areas of the Project open to the public.	\$145,150
4. Assistance with the purchase of approximately 11,080 square feet of City right-of-way.	\$64,200
Total	\$599,350

Underground Electric Lines West of Lorene Street: \$258,000 – Based on Electric Utilities estimates, the Developer is requesting \$258,000 to assist in placing the overhead electric lines at the rear of the Project site between Lorene Street and

Woodward Avenue to the west underground within existing City right-of-way. These electric lines were originally on Gaines Street but were moved to the right-of-way strip that runs between Woodward and Gay Street. The placement of the lines underground is needed to allow development of the Project near where the existing overhead lines are located in a manner that meets OSHA safety standards. The placement of overhead lines underground is also part of a long-term desire to improve the aesthetics along the planned pedestrian/bike path. As part of this request, the Developer has agreed to cover any undergrounding expenses that exceed the requested \$258,000, and to recover only the actual expenses if the cost to underground the electric lines in this area is less than \$258,000.

Underground Electric Lines East of Lorene Street: \$132,000 - Based on Electric Utilities estimates, the Developer is requesting \$132,000 to assist in placing the overhead electric lines along the existing City right-of-way from Lorene Street east to Gay Street underground, none of which is adjacent to the proposed Project site. This request is not related to development of the property; instead, it is more of an aesthetic request that is part of a desire by developers, tenants, residents and others to bury the electric lines within the Gaines Street district. The Developer has included this in his request to the CRA because he believes it makes sense to underground all the electric lines along the pedestrian/bike pathway at one time. Because this part of the request is a benefit to the entire Gaines Street district, and not only the Project site, the Developer is requesting that if the actual expenses to underground the electric lines in this area exceeds \$132,000 that the CRA reimburse him for the actual expenses. If the CRA approves the Developer's funding request, CRA staff will provide the Board with updates on any revised estimates for this part of the Project for approval before authorizing the Developer to move forward with placing these electric lines underground.

Landscape and Streetscape Improvements: \$145,150 – The Project includes an estimated \$216,188 in streetscape/landscape improvements on the development site, including the temporary parking lot, for which they are requesting \$145,150 from the CRA. The majority of these improvements will be within the public realm, which includes City right-of-way and areas of the Project that will be open to the public, such as the pedestrian pathway between the Project site and the Phase 2 site that will connect with pedestrian/bike pathway that runs parallel to Gaines Street and to CollegeTown. Staff is working with the Public Work's Department to determine if any of the City's Tree Bank funds can be used for a portion of the streetscape/landscape improvements. As of the date of this agenda item, it had not been determined if any of the proposed improvements would qualify for Tree Bank funds. If Tree Bank funds can be used for some of the streetscape/landscape improvements, the amount of CRA funds committed to this part of the Project will be reduced by that amount.

Purchase of City Right of Way: \$64,200 – The Project property purchased by the Developer is irregularly shaped, which negatively impacts the property's development potential. At \$2.2 million, the Developer paid approximately \$56.75/square foot for the property, which is significantly higher per square foot than other recent development properties in the area. The City purchased 7.5 acres of CSX right-of-way, a portion of which abuts the Project site and runs from Woodward Avenue to Gay Street, for \$1.8 million (approximately \$5.50/sq. ft.) in 2004 to facilitate redevelopment in the area. The Developer is requesting \$64,200 from the CRA to purchase approximately 11,080 square feet (approximately \$5.76/sq. ft.) of this property from the City to create a parcel that can support the proposed Project, including an anticipated Phase 2. A final decision on the sale price of the property by the City was not available at the date this agenda item was prepared, but the grant funds provided by the CRA will be the final sale price approved by the City Commission but not to exceed \$64,200.

The proposed Project will benefit the DD redevelopment area and the areas of the Greater Frenchtown/Southside redevelopment area that border West Gaines Street in several ways.

- Removes the Haunted House, a blighting condition on a critical downtown corner and gateway into the Gaines Street district.
- Adds a mixed-use development consisting of residential space that is not student oriented and retail development that will enhance this key gateway to Gaines Street, downtown and FSU.
- Adds an estimated \$10.5 million in new taxable value to the DD redevelopment area, increasing funds for other projects.
- May lead to a boutique hotel as part of a Phase 2 to the development.

Estimated Project Financials

The Project property has a baseline (2003) taxable value of \$225,917 and a current (2013) taxable value of \$376,077. The Leon County Property Appraiser (LCPA) has estimated the post-development taxable value at \$10.7 million. The Project will add approximately \$10.5 million in new taxable value and generate an estimated \$89,700 in first-year tax increment for the DD redevelopment area when added to the tax rolls in 2016.

For forecasting, staff generally anticipates a 2.0 percent annual increase in a development's taxable value. At this rate, the Project will generate approximately \$1.8 million in tax increment income for the DD redevelopment area during the remaining 20-year term of the DD redevelopment area before any refunds are provided to the Developer. Refunding the recommended \$600,000 (maximum) in tax increment to the developer reduces the tax increment available to the CRA from this Project for use on other DD projects to \$1.2 million. Please note that this forecast is for illustrative purposes only, the actual taxable value and annual increases (or decreases) in taxable value will likely vary from the above estimates.

The Developer expects to start construction later this summer, with a completion date in the fall of 2015. If completed on schedule, the development will be added to the Leon County tax rolls in 2016 and generate tax increment for the CRA in FY 2017 (November 2016). Once the Project is on the tax rolls and generating tax increment income, the CRA would refund 80 percent of the development's annual tax increment until the Developer has received up to \$600,000 in grant funds. Using the LCPA estimated taxable value of \$10.7 million and a 2.0 percent annual increase in taxable value, it will take approximately nine years (FY 2017 to FY 2025) to complete the refund payments to the Developer.

Recommended Approval and Conditions

The proposed Project is consistent with the Downtown District Community Redevelopment Plan by removing a blighting condition (the Haunted House) and promoting mixed-use development within the Gaines Street district.

The Developer request was presented to the DRC at their June 3rd meeting. The DRC recommended approval of up to \$600,000 in support of the Project, with the request that the developer include more mature trees as part of the landscaping.

Staff recommends providing the Developer with up to \$600,000 in grant funds in support of the Project. The payment of the grant funds to the Developer will begin once the Project is added to the tax rolls and generates tax increment income for the CRA, which is projected to begin in FY 2017. At that time, the CRA would refund 80 percent of the annual tax increment generated by the development until the Developer has received up to \$600,000 in grant funds. If the redevelopment value of the Project is not sufficient to reimburse the \$600,000 in grant funds within the remaining term of the DD redevelopment area (June 2034), the Developer would be limited to the tax increment reimbursement they have received as of that date. The 20 percent of tax increment retained by the CRA would be used to fund other redevelopment projects in the DD redevelopment area.

In addition to the funding recommendations discussed above, staff recommends the approval of financial assistance for the Project include, at a minimum, the following terms and conditions:

- Developer will be required to enter into an agreement with the CRA for a term of 20 years (the remaining term of the DD redevelopment area).
- Developer will receive all required development permits from the City of Tallahassee and start construction within six months of executing an agreement with the CRA.
- No refunds of tax increment will be provided to Developer until the development is added to the tax rolls and is generating tax increment.
- No refunds of tax increment will be provided to Developer unless the Project is completed in substantial compliance as described in the request for CRA funding.

- Any material changes in the proposed Project must be approved in writing by the CRA.
- Developer shall provide the CRA with a breakdown of the final construction costs of the Project, and will provide documentation detailing the individual expenses of the items funded entirely or in part with CRA funds.
- Developer will be required to work with the City to identify suitable mature landscaping for use in the public realm as described in the funding request.
- During construction the Developer will be required to demonstrate good faith efforts to achieve the City's MWBE goal of a minimum of twelve (12) percent of certified MWBE participation in construction-related contracts based on the anticipated total cost of the Development.

Options

1. Approve grant funds of up to \$600,000 towards: (1) undergrounding of electric lines along the pedestrian/bike path from Lorene Street west to Woodward Avenue, (2) undergrounding of electric lines along the pedestrian/bike path from Lorene Street east to Gay Street, (3) landscape and streetscape improvements in the public realm, (4) and the purchase of approximately 11,080 square feet of City right-of-way from the former CSX property; and authorize the CRA Executive Director to negotiate and enter into a development agreement with the Developer consistent with this agenda and direction provided by the CRA Board.
2. Do not approve the funding in support of the Railyard Lofts at College Town; provide alternative direction to staff.

Attachments/References

1. Railyard Lofts at College Town – Phase 1 Proposal, June 3, 2014
2. Renderings and Site Plan of Proposed Development
3. Aerial of Existing Development
4. CRA Staff Estimate of Financial Impact from Proposed Development

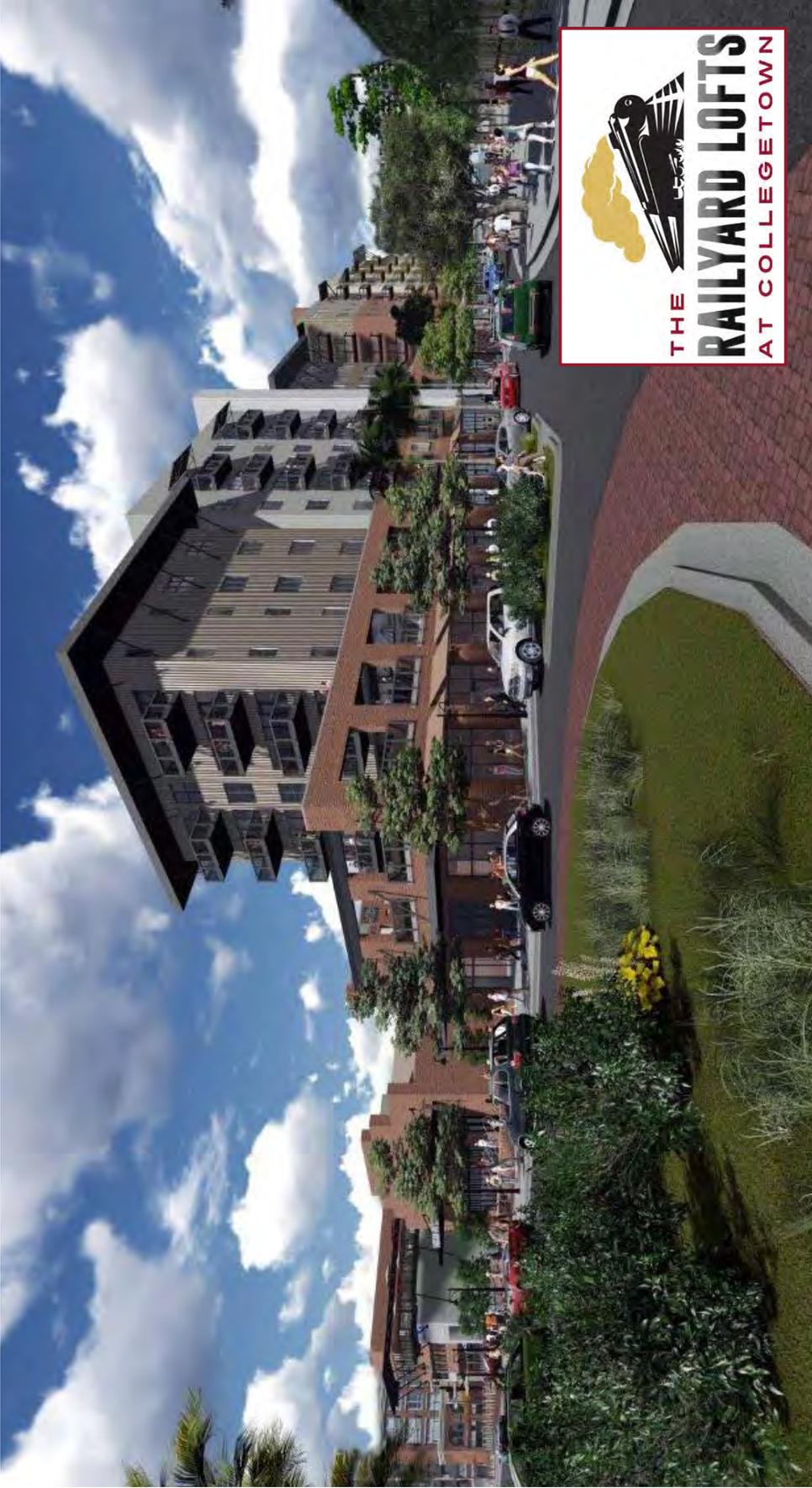
[Attachment 1.pdf \(720 KB\)](#)

[Attachment 2.pdf \(2,333 KB\)](#)

[Attachment 3.pdf \(1,020 KB\)](#)

[Attachment 4.pdf \(99 KB\)](#)

Administrative Content



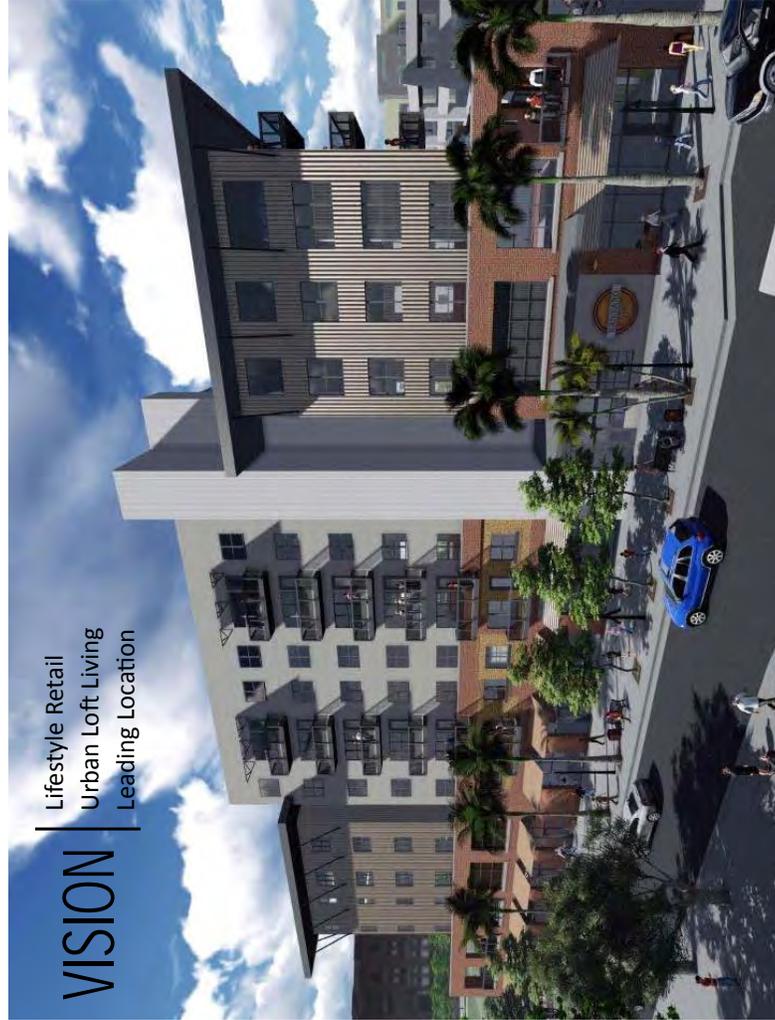
The Railyard Lofts at CollegeTown - Phase 1

Proposal for a Public Private Partnership with the Tallahassee
Community Redevelopment Agency - TCRA
Executive Summary – June 3, 2014

Alan Hooper – Hooper Realty (954) 632-6556 alan@hooperconstruction.net www.therailyardlofts.com.

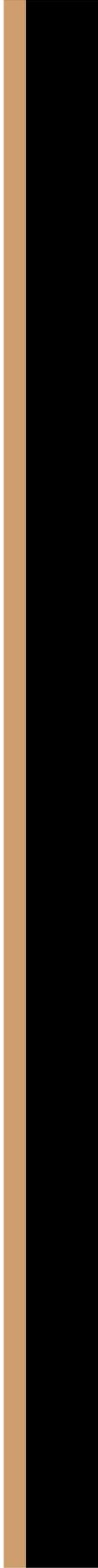
The Railyard Lofts at CollegeTown - Phase 1

Proposal for a Public Private Partnership with the Tallahassee Community
Redevelopment Agency - TCRA



Project Description

The Railyard Lofts at CollegeTown is an exciting new multi-story, mixed-use redevelopment located at the northeast corner of W. Gaines Street and S. Woodward Avenue. The project will be developed in two phases and this proposal is based on its initial phase. Phase 1 of the Railyard Lofts at CollegeTown will include 13,300 square feet of ground floor retail and 42 residential condominiums. The dramatic architecture of the seven-story building has attracted attention with its thoughtful mix of brick, glass and corrugated metal and the project recently received an approval from the Tallahassee Urban Design Commission. The proposed development will replace an unsightly hodge-podge of dilapidated metal warehouses with an iconic bookend for the west end the Gaines Street District. The developer is seeking funding assistance from the CRA to share in the some of the costs for improvements to be located within the public realm and which will advance and foster the City's overarching goals and objectives for the Gaines Street District.



The Railyard Lofts at CollegeTown - Phase 1

Proposal for a Public Private Partnership with the Tallahassee Community
Redevelopment Agency - TCRA



Project Benefits

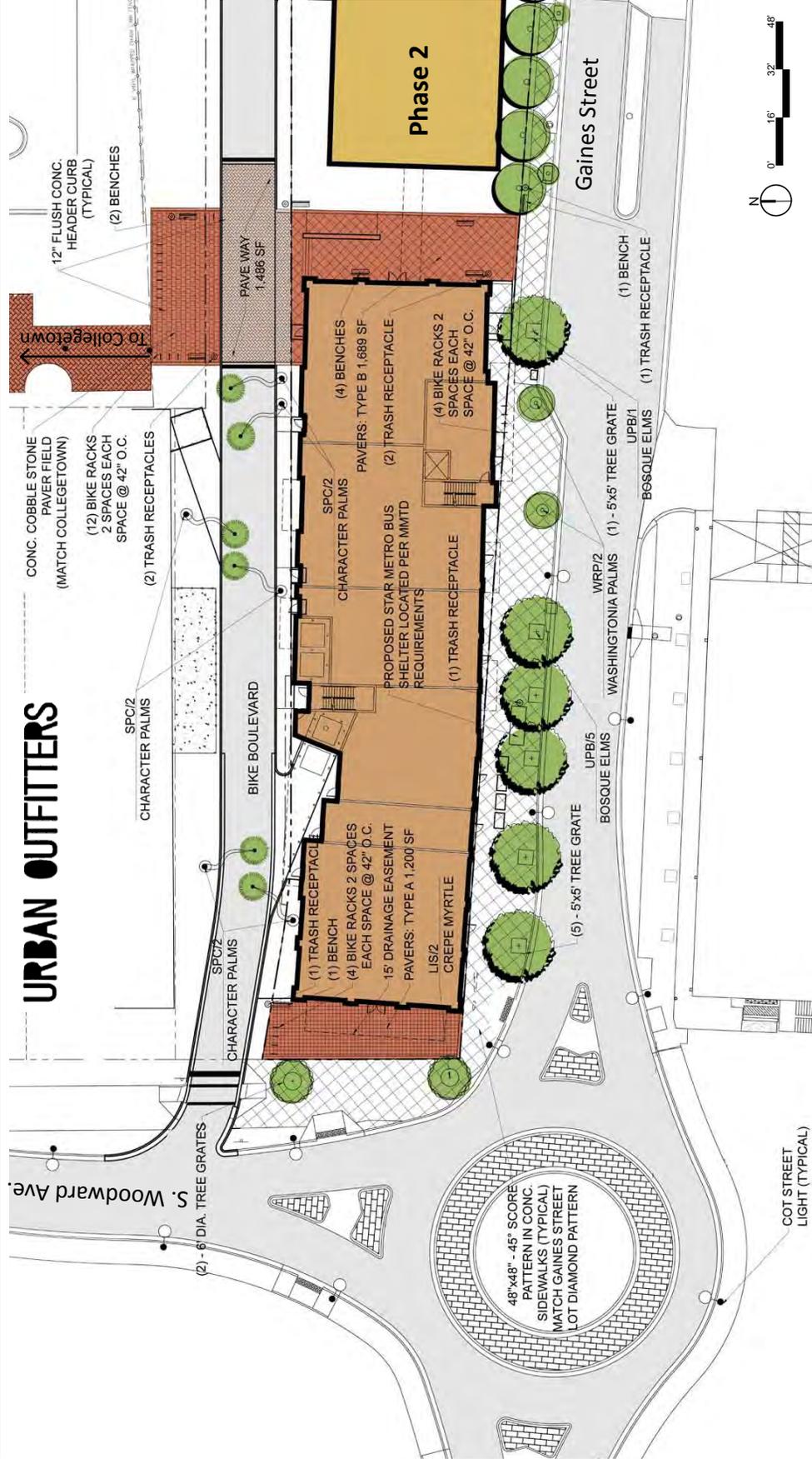
Design elements incorporated into the project include:

- Street trees with grates and enhanced growing medium (amended soil).
- Cobble paving in pedestrian areas and “paveway” in portions of the Bike Boulevard.
- Street furniture in the public realm - benches, trash receptacles, etc.
- Additional lighting in public realm areas: Pedestrian-Alley, Bike Boulevard; with sustainable lighting design in terms of energy efficiency and reduced light pollution.
- Reinforcement of the Gaines Street District design theme with additional activated areas, street lighting, banners, etc.
- Well-designed and carefully planned rear-lane service areas with aesthetically-screened service functions.
- Improved mobility and connectivity for pedestrians, bicyclists and transit users including a Star Metro Bus Shelter.
- A full-block segment of the Gaines Alley “Bike Boulevard”, broad sidewalks and extensive bicycle parking in the public realm.
- Fosters the overarching goals of the Gaines Street District with a mix of uses including retail, restaurant, services and high-density residential.



The Railyard Lofts at CollegeTown - Phase 1

Proposal for a Public Private Partnership with the Tallahassee Community
Redevelopment Agency - TCRA



Site Plan

The Railyard Lofts at CollegeTown - Phase 1

Proposal for a Public Private Partnership with the Tallahassee Community
Redevelopment Agency - TCRA



Economic Benefits

Economic benefits of the initial phase Railyard Lofts at CollegeTown are significant and include short term and long term/permanent job creation, increased tax base, and increased property values for the surrounding context. The Economic Impacts are described in-depth and documented in the attached March 2014 - Determination of Economic Impact Summary Report prepared by PMG Associates, Inc.

Summary of Costs

- \$64, 200 - Land Acquisition - estimated based on approximately 11,800 SF at \$5.44 per SF
- \$258,000 - Underground Electric Utilities – west of Lorene Street
- \$132,000 – Underground Electric Utilities – east of Lorene Street
- \$145,150 - Site Improvements – for Public Realm Streetscape Improvements

\$599,350 – Combined Total Amount of Requested Funding





6. (c) Building Elevation - View from Southeast; Doak S. Campbell Stadium Beyond

Alan Hooper – Railyard at CollegeTown, LLC (954) 632-6556 alan@hooperconstruction.net www.therailyardlofts.com.





6. (c) Building Perspective - View from Woodward/ Gaines Roundabout

Alan Hooper – Railyard at CollegeTown, LLC (954) 632-6556 alan@hooperconstruction.net www.therailyardlofts.com.

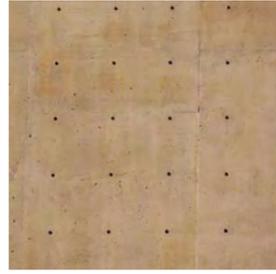




6. (c) Building Perspective - Birds Eye View From The Southeast

Alan Hooper – Railyard at CollegeTown, LLC (954) 632-6556 alan@hooperconstruction.net www.therailyardlofts.com.





CAST CONCRETE STAIR TOWERS



WINDOW 1



BRICK VENEER 1

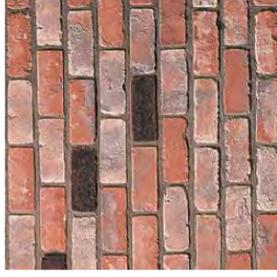
BIKE RACK OPTION 1



BALCONY 1



WINDOW 2



BRICK VENEER 2

BIKE RACK OPTION 2



WOOL SKEIN
SW6148

WOOL SKEIN
SW6148



STORE FRONT GLASS 1



KYNAR FINISH "CORTEN" AWNINGS

BOLLARD



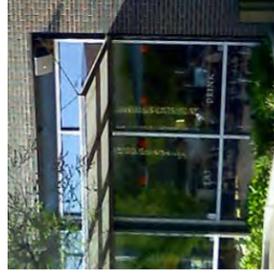
ZEUS SW7744
STUCCO



KYNAR FINISH "CORTEN" SIDING



STOREFRONT GLASS



SMOKEHOUSE
STEEL RAIL AND COLUMNS
SW7040



6. (d) Palette board of exterior materials and colors

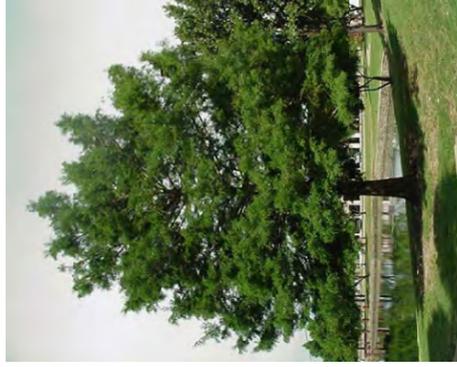




BRICK PAVING 1



BRICK PAVING 2



BALD CYPRESS



CREPE MYRTLE



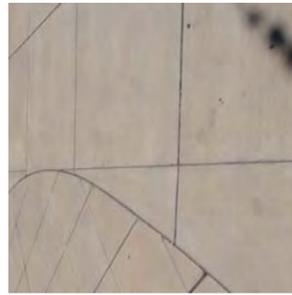
NUTTALL OAK



SABAL PALM

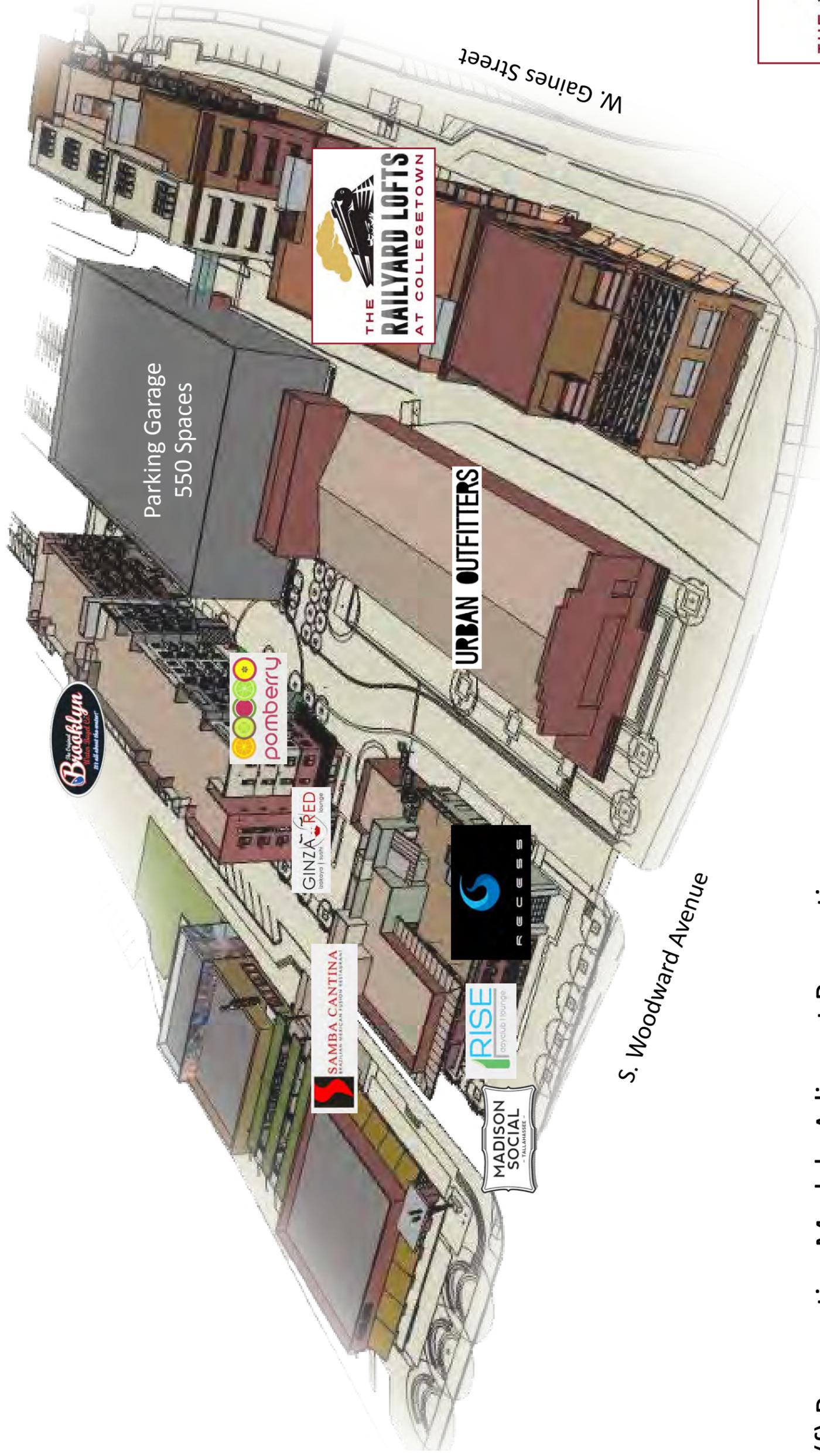


TINTED CONCRETE & EXPOSED AGGREGATE PAVING



TINTED CONCRETE PAVING

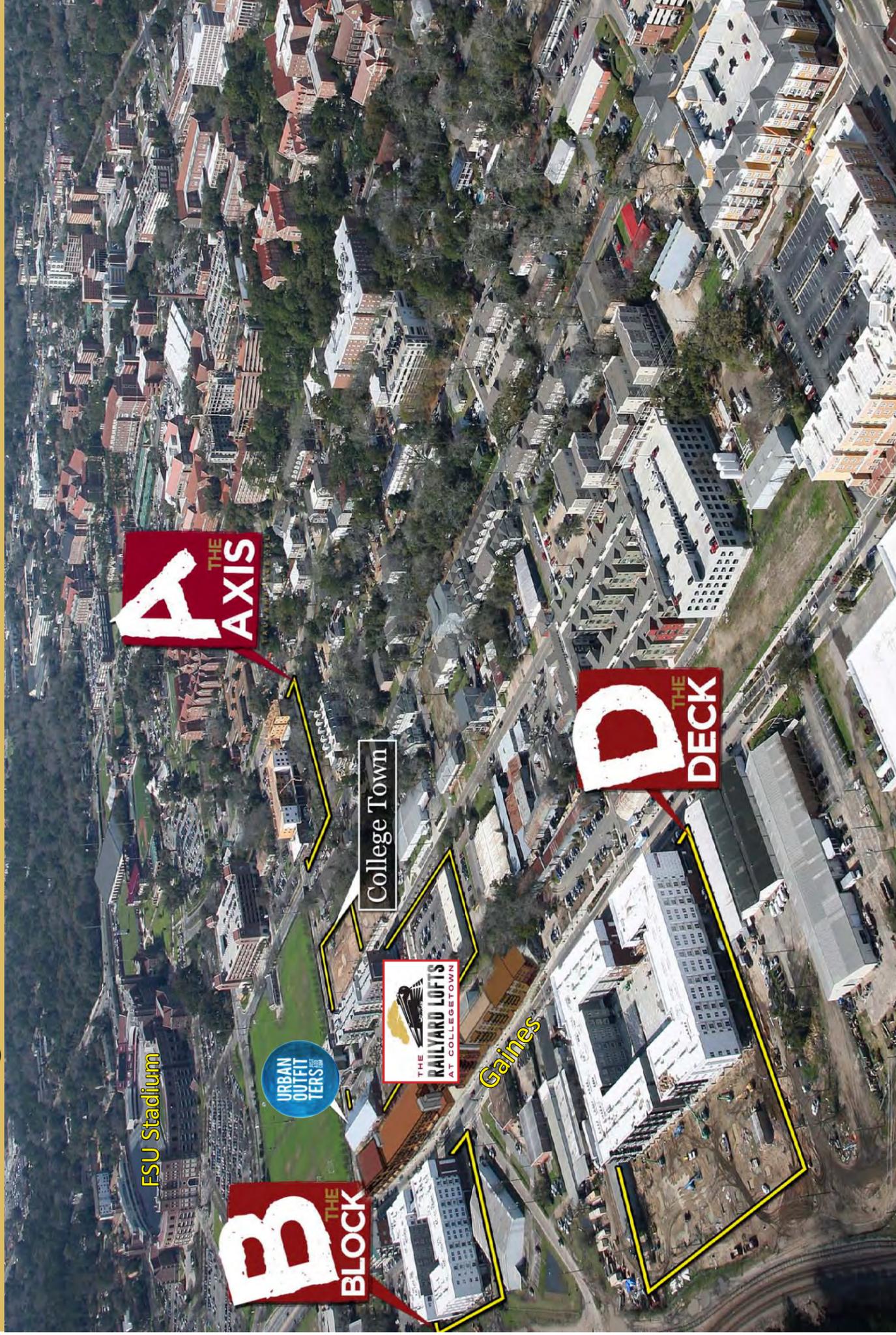
6. (e) Indication of paving materials and patterns



6. (f) Perspective Model - Adjacent Properties

Alan Hooper – Railyard at CollegeTown, LLC (954) 632-6556 alan@hooperconstruction.net www.therailyardlofts.com.

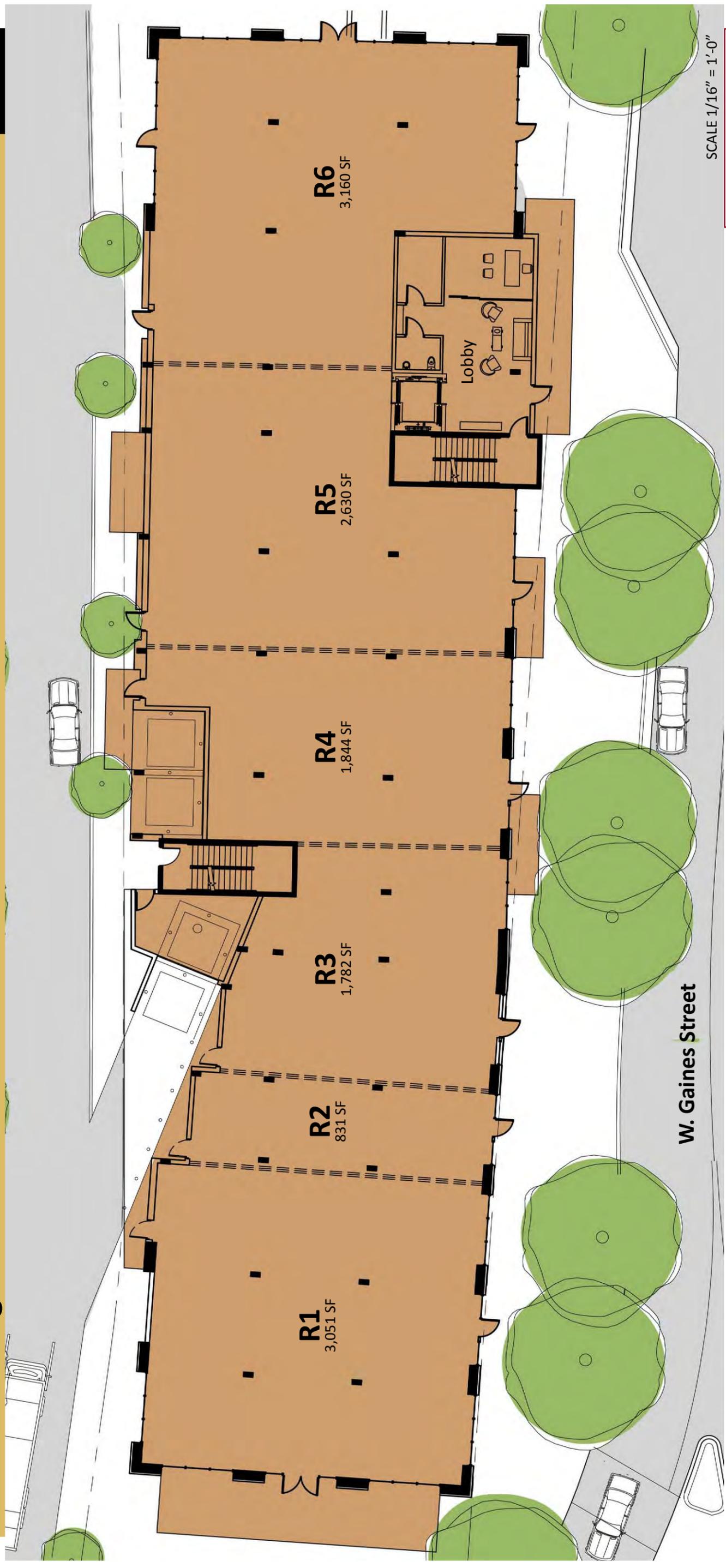




6. (f) Adjacent Properties - Aerial View from Southeast Towards FSU

Alan Hooper – Railyard at CollegeTown, LLC (954) 632-6556 alan@hooperconstruction.net www.therailyardlofts.com.





6. (b) Ground floor plan

Existing Haunted House at W. Gaines and S. Woodward



Sensitivity Analysis: Proposed Railway Lofts at College Town, June 25, 2014

Fiscal Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19		
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2034		
Assumed Assessed Value ¹	\$10,729,300	\$10,943,886	\$11,162,764	\$11,386,019	\$11,613,739	\$11,846,014	\$12,082,934	\$12,324,593	\$12,571,085	\$12,822,507	\$13,078,957	\$13,340,536	\$13,607,347	\$13,879,484	\$14,157,083	\$14,440,225	\$14,729,030	\$15,023,610	\$15,023,610		
Baseline Assessment ^{2, 4}	\$225,917	\$225,917	\$225,917	\$225,917	\$225,917	\$225,917	\$225,917	\$225,917	\$225,917	\$225,917	\$225,917	\$225,917	\$225,917	\$225,917	\$225,917	\$225,917	\$225,917	\$225,917	\$225,917	\$225,917	
Assessed Value Increase	\$10,503,383	\$10,717,969	\$10,936,847	\$11,160,102	\$11,387,822	\$11,620,097	\$11,857,017	\$12,098,676	\$12,345,168	\$12,596,590	\$12,853,040	\$13,114,619	\$13,381,430	\$13,653,577	\$13,931,166	\$14,214,308	\$14,503,113	\$14,797,693	\$14,797,693	\$14,797,693	
Cash Outflow from DRC																					
Cash Inflow from Developer/Other																					
Revenue Item # 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Revenue Item # 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenue Item # 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TIF Inflow	\$81,767	\$83,437	\$85,141	\$86,879	\$88,652	\$90,460	\$92,305	\$94,186	\$96,105	\$98,062	\$100,058	\$102,095	\$104,172	\$106,290	\$108,451	\$110,656	\$112,904	\$115,197	\$115,197	\$115,197	
Annual NOI	\$16,353	\$16,687	\$17,028	\$17,376	\$17,730	\$18,092	\$18,461	\$18,837	\$58,366	\$98,062	\$100,058	\$102,095	\$104,172	\$106,290	\$108,451	\$110,656	\$112,904	\$115,197	\$115,197	\$115,197	

Internal Rate of Return 8.40%

Cells with blue font require user input
Cells with black font are model outputs (do not require user input)

Assumptions as to CF from Developer

Cash Flow Increase Item #1	0.00%
Cash Flow Increase Item #2	0.00%
Cash Flow Increase Item #3	0.00%

Assumptions as to TIF

Assumed Assessed Value	\$10,729,300
Baseline Assessment Value	\$225,917
Assessed Value Increase	\$10,503,383
% of Incremental Increase	%
Incremental Value Increase	\$10,503,383
Divide by \$1,000	\$11,000
Amount to be Taxed	\$10,503
Millage Rate	7.7848
Tax Incremental - TIF	\$81,767
Growth Rate of Assessed Value	2.00%

Note: Millage rate equals City millage X .95 + County millage of 4.2698, per Interlocal Agreement for the Downtown CRA

Inputs	Year	Amount/Rate	Project Notes
Assessment Value		\$10,729,300	3
Assessed Growth Rate		2.00%	4
Baseline Assessment Taxable Value		\$225,917	5
Cash Outflow from DRC		-\$600,000	
Cash Inflow - Item #1		\$0	
Cash Inflow - Item #2		\$0	
Cash Inflow - Item #3		\$0	

Outputs

Assessed Value Increase	\$10,503,383
Annual Net Operating Income	
Internal Rate of Return	8.40%

- Notes
1. Assumes construction begins in summer 2014 and is completed (CO) issued by December 2015. Development is added to the tax rolls in 2016 and begins generating tax increment in FY 2017 (October 2016).
 2. The 2003 baseline taxable value of the property when the DT District was established in June 2004.
 3. Based on pre-construction estimate provided by the Leon County Property Appraiser. Analysis assumes the property is on the tax rolls and generating TIF in FY 2017.
 4. Baseline value of the property when DD established in June 2004; the 2013 certified value is \$376,077.
 5. Based on maximum grant of \$600,000. Reduction possible if City reduces land sale price and if Tree Bank funds can be used for some landscape improvements in ROW.



Agenda Item Details

Meeting	Oct 23, 2014 - CRA Board Meeting
Category	4. Policy Formation & Direction
Subject	Approval of grant funding in support of Doubletree Hotel Sidewalk/Streetscape improvements
Access	Public
Type	Action, Discussion
Fiscal Impact	Yes
Budgeted	No
Budget Source	The proposed Project is located within the DD redevelopment area. As recommended by staff, there is no immediate fiscal impact to the CRA since the grant funds will be provided after the Project is completed and not before FY 2017. Based on a grant amount of \$682,000 with a 10-year term starting at the completion of the improvements and a 5.0 percent annual interest rate, the annual reimbursement payment will be approximately \$88,326. The first payment will be due no earlier than FY 2017, but the CRA will have the flexibility to adjust annual payments as needed to meet CRA financial needs. Current budget projections estimate an uncommitted DD redevelopment area fund balance of \$234,733 in FY 2017, increasing to \$1,029,904 in FY 2020. Funding the Sidewalk/Streetscape Project reimbursements will reduce the annual balance by approximately \$88,326 per year from FY 2017 to FY 2026.
Recommended Action	Approve grant reimbursement funding of up to \$682,000 towards sidewalk/streetscape improvements on Adams Street by the Doubletree Hotel between Park and College Avenues, and authorize the CRA Executive Director to negotiate and execute an agreement with the Applicant consistent with this agenda item and direction provided by the CRA Board. The reimbursement will be provided over a 10-year period upon completion of the sidewalk/streetscape improvement, at a 5.0 percent annual interest rate, for a total reimbursement of approximately \$883,260.

Public Content

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

Statement of Issue

IB Tallahassee, LLC, (d/b/a Doubletree by Hilton Hotel Tallahassee), as the owner of the Doubletree Hotel at Adams Street (the Applicant), has submitted a request for up to \$682,000 in CRA grant funds for assistance with the installation of sidewalk/streetscape improvements on the east side of South Adams Street between Park and College Avenues (the Project). As proposed, installation of the Project would be funded by the Applicant, and the CRA funds would be provided as a reimbursement to the Applicant over 10 years at 5.0 percent annual interest. The Project is located within the Downtown District (DD) Community Redevelopment Area and is consistent with the Downtown Community Redevelopment Plan.

The proposed design includes expanding the sidewalk on the northwest corner of the hotel into metered parking spaces, adding outdoor seating under two marbled pergolas, installing a vehicle pull-in/drop-off for restaurant guests, and the creation of a pedestrian plaza along the existing sidewalk using granite pavers. The sidewalk/streetscape improvements are intended to compliment a major renovation to the hotel that will include exterior improvements, interior improvements, pool deck improvements, and the addition of a new top floor to the hotel. These improvements, with an estimated value of more than \$7.7 million, are briefly described in the main body of the agenda item.

The proposed Project has been reviewed by CRA and City staffs, including representatives of Public Works and the Tallahassee-Leon County Planning Department/Design Works. A major portion of the CRA/City review has focused on ensuring the sidewalk/streetscape design proposed by the Applicant can also be continued along Adams Street from City Hall north to Tennessee Street, and eventually north to the Governor's mansion and the Grove. If the CRA Board approves the Project funding request, the Applicant will work with City and CRA staff to refine the concept details, if needed, to ensure they are consistent with the overall Adams Street vision.

Due to the comprehensive nature of the planned hotel improvements and the benefits they present for the DD redevelopment area, staff recommends approval of the Applicant request, up to a maximum of \$682,000 in sidewalk/streetscape improvement grant funds, as further described and conditioned in this agenda item. Staff further recommends the grant funds be provided as a reimbursement over 10 years once the Project is completed, but with the reimbursements not starting before FY 2017. The reimbursement will include a 5.0 percent annual interest rate, for 10 estimated annual payments of \$88,326 or a total reimbursement of approximately \$883,260. Details on the funding request and staff's recommendation are contained in the body of this agenda item.

Recommended Action

Option 1: Approve grant reimbursement funding of up to \$682,000 towards sidewalk/streetscape improvements on Adams Street by the Doubletree Hotel between Park and College Avenues, and authorize the CRA Executive Director to negotiate and execute an agreement with the Applicant consistent with this agenda item and direction provided by the CRA Board. The reimbursement will be provided over a 10-year period upon completion of the sidewalk/streetscape improvement, at a 5.0 percent annual interest rate, for a total reimbursement of approximately \$883,260.

Fiscal Impact

The proposed Project is located within the DD redevelopment area. As recommended by staff, there is no immediate fiscal impact to the CRA since the grant funds will be provided after the Project is completed but not before FY 2017. Based on a grant amount of \$682,000 with a 10-year term starting at the completion of the improvements and a 5.0 percent annual interest rate, the annual reimbursement payment will be approximately \$88,326. The first payment will be due no earlier than FY 2017, but the CRA will have the flexibility to adjust annual payments as needed to meet CRA financial needs. Current budget projections estimate an uncommitted DD redevelopment area fund balance of \$234,733 in FY 2017, increasing to \$1,029,904 in FY 2020. Funding the Sidewalk/Streetscape Project reimbursements will reduce the annual balance by approximately \$88,326 per year from FY 2017 to FY 2026.

Supplemental Material/Issue Analysis

History/Facts & Issues

IB Tallahassee, LLC, (d/b/a Doubletree by Hilton Hotel Tallahassee), as the owner of the Doubletree Hotel at Adams Street (the Applicant), has submitted a request for up to \$682,000 in CRA grant funds for assistance with the installation of sidewalk/streetscape improvements on the east side of South Adams Street between Park and College Avenues (the Project). As proposed, the Project would be funded by the Applicant, and the CRA funds would be provided as a reimbursement over 10 years at 5.0 percent annual interest. The proposed Project is located within the Downtown District (DD) Community Redevelopment Area and is consistent with the Downtown Community Redevelopment Plan.

The proposed improvements include extensive sidewalk/streetscape along South Adams Street on the west side of the hotel starting at Park Avenue, and minor sidewalk paver improvements on the sidewalk adjacent to the Southern Strategies building along South Adams Street, ending at College Avenue. The improvements are listed below and are detailed in the funding request at Attachment 1.

- Expanding the public space along the sidewalk on the northwest corner of the hotel into eight spaces (seven metered and one ADA) on South Adams near Park Avenue.
- Adding outdoor seating under two marbled pergolas that would be leased to the Doubletree, similar to the existing

outdoor seating lease agreement they have with the City. The space would be available for use by the City during major downtown events, such as Downtown Get-Downs, Winterfest and Springtime Tallahassee.

- Installing a vehicle pull-in/drop-off for restaurant guests.
- The creation of a pedestrian plaza along the existing sidewalk using granite pavers.

In addition to these improvements, the Applicant has begun an extensive renovation to the hotel that will include exterior improvements, interior improvements, pool deck improvements, and the addition of a new top floor to the hotel. The estimated cost of the hotel renovations is more than \$7.7 million. The hotel renovations are briefly described below.

- **Exterior Improvements: \$658,000.** Improvements include painting of the building exterior, boxwood and curtain installation along the exterior columns, repairs to the existing guest drop-off, and installation of marble along the base of the building. These improvements have already begun, and should be completed in mid-2015. The CRA has contributed \$50,000 towards the exterior marble improvements (\$258,000 total estimated cost) under the DD Commercial Façade Improvement Grant.
- **Interior Improvements: \$4,390,000.** Interior improvements include renovations to the hotel rooms, lobby, corridors/public spaces, ballrooms and meeting spaces. Also included are a new, full-service, white tablecloth restaurant, and an expanded coffee shop. Some of these improvements are already underway, and are expected to be finished in mid-2015 with the completion of the full-service restaurant.
- **Construction of New Rooftop Space: \$2,000,000.** A major improvement to the hotel will be the addition of a new floor on the top of the hotel that will serve as a lounge and breakfast area and provide meeting/event space. Construction of the rooftop space is expected to start in mid-2015 and be completed by the end of the year.
- **Pool Deck Improvements: \$700,000.** There will also be major improvements to the pool deck, which is located on the fourth floor of the parking deck. The improvements include replacing the existing concrete/block wall with a glass wall that will overlook Adams Street and the addition of a pergola-like feature that will provide shading and be a major architectural element for the pool. The construction of the pool improvements are expected to coincide with the rooftop construction.

The proposed Project has been reviewed by CRA and City staffs, including representatives of Public Works and the Tallahassee-Leon County Planning Department/Design Works. A major portion of the CRA/City review has focused on ensuring the sidewalk/streetscape design proposed by the Applicant can also be continued along Adams Street from City Hall north to Tennessee Street, and eventually north to the Governor's mansion and the Grove. If the CRA Board approves the Project funding request, the Applicant will work with City and CRA staff to refine the concept details, if needed, to ensure they are consistent with the overall Adams Street vision.

Staff Comments and Recommendation

The proposed Project and hotel renovations will benefit the DD redevelopment area, and the downtown core, by helping transform an area dominated by office uses into an area with a more desirable mix of uses that include restaurants, meeting spaces, public gathering spaces and improved multi-modal pathways, all designed to attract residents, visitors and guests to the greater downtown.

Due to the comprehensive nature of the planned hotel improvements, staff recommends approval of the Applicant request, up to a maximum of \$682,000 in sidewalk/streetscape improvement grant funds, as further described and conditioned in this agenda item. Staff further recommends the grant funds be provided as a reimbursement over 10 years once all the hotel improvements are completed. The reimbursement will include a 5.0 percent annual interest rate, for 10 estimated annual payments of \$88,326 or a total reimbursement of approximately \$883,260.

In addition to the funding recommendations discussed above, staff recommends the approval of financial assistance for the Project include, at a minimum, the following terms and conditions:

- The CRA, City and Applicant will agree upon a final design for the Project (Approved Project Design) within six (6) months of the CRA Board's approval of the funding request. The final design will not have to be reviewed and/or approved by the CRA Board.

- Applicant will receive all required development permits and/or approvals from the City of Tallahassee and start construction within eighteen (18) months of executing an agreement with the CRA.
- The Applicant will be required to enter into a lease agreement with the City for the use of outdoor seating spaces in the public right-of-way.
- Reimbursement by the CRA will be due upon completion of the Project, but no reimbursement will be provided to Applicant prior to FY 2017.
- No reimbursement funds will be provided to Applicant unless the Project is completed in substantial compliance with the Approved Project Design.
- Any material changes to the Approved Project Design must be approved in writing by the CRA.
- Applicant will provide the CRA with a breakdown of the final construction costs of the Project.
- The annual amount of reimbursement funds may vary from year-to-year to meet CRA financial needs, but the full reimbursement, including any interest due, will be made within 10 years of completion of the Project, unless agreed to in writing by the CRA and Applicant.

Options

1. Approve grant reimbursement funding of up to \$682,000 towards sidewalk/streetscape improvements on Adams Street by the Doubletree Hotel between Park and College Avenues, and authorize the CRA Executive Director to negotiate and execute an agreement with the Applicant consistent with this agenda item and direction provided by the CRA Board. The reimbursement will be provided over a 10-year period upon completion of the sidewalk/streetscape improvement, at a 5.0 percent annual interest rate, for a total reimbursement of approximately \$883,260.
2. Do not approve the funding in support of the sidewalk/streetscape improvements by the Doubletree Hotel; provide alternative direction to staff.

Attachments/References

1. IB Tallahassee, LLC Request for Funding, September 26, 2014

[Attachment 1 - Doubletree Proposal-Request_09-23-2014.pdf \(2,714 KB\)](#)

ADAMS STREET PROPOSAL PRESENTED TO THE TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY



Development of Street Scape along Adams Street
located between College Avenue and Park Avenue

EXECUTIVE SUMMARY

The new local owners of the Doubletree Hotel located on the corner of Adams Street and Park Avenue are enthusiastically engaged in renovating the hotel property. Renderings of the planned renovations are attached to this proposal as Exhibit A. Many of these proposed renovations are mindful of the community's desire to create a more vibrant and active downtown. The new and improved hotel will be co-branded the RL Hotel standing for Right-Left, playing on the political parties and the hotel's position steps from our state capitol, city hall, county courthouse, governor's mansion and federal courthouse buildings. The lower four floors of the building will be encased in Carrera marble, presenting an elegant and upscale feel to the corner block. Oversized metal awnings will be punched with playful images of a donkey and elephant (imagery from the RL logo). Boxwood will wrap the columns upon which white curtains will billow. Large, 5-foot gas lanterns will be perched on the corners of the building facing Adams and Park Avenue creating a beacon for visitors and also blending in with the future plans for the gas lanterns along Governor's Walk. The current small coffee area in the hotel lobby will be expanded to provide a larger area encased in a glass storefront facing Adams Street. Our joint goal is to create a hub of activity for this critical corner of our downtown.

On Adams Street, if the proposed streetscape is approved, the hotel will add an indoor/outdoor bar-type seating area at the café as well as ample seating, and a decorative railing to assist in pedestrian traffic flow. In addition, a dramatic entrance to the new, white tablecloth steak and chophouse will be added to the Adams side of the hotel. The pool on the fourth floor will be renovated to include a glass wall facing Adams Street so the cabanas and modernized pool area can be seen from street level.

Please see the attached renderings in Exhibit B for the proposed streetscape. The proposed streetscape plan includes removing the eight parking spaces along Adams Street in front of the hotel. The paved area will be expanded to create a pedestrian plaza. The entire east side of the pedestrian area along Adams Street would be resurfaced with a grey and white granite paver. Two large-scale marble pavilions will be constructed featuring a louvered ceiling with large ceiling fans for increased air circulation. Sunshades will also be added to assist with climate control from the west-facing sun. In front of the restaurant space a wide drop-off lane will be added for guests needing extra assistance or in the event of in-climate weather so folks can be dropped off near the restaurant entrance. In addition, steps will be added to link the front entryway of the hotel to the park directly across the street, inviting guests to explore our city's chain of parks.

Attached as Exhibit C is a construction budget prepared by Mad Dog Construction. The estimated cost of completing the streetscape is \$682,027.29. We

are proposing to move ahead with completing the construction in 2015. We will agree to fund 100% of the cost up-front. The proposal anticipates the CRA paying back the actual costs plus an interest rate of 5% over a 10-year period. Depending on the extent of the improvements selected by the CRA, the costs would be either i) \$624,527.29 if the Board elects to improve the stretch of streetscape on only the east side of Adams in front of the property owned by the hotel; ii) \$682,027.29 if the Board elects to improve the east side of Adams from College to Park Avenues; or iii) \$920,752.29 if the Board elects to improve both the east and west sides of Adams between College and Park Avenues. The yearly payment would equal either i) \$80,879.14; ii) \$88,325.65 or iii) \$119,241.63 per year for 10 years respectively as illustrated below.

Description of Streetscape Improvements	Total Estimated Cost	Yearly Payment Amount for 10 years
East Side of Adams in front of hotel property	\$624,527.29	\$80,879.14
East Side of Adams from College Ave to Park Ave	\$682,027.29	\$88,325.65
East and West Sides of Adams from College Ave to Park Ave	\$920,752.29	\$119,241.63

It is important to note that we are not requesting any tax abatement as part of this proposal. The CRA would receive 100% of any and all tax increment generated by the hotel property once renovated. The property will remain city-owned and any and all improvements to the streetscape will become city owned as well. Currently, there is a lease agreement for use of the sidewalk seating area between the hotel and the City. We would ask for a similar agreement to be executed allowing the hotel to use the seating areas for the café and potentially the restaurant. We would also expect that the city have the right to use the area for events such as Downtown Get-downs, Winterfest and Springtime Tallahassee. We envision the area as a shared public-private space and one that all of the citizens and visitors of our city can take full advantage of. Wouldn't it be great to have a place to sit and enjoy the hot dog or grilled cheese purchased from the food trucks during a downtown festival? Wouldn't it be wonderful be able to walk-up to a window and order a piping hot cup of coffee during Winterfest or grab a cold bottle of water during Springtime?

We envision the Adams Street block between College and Park Avenues bustling with activity as an extension of the pedestrian-friendly vibe created one block south and as the next critical step in creating an overarching "Governor's Walk" concept in our Capitol City. As we proved at Hotel Duval, we plan to bring quality, vibrant hospitality outlets within the hotel. Our plans include, a new

expanded café with possible beer and wine service. A re-imagined restaurant, offering guests an elegant dinner-only dining experience with exceptional service and cuisine. And the crown jewel, a stunning rooftop concept that will provide dramatic, sweeping views of our city as we serve a delicious breakfast and then convert into a nightlife concept as the sunsets. In addition, the exquisite renovated grand ballroom will become the sought-after wedding and event destination in our community. With 11 blown glass and crystal chandeliers and antique mirrors covering the walls, the space will truly be transformed into something out of a fairytale. With these changes, we are confident that the number of people visiting our downtown will increase dramatically. We are firm believers that activity brings activity and that all of the businesses downtown will benefit. The question becomes, what type of impression does the CRA want to leave on these visitors. We hope it's a shared desire to create a "wow" experience, one that shows pride in our downtown and a shared commitment to making it a special place as the heartbeat of our community.

EXHIBIT A

HOTEL RENDERINGS













EXHIBIT B

STREETSCAPE RENDERINGS

DOUBLETREE HOTEL ADAMS + PARK

INKBRIDGE | CONCEPT MODEL VIEW



ARCHITECTS | LEWIS + WHITLOCK

DOUBLETREE HOTEL ADAMS + PARK

INKBRIDGE | CONCEPT MODEL VIEW



ARCHITECTS | LEWIS + WHITLOCK

DOUBLETREE HOTEL ADAMS + PARK

INKBRIDGE | CONCEPT MODEL VIEW



ARCHITECTS | LEWIS + WHITLOCK

DOUBLETREE HOTEL ADAMS + PARK

INKBRIDGE | CONCEPT MODEL VIEW



ARCHITECTS | LEWIS + WHITLOCK

DOUBLETREE ADAMS STREET

INKBRIDGE | CONCEPT MODEL VIEW



ARCHITECTS | LEWIS + WHITLOCK

DOUBLETREE HOTEL ADAMS + PARK

INKBRIDGE | CONCEPT MODEL VIEW



ARCHITECTS | LEWIS + WHITLOCK

DOUBLETREE HOTEL ADAMS + PARK

INKBRIDGE | CONCEPT MODEL VIEW



ARCHITECTS | LEWIS + WHITLOCK

DOUBLETREE HOTEL ADAMS + PARK

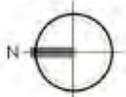
INKBRIDGE | CONCEPT MODEL VIEW



ARCHITECTS | LEWIS + WHITLOCK

DOUBLETREE SITE SKETCH

INKBRIDGE | SCALE: 1 INCH = 10 FEET



ARCHITECTS | LEWIS + WHITLOCK

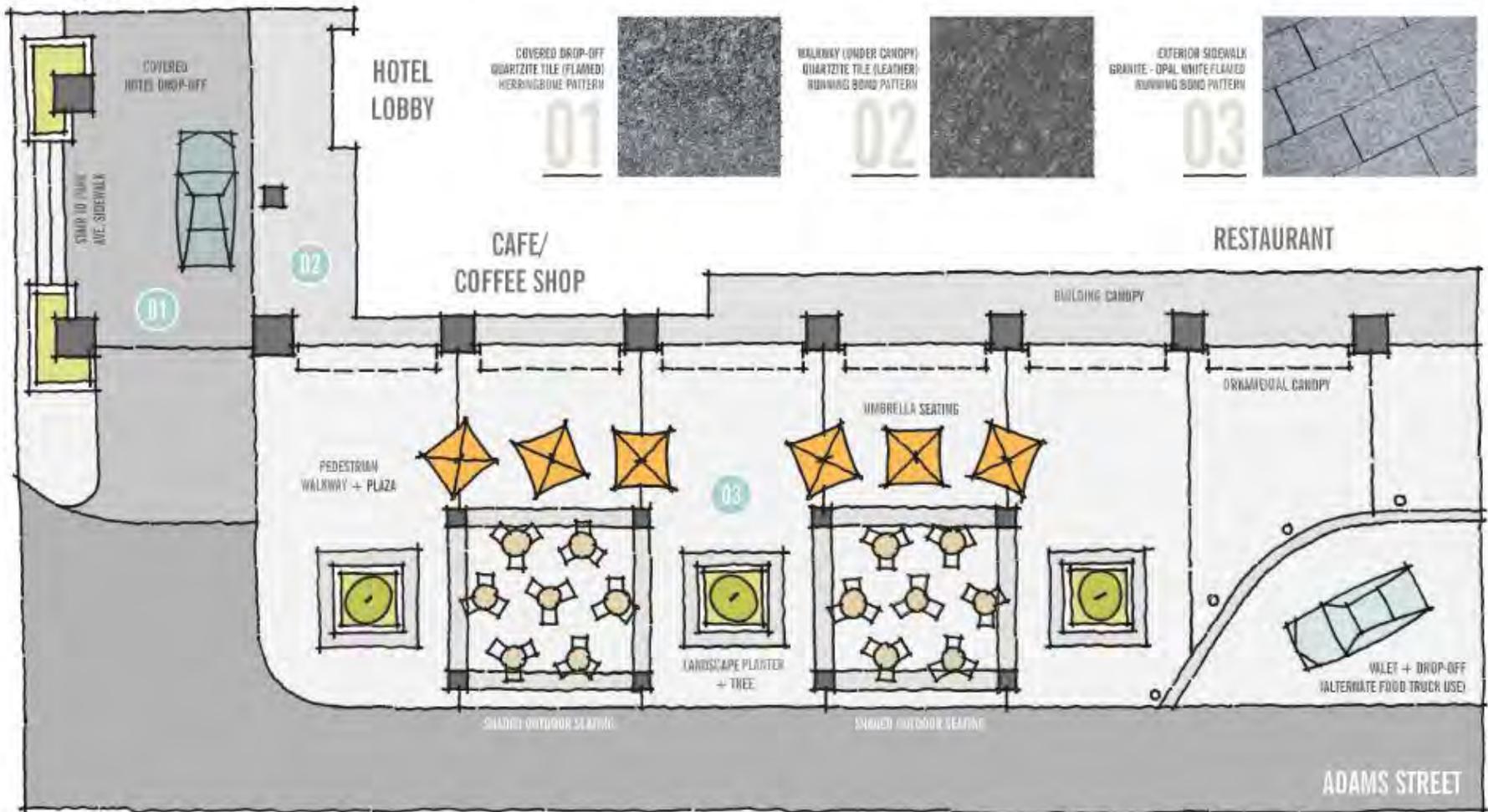


EXHIBIT C

PROPOSED CONSTRUCTION BUDGET



August 29, 2014

Mr. J.T. Burnette
IB Tallahassee, L.L.C.
101 South Adams Street
Tallahassee, FL 32301

Re: Construction Proposal
Double Tree Pavilion and Hardscape Improvements

Dear Mr. Burnette,

We greatly appreciate the opportunity to provide a proposal for construction services related to the project at the Corner of Adams Street and Park Ave.

Our cost estimate is attached for the project and includes a detailed description of the scope of work as described within the documents provided by Architects Lewis and Whitlock. We have visited the site as well and have reviewed the existing conditions that are present at this time.

We look forward to hearing from you soon and if there is any additional information you need, please don't hesitate to call me at anytime. Office: 850-878-8272. Cell: 850-528-4658.

Sincerely,

Shawn C. Roberts,
COO



MORE THAN BUILDINGS

morethanbuildings.com
Phone 850.878.8272
Fax 850.878.6038

1203 Miccosukee Road
Tallahassee, FL 32308

FL CGC 018607



Double Tree Sidewalk and Plaza Improvements

Client IB Tallahassee, LLC
Date Orig: 8/29/14
Location Adams Street and Park Ave
Client Contact J.T. Burnette
Design Team Architectes Lewis and Whitlock
Type Building Hotel
Type Structure N/A Ground and Hardscape
Type Estimate Initial

Scope	Quantity	Unit Cost	Unit	Ext Cost	Section Sub Totals
General Conditions					
Construction Manager General Conditions and Design Fees					
General Conditions	3.00	\$ 12,500.00		\$ 37,500.00	
Permitting Costs	1.00	\$ 6,500.00		\$ 6,500.00	
Design Fees	1.00	\$ 25,000.00		\$ 25,000.00	\$ 69,000.00
Direct Cost Scope of Work Included					
Site Work					
Layout and Field Engineering	1.00	\$ 1,500.00	es	\$ 1,500.00	
Storm Water Controls, Pedstrian Barricades, Traffic Control and Maintenance	1.00	\$ 2,500.00	es	\$ 2,500.00	
Demolition of Parking and Sidewalk areas	1.00	\$ 12,450.00	ea	\$ 12,450.00	
Restabishment of New Drop Off Pavement Area	280.00	\$ 30.00	sy	\$ 8,400.00	
Regrading for Drainage Correction (Some hand work)	200.00	\$ 25.00	sy	\$ 5,000.00	
Storm Water Utility Relocation	1.00	\$ 14,000.00	ls	\$ 14,000.00	
Restabishment of New Plaza Area Substrate	2,825.00	\$ 5.00	sf	\$ 14,125.00	\$ 57,975.00
Ground and Hardscape					
Quartzite 01 Type Tile Work (with Herringbone) at Portico Drop Off	2,440.00	\$ 16.00	sf	\$ 39,040.00	
Quartzite 02 Type Tile Work (with Herringbone) at Covered Area Against Building	2,300.00	\$ 16.00	sf	\$ 36,800.00	
Granite Paver Type 03 Work (Running Bond) at New Plaza/Pavillion Area	6,740.00	\$ 20.00	sf	\$ 134,800.00	

New Stair Section at Portico Drop Off	1.00	\$	4,500.00	ea	\$	4,500.00	
Rails at Stair	1.00	\$	2,200.00	ea	\$	2,200.00	\$ 217,340.00

Pavillion Structure Construction

Foundations and Reinforcing	2.00	\$	4,500.00	ea	\$	9,000.00	
Structural Steel Frame (20x20 HSS Tube with Intermediate Support)	2.00	\$	15,500.00	ea	\$	31,000.00	
Light Gauge Framing, Build Out, Sheathing and Box Work	2.00	\$	12,480.00	ea	\$	24,960.00	
Exterior Hardi, Cornice Trim and Cap Metal	2.00	\$	9,650.00	ea	\$	19,300.00	
Painting	2.00	\$	8,500.00	ea	\$	17,000.00	
Electrical Wiring	2.00	\$	7,500.00	ea	\$	15,000.00	
Fans and Electrical Fixtures	2.00	\$	4,500.00	ea	\$	9,000.00	
Gas Piping	2.00	\$	1,800.00	ea	\$	3,600.00	
Operable Louver Shade Systems	2.00	\$	20,000.00	ea	\$	40,000.00	\$ 168,860.00

Planter Construction

Planter Construction and Finishes	3.00	\$	2,500.00	ea	\$	7,500.00	
Irrigation	3.00	\$	650.00	ea	\$	1,950.00	
LV Lighting	3.00	\$	500.00	ea	\$	1,500.00	
Landscaping and Trees	3.00	\$	1,800.00	ea	\$	5,400.00	\$ 16,350.00

Direct Cost Subtotal						\$ 529,525.00	
General Liability Insurance		529,525.00	0.290%	\$		1,535.62	
Contingency		531,060.62	5.00%	\$		26,553.03	
CM Fee		\$ 557,613.65	12.00%	\$		66,913.64	
Total						\$ 624,527.29	

Alternate to Include Remodel of Street Scape and Add Tile at Front Area of Souther Strategies add \$ 57,500.00

Alternate to Include Remodel of Street Scape and Add Tile at Front Area along FBC and the remaining block of Adam's Street Adjacent Double Tree add \$ 238,725.00



Agenda Item Details

Meeting	Oct 23, 2014 - CRA Board Meeting
Category	4. Policy Formation & Direction
Subject	4.03 Proposed Items for Policy Discussion
Access	Public
Type	Action, Discussion
Recommended Action	Options 1, 2 & 3. Provide policy direction on issues listed above. Direct staff to bring back additional information on specific issues. Direct staff to add additional policy questions to the list for discussion and direction.

Public Content

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

Statement Of Issue

As discussed at previous CRA Board meetings, the CRA Community Redevelopment Plans developed during the creation of the Downtown District (DD) and Greater Frenchtown/Southside (GFS) redevelopment districts, contain language and goals that are intentionally very broad. The goal of such broad policy language was to allow sufficient flexibility for the new CRA to identify the most effective way to appropriately address local issues.

Now that the redevelopment districts have existed for more than a decade and have established a successful redevelopment record for capital improvement programs, it is appropriate to refine the Agency's policies to either support or revise the current direction and programs. Additionally, staff is in the process of updating the GFS Community Redevelopment Plan. CRA Board direction on the issues listed below will be essential to the plan update.

The list below contains policy questions which arise with sufficient frequency to require discussion and direction from the CRA Board. The issues are summarized below and discussed in more detail in the following Facts and Issues section.

Staff requests that the CRA Board complete an initial review of the policy issues by:

- Reviewing the list below,
- Identifying the issues they wish to discuss and/or address, and
- Providing staff with any additional issues they would like to add to the list.

Following the initial review, if the Board wishes to discuss certain issues and provide immediate direction on these issues, they may do so at this Board meeting. If the Board would like additional information on specific issues, staff will assemble that information and bring it back for final direction at the November and/or December CRA Board meetings. Staff has provided additional information for some issues as identified below.

The initial list of policy items for consideration is as follows:

1. Local Contractors: CRA staff currently encourages the use of local contractors for building projects in which the Agency participates. Does the Agency Board wish to discuss or modify this policy?
2. Energy Incentive Requirements: The City of Tallahassee Utilities Department has several financial incentives available for utilization of energy efficient appliances and water saving devices. Does the CRA Board want to require

that energy incentives be utilized when CRA funds are used to support a project?

3. Historic Preservation: There are currently programs in place, supported by the City, that provide both loans and grants for preservation of privately owned historic structures. Should the CRA also fund restoration or rehabilitation of same?
4. Heritage Tourism Plan: Is the CRA Board interested in funding the development of a Heritage Tourism Plan for Frenchtown and Southside?
5. Retail Loans: Does the CRA Board wish to reinstate the Retail Loan program with a different structure, such as a loan guarantee program administered through a local bank or credit union?
6. Job Creation: There are currently several agencies in Tallahassee that focus specifically on job creation. To date, the CRA focus on economic development has primarily been through capital improvement or infrastructure projects that enhance the ad valorem revenue base and/or provide for future redevelopment opportunities. Does the Agency Board wish to continue our current direction or consider restructuring the Agency and its programs to emphasize job creation?
7. Code Violations or Legal Issues: Should the CRA fund projects or businesses that have outstanding code violations or known legal issues?

Recommended Action

Options 1, 2 & 3

Fiscal Impact

At this point, there is no fiscal impact.

Supplemental Material/Issue Analysis

History/Facts & Issues

The overall purpose of a CRA is to promote the physical redevelopment of blighted areas within the redevelopment district(s), and bring people and activity into the districts. This ranges from the provision of infrastructure and other improvements, the gap funding of specific projects, to support of local events which feature local businesses or community activities. This type of redevelopment both improves the community and enhances the ad valorem tax base within the redevelopment districts.

When the redevelopment district terms expire, the enhanced ad valorem base will be merged into City and County budgets and become available for general fund uses.

This is a very long range goal which plays out over several decades. The fulfillment of this goal requires continued focus on the CRA's direction as it is expressed through programs and activities. Because there is an emphasis on community improvement, the goals of a CRA are sometimes confused with those of other community service agencies. It is possible for CRAs to get side-tracked by demands and needs that, while urgent, are more appropriately and effectively provided by other agencies or programs. In order to retain the Agency's focus, ensure adherence to its intended purpose and reduce redundancy with other agencies services, it is useful to review and clarify Agency policies on an as needed basis.

The list of policy issues below is based on questions that have arisen during the past year. The Agency's processes will benefit from a clear resolution of these policy questions.

1. Local Contractors: CRA staff currently encourages the use of local contractors for building projects in which the Agency participates. Information provided by developers show that the percentage of local workers on our larger projects range from approximately 80% to almost 100%. The non-local contractors tend to be specialty companies providing services that are not available locally. Does the Agency Board wish to continue or modify this policy?
2. Energy Incentive Requirements: The City of Tallahassee Utilities has several financial incentives available for

utilization of energy efficient appliances and water saving devices. Contractors have indicated that the cost of providing the building infrastructure for these appliances raises the expense of their projects. Some developers have also expressed concern with using certain gas features, such as HVAC, and appliances in units that will not be occupied on a constant basis. However, CRA participation in a project coupled with the Utilities financial incentives may offset any construction costs while helping meet the critical goal of reducing the demand for electrical power and water. Staff has provided in Attachments 1 & 2, information regarding the incentives and justification for use. Does the CRA Board wish to require, as opposed to encourage, that energy and water saving incentives be utilized when CRA funds are used to support a project?

3. Historic Preservation: There is currently a program in place, funded by the City, which provides loans and grants for preservation of privately owned historic structures. That fund has a current balance of \$316,000. Staff has provided, as Attachment 3, the spreadsheet detailing use of those funds. Given the current availability of funds for historic preservation, should the CRA also fund restoration or rehabilitation of privately owned historic structures? If so, what criteria should apply?

4. Heritage Tourism Plan: Is the CRA Board interested in funding the development of a Heritage Tourism Plan for Frenchtown and Southside? The plan would:

- a. Document historic sites and events in the Frenchtown and Southside Districts,
- b. Provide an updated brochure that would be distributed to schools, hotel, farmers markets and other venues throughout the districts,
- c. Identify specific projects, such as informational signs, banners and tours that the CRA can fund to support heritage appreciation and tourism in the CRA districts.

5. Retail Loans: Does the CRA Board wish to reinstate the Retail Loan program with a new structure CRA staff has been working with a local bank on a loan

guarantee pilot program where the CRA would provide \$50,000 in funds that would be used to guarantee up to \$200,000 in loans to small businesses within the GFS

redevelopment district. There are several details that remain to be worked out, such as the minimal loan amount (probably \$5,000 to \$10,000) and how the loan

guarantee funds would be used (to cover missed monthly payments, for example). The loans would be made using the bank's normal review criteria; loans would not

be made to applicants who do not meet lending standards. Since this is a pilot program, the program would initially be limited to the GFS redevelopment area and one

bank. If the program is successful, it could be expanded to other banks, as well as the DD redevelopment area.

6. Job Creation: There are currently several agencies in Tallahassee that focus specifically on economic development and job creation such as the EDC, FAMU's Small

Business Development Center, Big Bend Works, and TCC's Workforce Development. CRA programs and projects center on the improvement of the physical

environment through capital and infrastructure improvements that enhance the ad valorem revenue base and/or provide for future redevelopment opportunities. CRA

programs are not intended to provide the same type of job creation services that other agencies provide. However, constituents sometimes ask about the CRA's record on job creation.

It should be noted that as CRA redevelopment projects create physical improvements, they also facilitate the creation of both short and long term employment. These

jobs are created as a result of building construction and the new businesses that subsequently move into those buildings. The Agency considers these jobs a benefit of successful redevelopment.

In order to focus on job creation, the Agency would need to retool our programs and procedures. There is a concern that the long term goal of the Agency to remove

conditions of blight would not be met. Additionally, there would be significant overlap with services provided by existing job agencies. Does the Agency Board wish to continue our current direction or consider restructuring the Agency and its programs to emphasize job creation?

7. Code violations or Legal Issues: Should the CRA fund projects or businesses that have outstanding code violations or known legal issues? Currently, CRA grants and loans are not awarded on properties with code violations, unpaid property taxes or outstanding legal issues.

Options.

1. Provide policy direction on issues listed above.
2. Direct staff to bring back additional information on specific issues.
3. Direct staff to add additional policy questions to the list for discussion and direction.
4. Do not provide direction on policy issues.

Attachments/References

1. Proposed CRA Qualifying Criteria for Funding Projects Utilizing Energy Efficient Appliances.
2. Staff Report for Energy Rebates for Multi-Family New Construction.
3. Approved Historic Preservation Projects and Related Funding.

[Atch 1- CRA Energy Efficient Standard 10-23-2014.pdf \(609 KB\)](#)

[Atch 2 - Energy Rebates for Multi-Family Construction 04-09-2014.pdf \(617 KB\)](#)

[Atch 3 - Approved Historic Property Grant-Loan Program Projects October 2014.pdf \(493 KB\)](#)

Proposed CRA Qualifying Criteria for Funding Projects
Utilizing Energy Efficient Appliances

All multi-family units shall have:

- Natural Gas hydronic heating systems (combination water heater/space heating), and
- A Natural Gas clothes dryer (in living units with self-contained laundries)

If natural gas is unavailable and gas main extension to the site is denied by the City's Gas Utility, units must utilize a heat pump split system with a minimum requirement of SEER 15, EER 12.5, HSPF 8.5; and a Energy Star qualified electric water heater with Energy Factor (EF) 2.0 or greater.

In addition to the CRA incentives the developer would be eligible for the following energy rebates:

- \$2000 per unit (standard natural gas rebate)
- \$1375 – hydronic system
- \$200 – clothes dryer
- \$425 – gold package bonus for both of the above

Or

- \$350 – Heat Pump – Minimum SEER 15, EER 12.5, and HSPF 8.5
- \$300 – Water Heater – Heat Pump Style

Other benefits include 3.5 tons of CO reduction per unit per year and the equivalent energy savings of 5,500 kWh/year per unit based on the City's electric generation fuel efficiency.

CITY OF TALLAHASSEE

FINANCIAL VIABILITY TARGET ISSUE AGENDA ITEM

ACTION REQUESTED ON:	April 9, 2014
SUBJECT/TITLE:	Energy Rebates for Multi-Family New Construction

STATEMENT OF ISSUE

The City is considering an update to the existing qualifying criteria for energy rebates for Multi-family new construction projects. Based on past experience the current qualifications are having limited impact encouraging developers of multi-family properties to add natural gas and Energy Star appliances. This item seeks the Financial Viability Target Issue committee's support to amend the qualifying criteria to require the use of natural gas for water heating in order to be eligible for an energy rebate.

BACKGROUND

The City of Tallahassee has offered rebates for energy efficient appliances for three decades. Each year, the City makes approximately 6,500 rebates totaling \$2 million with an estimated local spending impact of about \$20 million. Recipients include: builders of new single-family homes, developers of new multi-family housing, and existing residential and commercial customers. These rebates are designed to encourage energy conservation in order to defer the construction of new electric generation for as long as possible. They provide incentives to builders and customers to install the most efficient appliances, beyond what would be typical or standard. The levels of the rebates are derived, in part, based on the cost savings associated with a delay in the building of new electric capacity. Initially, in 1984, rebates were offered for natural gas appliances only. In 2007 they were expanded to include solar water heating, and again in 2008 to include Energy Star electric appliances and Energy Star homes. Rebates continue to be added with the emergence of new energy efficient appliances and building trends. For example, electric heat pump water heaters, variable speed pool pumps, and tankless gas water heaters are now part of the program. The following table summarizes the rebates available today:

TABLE OF REBATES

<u>Electric</u>		Rebate/Grant Value
	Dishwasher	\$40
	Freezer	\$40
	Refrigerator	\$75
	Clothes Washer	\$100
	Pool Pump	\$200
	Heat Pump Water Heater	\$300
	Air Conditioner	\$100 - \$350
	Heat Pump	\$100 - \$750
<u>Natural Gas</u>		
	Clothes Dryer	\$150 - \$200
	Furnace	\$350 - \$700
	Barbecue Grill	\$75 - \$100
	Range and Oven	\$150 - \$200
	Outdoor Lights	\$50
	Pool and Spa Heaters	\$250 - \$450
	Tank and Tankless Water Heater	\$300 - \$675
	Commercial Water Heater	\$450
	Commercial Piping for Water Heater	\$750
<u>Other</u>		
	Ceiling Insulation	\$400 - \$500
	Energy Star Certified Home	\$1 per sqft up to \$2,000

Careful consideration is given to insure these rebates are effective at encouraging the purchase of a more efficient appliance than would have been bought absent the rebate. Otherwise, the incentive money is poorly spent and no material conservation impact is recognized.

Conservation is not only achieved by installing appliances such as high efficiency refrigerators or heat pumps, but also when customers switch fuels from electricity to natural gas. Natural gas furnaces and water heaters are popular, and play a meaningful role in the City's program. Spurred by the convenience, comfort, and economy that natural gas appliances offer, customers have switched at a rate even greater than was expected. So far, in fiscal year 2014, electric conservation has exceeded projections resulting in lower electric sales, while natural gas sales are ahead of projections. This is attributable, in part, to fuel switching.

To be eligible for the Energy Star certified home rebate, at least one natural gas appliance must be installed. This requirement was added in 2011 to further encourage the growth in natural gas homes. This approach has proven successful for single-family new construction but has not worked well in the multi-family space. Developers of multi-family housing are typically national companies that use a standard design, and the rebate is not adequate to encourage them

to change their model. Developers typically only add select Energy Star appliances such as refrigerators and dishwashers, and it appears that these appliances would be included in the new multi-family developments regardless of the City's rebates.

The City is considering modifying the qualifying criteria for multi-family new construction rebates to require at least one natural gas appliance, similar to the Energy Star Certified home rebate. This would provide greater incentive for developers to modify their standard designs and incorporate natural gas appliances.

RECOMMENDATION

Staff is seeking support from the Financial Viability Target Issue committee to add the following criterion to the list of requirements for Energy Star electric appliance rebates for multi-family new construction:

To be eligible for City of Tallahassee Utilities (City) rebates, ENERGY STAR (ES) qualifying residential units must utilize natural gas for water heating. If natural gas is unavailable, and gas main extension to the site is denied by the City's Gas Utility, units must utilize an ES qualified electric water heater with Energy Factor (EF) 2.0 or greater; or ES qualified solar water heating.

HISTORIC PROPERTY GRANT AND LOAN PROGRAM
APPROVED PROJECTS

As of October 2014

APPLICANT	Address	Type	Work	Date Approved	Grant	Loan	Total HPGLP	Applicant Contribution	Total
Florida Council for Community Mental Health (Lewis House)*	316 E. Park	Office	Major Renovation	12/09/1992	250,000.00	0.00	250,000.00	0.00	\$250,000.00
Tallahassee Garden Club, Inc. (Rutgers House)	507 N. Calhoun	Cultural	Installation of Handicapped Ramp & Conversion of Rest Room to Handicapped Standards	11/09/1994	7,962.00	0.00	7,962.00	2,500.00	\$10,462.00
Tallahassee Area Chamber of Commerce (The Columns)**	100 N. Duval	Office	Major Renovation	07/05/1995	41,000.00	34,000.00	75,000.00	380,483.00	\$455,483.00
Tim and Millard Roberts (James Perkins House)	423 E. Virginia	Office	Major Renovation	07/05/1995	19,900.00	9,900.00	29,800.00	9,395.00	\$39,195.00
Nowell M. Lee - 895 Declined Award (Walker-Martin House)	413 E. Park	Residential	Exterior Repair	07/05/1995	9,999.99	0.00	9,999.99	19,432.01	\$29,432.00
Tallahassee Garden Club, Inc. (Rutgers House)	507 N. Calhoun	Cultural	Exterior Lighting	08/23/1995	10,000.00	0.00	10,000.00	4,285.00	\$14,285.00
Mr. and Mrs. John J. Morrissey (Gibson Bungalow I)	512 N. Calhoun	Office	Site Work to Protect Foundation from Water Intrusion	08/23/1995	4,494.00	0.00	4,494.00	1,926.00	\$6,420.00
Mr. and Mrs. John J. Morrissey (Gibson Bungalow I)	Same	Same	Increase in Grant Award	02/09/1996	449.00		449.00		\$449.00
Gail Reinertsen (Mizel-McMullen House)	525 N. Calhoun	Residential (B & B)	Life & Fire Safety Improvements	03/27/1996	11,480.00		11,480.00	1,480.00	\$12,960.00
Frances Ervin (Bloxham House)	410 N. Same	Office	Roof Repairs	10/23/1996	27,600.00	17,600.00	45,200.00	0.00	\$45,200.00
Frances Ervin (Bloxham House)	Same	Same	Increase in Award	02/24/1997	2,260.00	2,260.00	4,520.00	0.00	\$4,520.00
Tallahassee Garden Club, Inc. (Rutgers House)	507 N. Calhoun	Cultural	Roof Replacement	04/09/1997	13,160.00	0.00	13,160.00	5,640.00	\$18,800.00
Mr. Dennis Murphy (Murphy House)	317 E. Park	Retail/Office	Major Renovation	10/08/1997	275,000.00	0.00	275,000.00	50,000.00	\$325,000.00
Mr. Buddy Chittenden (Chittenden House)	323 E. Park	Residential	Exterior Repair & Painting	01/14/1998	20,981.00	0.00	20,981.00	12,288.00	\$33,269.00
LeMoyné Art Foundation Inc. (Munroe House)***	133 N. Gadsden	Residential/Retail	Restoration Work to Maximize Residential/Retail Space	01/14/1998	40,589.00	0.00	40,589.00	188,821.00	\$229,410.00
Chittenden Family (Chittenden House)	323 E. Park	Residential	Foundation, Roof & Chimney, etc.	02/28/2001	41,000.00	0.00	41,000.00	59,000.00	\$100,000.00
Chittenden Family (Chittenden House)	323 E. Park	Residential	Electrical, Plumbing, Life Safety, HVAC, Drywall, Floors, Windows, etc.	02/28/2001	41,000.00	0.00	41,000.00	59,000.00	\$100,000.00
Chittenden Family (Chittenden House)	323 E. Park	Residential	Roof repairs, associated interior repairs, and exterior painting	02/28/2001	125,000.00	0.00	125,000.00	59,000.00	\$184,000.00
Ron McCoy (Tookes House)	412 W. Virginia	Commercial (Apartments)	Roof repairs, associated interior repairs, and exterior painting	05/23/2001	11,935.00	5,115.00	17,050.00	0.00	\$17,050.00
LeMoyné Art Foundation Inc. (Meginniss-Munroe House)	125 N. Gadsden	Cultural	Front porch and façade repair	05/08/2002	18,500.00	5,676.00	24,176.00	2,200.00	\$26,376.00
Anne Peery	1509 Country Club Drive	Residential	Roof repairs	05/08/2002	21,747.50	14,077.50	35,825.00		\$35,825.00
Chittenden Family	323 E. Park	Residential	Cost overruns associated with 2001 projects	05/08/2002		20,000.00	20,000.00	2,104.00	\$22,104.00
Mr. and Mrs. John J. Morrissey	512 N. Calhoun St.	Office	Repair of wood rot, painting of main bldg. & garage	08/30/2002	7,630.00	2,369.00	9,999.00	901.00	\$10,900.00
John G. Riley House	419 E. Jefferson St.	Museum	Repairs to northwest porch	09/26/2002	1,995.00	855.00	2,850.00	0.00	\$2,850.00
Savannah Boege House	402 E. Palmer Ave.	Residential	Repairs to windows, roof; correction of stormwater intrusion; rehab of electrical system	09/26/2002	9,999.00	0.00	9,999.00	2,151.00	\$12,150.00

APPLICANT	Address	Type	Work	Date Approved	Grant	Loan	Total HPGLP	Applicant Contribution	Total
Gumilla Trull House	1407 Fairway Dr.	Residential	Reglazing, repair and painting of windows, repainting of fascia	01/22/2003	9,999.00	0.00	9,999.00	2,031.00	\$12,030.00
Perkins-Moriarty House	1405 Country Club Drive	Residential	Roof replacement	03/13/2003	7,500.00	0.00	7,500.00	0.00	\$7,500.00
Larry and Ingrid Buck	615 Myers Park Drive	Residential	Roof replacement	03/13/2003	8,140.00	0.00	8,140.00	0.00	\$8,140.00
Henry Mattason & Robert Peavy	1210 Golf Terrace Drive	Residential	Roof Replacement	04/09/2003	12,255.00	2,255.00	14,510.00	0.00	\$14,510.00
Towle House	517 North Calhoun St.	Office	Replace siding, repair windows, repaint, meet fire and ADA codes	04/09/2003	125,000.00	0.00	125,000.00	59,000.00	\$184,000.00
Dr. Freddy Kaye - Declined Award	1105 Hays Street	Office	Installation of handicapped facilities	05/15/2003	1,662.50		1,662.50	712.50	\$2,375.00
Bowen House (Ahsram, Inc.)	325 N. Calhoun St.	Office	Replace wood column base, front porch flooring, exterior window	06/10/2003	64,645.00		64,645.00	59,000.00	\$123,645.00
Vivian Young (Coles Farmhouse)	411 Oakland Ave	Residential	Repairing foundation, front porch, chimney/fireplace, roof	06/10/2003	36,197.33	36,634.77	72,832.10	11,159.00	\$83,991.10
Vickie King/Robert Burns - Declined Award	513 Hart St.	Residential	Replace damaged garden on east facade	11/19/2003	10,000.00	0.00	10,000.00	0.00	\$10,000.00
James & Betty Sue Newman	1101 Old Fort Dr.	Residential	Replace/repair foundation support beams	07/07/2004	7,530.00		7,530.00		\$7,530.00
Daniel Donovan	559 Oakland Ave.	Residential	Restoration of the exterior siding of home	07/07/2004	8,400.00		8,400.00		\$8,400.00
Southern Strategy / Troy Lee	115 E. Park Avenue	Restaurant	Restoration of windows and doors	09/07/2004	10,000.00		10,000.00		\$10,000.00
Eric & Nicole Flewig - Declined Funds	1506 Golf Terrace	Residential	Upgrade to Architectural Shingles	12/16/2004	725.00		725.00		\$725.00
Geraldine Seay	648 W. Brevard Street	Restaurant/Cultural	Major structural renovations and code improvements	05/10/2005	39,678.46	54,314.54	93,993.00	59,593.00	\$153,586.00
Jason Hight and Melanie Simmons	1510 Golf Terrace	Residential	Window and trim repair	06/13/2005	4,200.00	0.00	4,200.00		\$4,200.00
William and Joni Ellis	1841 Country Club	Residential	Repair of historic roof	06/13/2005	10,000.00	0.00	10,000.00		\$10,000.00
VLP (Walker-Martin House)	413 East Park Avenue	Office	Major renovation and repair	01/11/2006	39,196.00	52,604.00	91,800.00	388,200.00	\$480,000.00
Super Lube (Chesley House)	401 North Gadsden Street	Commercial	Replacement of historic roof	01/11/2006	31,693.00	0.00	31,693.00	26,002.00	\$57,695.00
Amanda and Matthew Ruddell	551 Oakland Ave	Residential	Front porch repairs	01/12/2007	10,000.00	0.00	10,000.00	2,500.00	\$12,500.00
William Stone and Laura Randolph	2047 County Club	Residential	Replacement of historic roof	02/14/2007	11,800.00	1,800.00	13,600.00	12,000 (estimated)	\$25,600.00
Kelly Layman (Cureton House)	125 Cadiz Street	Residential	Replacement of historic roof	02/14/2007	12,810.00	2,810.00	15,620.00	20,378.00	\$35,998.00
John Rawling II	1320 Golf Terrace Dr	Residential	Repair/replacement of windows, chimney repairs	10/24/2007	13,225.00	3,225.00	16,450.00	25,000 (estimated)	\$41,450.00
John Rawling II	1320 Golf Terrace Dr	Residential	Repair/replacement of windows	03/12/2008	5,677.50	5,677.50	11,355.00	0.00	\$11,355.00
Barry and Melissa Miller	402 East Jennings St.	Residential	Repair and refinish of hardwood floors-Phase II	07/10/2008	2,746.75	0.00	2,746.75	0.00	\$2,746.75
John Andrew Grant	536 Hart St.	Residential	Repair/restoration of wooden windows	07/30/2008	7,412.00	0.00	7,412.00	8,188.00	\$15,600.00
John Rawling II	1320 Golf Terrace Dr	Residential	Repair/restoration of wooden windows - Cost overruns	02/05/2009	2,550.00	2,550.00	5,100.00	0.00	\$5,100.00
John G. Riley House	419 E. Jefferson St.	Museum	Repairs to porch, handicap ramp and siding	04/29/2009	6,860.00	2,940.00	9,800.00		\$9,800.00
Curtis & Lillie Manns	1534 Golf Terrace Drive	Residential	Replace awning windows	04/29/2009	4,952.62		4,952.62	127.00	\$5,079.62
Richard Willis and Gary Knox	527 Oakland Avenue	Residential	Historic roof repair	06/25/2009	7,450.00		7,450.00	9,000.00	\$16,450.00

APPLICANT	Address	Type	Work	Date Approved	Grant	Loan	Total HPGLP	Applicant Contribution	Total
Mildred Majors - Declined Funds	1310 Broome Street	Residential	Historic roof repair	06/25/2009	9,781.00		9,781.00	8,000.00	\$17,781.00
Vincent George and Martha Murray	1412 Golf Terrace	Residential	Historic roof repair	06/25/2009	1,222.75		1,222.75	1,910.00	\$3,132.75
Kelly Layman (Clareton House)	125 Cadiz Street	Residential	Historic windows	09/22/2009	10,000.00	0.00	10,000.00	14,170.56	\$24,170.56
Stephen and Deborah Wright	312 E. Georgia Street	Residential	Historic roof repair	03/31/2010	5,790.00	0.00	5,790.00	15,000.00	\$20,790.00
Clifton & Judy Savoy	519 Oakland	Residential	Historic roof repair & windows	10/20/2010	10,000.00	0.00	10,000.00	64,588.00	\$74,588.00
Watson Temple COGIC - Funds Rescinded	701 W. Brevard St	Other	Building Restoration	10/20/2010	41,000.00	0.00	41,000.00	57,882.00	\$98,882.00
Margaret Anne Rushing	542 Oakland Ave	Residential	Roof Replacement	03/10/2011	10,000.00	0.00	10,000.00	4,000.00	\$14,000.00
Curtis & Lillie Manns	1534 Golf Terrace Drive	Residential	Replace 27 original windows	05/25/2011	13,963.60	8,916.22	22,879.82	9,000.00	\$31,879.82
Leo Young & Casey Rychlik	822 S. MLK Blvd.	Residential	Roof Replacement	07/19/2011	7,075.00	0.00	7,075.00	9,025.00	\$16,100.00
Dan Gilbertson - Funds Rescinded	415 W. College Ave	Restaurant	Exterior Improvements	07/11/2012	41,000.00	67,835.00	108,835.00	252,000.00	\$360,835.00
Greg M. Hitz	1327 S. Meridian St	Residential	Roof Repairs	08/01/2012	1,918.00	0.00	1,918.00	8,400.00	\$10,318.00
Jim & Alexa Roche	402 Williams St	Residential	Roof Repairs	08/01/2012	6,050.00	0.00	6,050.00	17,400.00	\$23,450.00
Nita Davis	1111 Paul Russell Rd	Residential	Roof Repairs	03/08/2013	10,000.00	0.00	10,000.00		\$10,000.00
Laura Huff	545 E. Van Buren St	Residential	Roof Repairs	04/17/2013	4,224.25	0.00	4,224.25	7,823.75	\$12,048.00
Debra Vergin & Wayne Spinks	1308/1310 Broome St	Residential	Roof Repairs	10/07/2013	6,551.00		6,551.00	5,500.00	\$12,051.00
					1,590,393.76	285,579.53	1,875,973.29	1,643,169.31	3,556,142.60

█ = Applicant declined funds, returned funds or did not request approved funds

█ = Active project

* Applicant reported cash down payment of \$114,000 and assumption of purchase money mortgage of \$456,000.

** Includes \$250,000 in Department of State, Division of Historical Resources, Special Category Grant.

*** Department of State, Division of Historical Resources, Special Category Grant.

**Agenda Item Details**

Meeting Oct 23, 2014 - CRA Board Meeting
Category 4. Policy Formation & Direction
Subject 4.04 Program and Policy Updates.
Access Public
Type

Public Content

Material will be provided at the meeting.