



CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
MEETING AND PUBLIC HEARING AGENDA

February 26, 2015, 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 Professional Real Estate Fees for FSU-CRA Land Exchange – Lou Norvell, Assistant City Attorney
 - 3.02 Approval of Commercial Façade Improvement Grant Application – 222 and 224 East College Avenue (College Station) – Rick McCraw
 - 3.03 Approval of Grant Funding for Pedestrian Wayfinding Signage in the Greater Frenchtown/Southside and Downtown District Community Redevelopment Areas - Rick McCraw

- IV. **POLICY FORMATION AND DIRECTION**
 - 4.01 Direction to Proceed with the Proposed Redevelopment Strategy for The Shelter and Frenchtown Renaissance Community Center Properties – Rick McCraw
 - 4.02 Direction on Proposed Use of Performing Arts Funds and Analysis of Potential Uses - Roxanne Manning, CRA Executive Director

- V. **UNAGENDAED PUBLIC COMMENTS**

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



Agenda Item Details

Meeting	Feb 26, 2015 - CRA Board Meeting
Category	3. Consent Items
Subject	3.01 Approval of Professional Real Estate Fees for FSU-CRA Land Exchange -- Roxanne Manning, Tallahassee Community Redevelopment Agency
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	25,000.00
Recommended Action	Option 1 - Approve the payment of professional real estate fees to NAI Talcor in the amount of \$25,000.

Public Content

For more information, please contact: Louis C. Norvell, Assistant City Attorney, 850-891-8554

Statement of Issue

The CRA has entered into an agreement with FSU and the State of Florida whereby the CRA conveys the O'Connell parcel to the State for the benefit of FSU and the State will convey to the CRA, the Firestone and Bloxham Annex parcels (adjacent to Cascades Park) and a parcel located at 715 W. Gaines St. The State Cabinet approved the deal in November 2014 and staff continues to work towards the closing of the transaction.

The CRA obtained title to the O'Connell parcel in January 2010. In 2011, real estate broker NAI Talcor was engaged to assist with the acquisition of the Firestone and Bloxham Annex properties. NAI Talcor was under a continuing real estate services contract at the time.

Staff has negotiated a flat fee of \$25,000 for the services provided. The fee is to be paid from the cash proceeds received by the CRA from FSU in the transaction. The fee is contingent upon the closing of the sale.

Recommended Action

Option 1 - Approve the payment of professional real estate fees to NAI Talcor in the amount of \$25,000.

Fiscal Impact

The \$25,000 fee will be paid from cash proceeds received by CRA in the exchange.

Options

1. Approve the payment of professional real estate fees to NAI Talcor in the amount of \$25,000.
2. Do not authorize payment of professional real estate fees to NAI Talcor and provide direction to staff.

Attachments/References



Agenda Item Details

Meeting	Feb 26, 2015 - CRA Board Meeting
Category	3. Consent Items
Subject	3.02 Approval of the Commercial Façade Improvement Grant Application for 222 and 224 East College Avenue (College Station) -- Roxanne Manning, Tallahassee Community Redevelopment Agency
Access	Public
Type	Action, Discussion
Fiscal Impact	Yes
Dollar Amount	50,000.00
Budgeted	Yes
Budget Source	FY 2015 Downtown Commercial Façade Improvement Grant Program
Recommended Action	Option 1 - Approve the application for grant funds in the amount of \$50,000 for the construction of façade improvements to the building located at 222 and 224 East College Avenue. Authorize CRA staff to enter into a commercial façade agreement with the applicant/property owner.

Public Content

For more information, please contact: Charles Hubbard, Tallahassee CRA, 850-891-8355

Statement of Issue

On June 28, 2006, the Community Redevelopment Agency (CRA) Board approved the guidelines for the Greater Frenchtown/Southside Community Redevelopment Area (GFS) Commercial Façade Improvement Grant Program, providing one-to-one matching grants of up to \$50,000 for façade improvements on commercial structures. This program was extended to the Downtown District Community Redevelopment Area on October 19, 2009.

On January 8, 2015, CRA staff received a commercial façade improvement grant application from Southern Strategy Group Assets, II, LLC, the property owner, for exterior renovation of the building located at 222 and 224 East College Avenue (formerly Deeb's Hats and Po' Boys Restaurant). The applicant/owner plans extensive exterior and interior renovations to the building which now houses the Tucker Duke's Restaurant, and which will remain following the renovations, along with new retail office and/or commercial spaces on the first and second floors. The lowest bid for the qualified façade items is \$248,730 for which the applicant is requesting a \$50,000 matching grant.

In addition to the exterior renovations, the applicant plans more than \$500,000 in interior improvements, as well as furnishings, fixtures and equipment (FFE), for a total estimated project cost of \$750,000.

Recommended Action

Option 1 - Approve the application for grant funds in the amount of \$50,000 for the construction of façade improvements to the building located at 222 and 224 East College Avenue. Authorize CRA staff to enter into a commercial façade agreement with the applicant/property owner.



Agenda Item Details

Meeting	Feb 26, 2015 - CRA Board Meeting
Category	3. Consent Items
Subject	3.03 Approval of Grant Funding for Pedestrian Wayfinding Signage in the Greater Frenchtown/Southside and Downtown District Community Redevelopment Areas -- Roxanne Manning, Tallahassee Community Redevelopment Agency
Access	Public
Type	Action, Discussion
Fiscal Impact	Yes
Dollar Amount	24,000.00
Budget Source	FY 2015 Frenchtown Investment Plan Implementation and FY 2015 Downtown Master Plan Funds
Recommended Action	Option 1 - Approve \$24,000 in CRA grant funding to the Planning Department for the fabrication and installation of four (4) pedestrian wayfinding signs in the Greater Frenchtown/Southside Community Redevelopment Area (one sign) and the Downtown District Community Redevelopment Area (three signs).

Public Content

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

Statement of Issue

On October 22, 2014, the City Commission approved the Wayfinding Signage System developed and proposed by the Tallahassee-Leon County Planning Department. The plan outlined the signage needs, proposed a comprehensive signage system (pedestrian, vehicular, parking, district markers, shared use paths, and gateway signs) and long-term planning needs. Included in the proposal was a series of signs for Downtown and the Southside, many of which are not funded through existing funding sources.

At the February 9th Greater Frenchtown/Southside (GFS) Community Redevelopment Area Citizens' Advisory Committee (CAC), Planning Department staff presented a proposal for the initial placement of two pedestrian signs in the GFS redevelopment area, one at Fred Lee Park at the intersection of Macomb and Georgia Streets, and the other sign at the SE corner of Macomb Street and Railroad Avenue (Attachment 1). The estimated cost is \$6,000/sign, and both locations are within the GFS redevelopment area. The CAC provided the Planning Department with input on the placement of the signs and what should be included on the directional arrows. Following the discussion, the CAC recommended approval of the funding request for the two pedestrian wayfinding signs, with the understanding that the development and implementation of a comprehensive Frenchtown wayfinding signage program would be considered at a later date.

Subsequent to the CAC approval, the Planning Department determined the proposed sign would function best on the northwest corner of Macomb Street and Railroad Avenue, in the front plaza of the Marriott Residence Inn Tallahassee Universities at the Capitol. The Planning Department is now coordinating with the owner of the Marriott Residence Inn and he has indicated his enthusiasm for locating the sign at his corner. This locational change moves the sign from the Greater Frenchtown/Southside Community Redevelopment Area (southeast corner) into the Downtown District (DT) Community Redevelopment Area (northwest corner).



Agenda Item Details

Meeting	Feb 26, 2015 - CRA Board Meeting
Category	4. Policy Formation & Direction
Subject	4.01 Direction to Proceed with the Proposed Redevelopment Strategy for the Shelter and Frenchtown Renaissance Community Center Properties -- Roxanne Manning, Tallahassee Community Redevelopment Agency
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Recommended Action	Option 1 - Provide staff with direction to proceed with the proposed redevelopment strategy for The Shelter and Frenchtown Renaissance Community Center Properties, as outlined in this agenda item.

Public Content

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

Statement of Issue

On November 25, 2013, the City of Tallahassee Community Redevelopment Agency (CRA) Board approved the purchase of the Shelter and Frenchtown Renaissance Community Center properties (the Properties) for \$1.95 million. The approved purchase covered a total of six parcels: three Shelter parcels and three Frenchtown Renaissance Community Center parcels (Attachment 1, highlighted). On April 24, 2014 the CRA Board approved an amendment to the purchase agreement, reducing the purchase price by \$10,000 (to \$1.94 million) to reflect the reduced value of one of the Frenchtown Renaissance Community Center parcels due to a title defect with that parcel. The purchase was completed on May 21, 2014, for the Frenchtown Renaissance Community Center parcels and June 10, 2014, for the Shelter parcels.

The purchase of the Properties served two primary purposes: (1) to assist in the relocation of the Shelter and Frenchtown Renaissance Community Center and the services they offer to the new Comprehensive Emergency Services Center on West Pensacola Street and (2) to promote the positive redevelopment of a main gateway into the Frenchtown neighborhood.

CRA ownership of the Properties presents a variety of opportunities for both the CRA and the Frenchtown community. At the same time, there are several challenges the CRA must address to ensure the proper and timely redevelopment of the Properties. This agenda item presents a proposed redevelopment strategy of the Properties for review and approval by the CRA Board.

Recommended Action

Option 1 - Provide staff with direction to proceed with the proposed redevelopment strategy for The Shelter and Frenchtown Renaissance Community Center Properties, as outlined in this agenda item.

Fiscal Impact

There is no fiscal impact at this time. The FY 2015 CRA budget includes \$105,000 for Shelter and Frenchtown Renaissance Community Center properties site work, but additional funding will likely be needed to implement the final strategy directed



Agenda Item Details

Meeting	Feb 26, 2015 - CRA Board Meeting
Category	4. Policy Formation & Direction
Subject	4.02 Direction on Proposed Use of Performing Arts Funds and Analysis of Potential Uses -- Roxanne Manning, Tallahassee Community Redevelopment Agency
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Recommended Action	Option 1 - Provide staff with direction on criteria and review process for use of the performing arts funds and analysis of potential uses as outlined in this agenda item.

Public Content

For more information, please contact: Roxanne Manning, Tallahassee CRA, 850-891-8353

Statement of Issue

On April 8, 2014, the Leon County Board of County Commissioners heard an agenda item recommending that the one cent in Performing Arts Center (PAC) dedicated Tourist Development Tax (Bed Tax) funding be discontinued and that the County use one half of that cent to implement the Cultural Plan. In addition, the County agenda item recommended that the existing PAC Bed Tax balance, plus the amount accrued through September 30, 2014, remain with the CRA for performing arts center related uses, and the \$508,425 in PAC Bed Tax funds owed to the County by the City for costs incurred during the demolition of the John's Building be used for improvements relating to the Capitol City Amphitheater.

At the September 22, 2014 City Commission meeting, the Commission directed staff to negotiate and finalize the terms of an agreement. The agreement was incorporated into a third amendment to the interlocal agreement governing the Downtown District Community Redevelopment Area. The third amendment to the interlocal agreement was approved by the County at its December 9, 2014 meeting, the City at its December 10, 2014 meeting and by the CRA Board at its December 11, 2014 meeting.

The terms of the third amendment allow the \$5,042,522 to remain with CRA and provide that:

- The use of the funds be expanded to encompass projects, programs and expenses related to culture, visual arts, and heritage programs; performing arts space, or other performing arts projects.
- The projects may be in the Downtown District Community Redevelopment Area or the Greater Frenchtown/Southside Community Redevelopment Area.
- All proposed uses of the funds must be recommended by the CRA Board, and approved by both the County and City,

In addition to the above restrictions, the funds may only be utilized for projects, programs and expenses authorized under section 125.0104(5) of Florida Statutes (FS).

Recommended Action

Option 1 - Provide staff with direction on criteria and review process for use of the performing arts funds and analysis of

potential uses as outlined in this agenda item.

Fiscal Impact

None at this time.

Supplemental Material/Issue Analysis

History/Facts & Issues

On June 23, 2004, the Tallahassee City Commission (City), the Leon County Board of County Commissioners (County), and the City of Tallahassee Community Redevelopment Agency (CRA), adopted an interlocal agreement which, among other things, established the Downtown District Community Redevelopment Area (Downtown District) and set aside one cent of Tourist Development Tax (TDT) funds (also referred to as Bed Tax funds) for the construction and operation of a PAC within the Downtown District.

The PAC Bed Tax funds were maintained by the County and provided to the CRA for PAC uses consistent with the interlocal agreement. The PAC Bed Tax funds were previously used to prepare a market and location assessment for the proposed PAC, for the demolition and site clean-up of the former Johns Building site for the proposed PAC and PAC-related operational expenses. At the end of FY 2014, the PAC Bed Tax Fund had an estimated balance of \$5,042,522 set aside for PAC-related expenses.

On April 8, 2014, the Leon County Board of County Commissioners heard an agenda item recommending that the one cent in PAC dedicated Bed Tax funding be discontinued, and that the County use one half of that cent to implement the Cultural Plan. In addition, the County agenda item recommended that the existing PAC Bed Tax balance, plus the amount accrued through September 30, 2014, remain with the CRA for performing arts center related uses. Following a series of City, County and CRA staff negotiations, a third amendment to the interlocal agreement was approved by the City, County and CRA in December 2014 which set aside the \$5,042,522 (plus future earned interest) in Bed Tax funds for the use by the CRA as described below (Attachment 1).

- The use of the funds be expanded to encompass projects, programs and expenses related to culture, visual arts, and heritage programs; performing arts space, or other performing arts projects.
- The projects may be in the Downtown District Community Redevelopment Area or the Greater Frenchtown/Southside Community Redevelopment Area.
- All proposed uses of the funds must be recommended by the CRA Board, and approved by both the County and City,
- In addition to the above restrictions, the funds may only be utilized for projects, programs and expenses authorized under Section 125.0104 Florida Statutes (FS), specifically 125.0104(5) (Attachment 2).

Since the approval of the third amendment, several groups or individuals have expressed interest in using some of the grant funds. In an effort to establish a process for the allocation of these funds, CRA staff recommends that, prior to any expenditure of any Bed Tax funds, the CRA Board adopt a review process and review criteria, as described below.

Review Process and Criteria:

1. Review Process: CRA staff recommends the following review process for the expenditure of funds:
 - a. An application or project is submitted to CRA staff for review.
 - b. Staff reviews the application against the adopted criteria, prepares a staff report and recommendation.
 - c. CRA staff may request additional information or verify information as needed in order to formulate a recommendation for the CRA Board.
 - d. The report and recommendation are submitted to the CRA Board for review and action.
 - e. If the CRA Board recommends that the funds be utilized for the proposed project, then the proposal will be scheduled for a public hearing on the next appropriate City and County Commission agenda for review and action. Please note that the amended interlocal agreement requires that the CRA, City and County Commissions

all approve the proposed usage of the funds.

2. Review Criteria: CRA staff recommends that the CRA Board consider placing a priority on the creation of physical facilities that support cultural, visual arts, heritage programs; performing arts space, or other performing arts projects. While there are already funds available from the City, County, CRA and State to support events, activities and organizations related to culture and arts, the \$5,042,522 in available funds creates a rare opportunity to provide physical spaces or facilities that can support a variety of cultural activities.

To be considered for funding, please note that all uses must be consistent with Chapter 125.0104 FS, specifically 125.0104(5), as well as the uses identified by the CRA Board and City/County Commissions in the interlocal agreement amendment. This includes the following publicly owned and operated uses:

- a. convention centers,
- b. sports stadiums and arenas,
- c. coliseums,
- d. auditoriums,
- e. aquariums,
- f. museums operated by not-for-profit organizations and open to the public, and
- g. zoological parks operated by not-for-profit organizations and open to the public.

Staff proposes the following criteria and scoring system be used for review of funding proposals. In order to be funded, a proposal must comply with both a through d, and earn a minimum of 60 points.

Review Criteria			
	Criterion	Max/Score	Notes
a.	Proposed use must support cultural, visual arts, heritage programs, performing arts space, or other performing arts projects.	Y/N	If the proposed use does not meet this criterion, then it will not be eligible for use of funds.
b.	Proposed uses must be consistent with Chapter 125.0104.	Y/N	If the proposed use does not meet this criterion, then it will not be eligible for use of funds.
c.	Responsible entity has been identified.	Y/N	If the proposed use does not meet this criterion, then it will not be eligible for use of funds.
d.	Operational funds are available. Identify source.	Y/N	If the proposed use does not meet this criterion, then it will not be eligible for use of funds.
e.	Proposed use utilizes an existing building or facility.	10/	
f.	Proposed use is located within .25 mile of another cultural, heritage, sports or entertainment use.	15/	
g.	Proposed use supports more than one eligible activity type. Ex: visual arts + performing arts, Classes + gallery space.	5/	
h.	Proposed use supports more than one eligible entity. Ex: Multiple art galleries, multiple performing arts troupes.	15/	
i.	Proposed use provides classes.	10/	

j.	Proposed use supports more than one goal. Ex: Historic preservation + cultural. Sports + visual arts.	5/	
k.	Proposed use currently not available in Leon County.	5/	
l.	Proposed use located on mass transit line.	10/	
	Total Score	70/	

Suggested Next Steps

There are several ideas that have been offered for the use of these funds, including: a cover for the existing amphitheater, improving Adams St and creating a gallery on the Greyhound site. Staff recommends that the CRA Board set a deadline for submitting funding proposals and hold a July workshop to review proposals.

At this time, there are two suggested uses for the Bed Tax funds that staff recommends the Board approve for further exploration by staff, with the findings/recommendations to be reported to the Board at a later date.

- Waterworks Gallery: The existing Waterworks is located on Gaines Street across from the Firestone Building and Cascades Park. The unusual design of the main building would work well as a large art gallery, while other buildings on the site could serve as classrooms, offices or galleries. It may be possible to house the Council on Culture and Arts (COCA) on the site, and allow them to manage and curate a visual arts gallery and classroom facilities in coordination with other arts entities. Additional visual arts uses, such as individual studios, a glass blowing facility and a store could also be placed on the site.

In order to perform an accurate analysis of this concept, CRA staff will, at a minimum:

- meet with multiple local arts entities to discuss specific operational characteristics,
- obtain an evaluation of the building's condition,
- identify the related cost to create the proposed use, and
- analyze the operational costs and other potential funding sources.

Recommendation: Staff is requesting CRA Board approval to further analyze this concept and return to the CRA Board with a detailed recommendation.

- Black Box Theater: It may be possible to construct a Black Box theater as part of the redevelopment of the Firestone-Bloxham properties, and possibly adjacent properties. Such a facility could be used by local theater companies and for other performances.

In order to perform an accurate analysis of this concept, CRA staff will, at a minimum:

- meet with multiple theater companies and professionals to discuss design issues and operational characteristics,
- obtain an estimated cost for construction,
- meet with members of the development community to identify issues and solutions related to locating this use on the parcel,
- analyze the operational costs and other potential funding sources.

Recommendation: Staff is requesting CRA Board approval to further analyze the Black Box theater concept and return to the CRA Board with a detailed analysis and recommendation.

Options

1. Provide staff with direction on the criteria and review process for use of the performing arts funds and analysis of potential uses as outlined in this agenda item.
2. Provide staff with alternate direction.

Attachments/References

1. Adopted 3rd Amendment to the CRA Interlocal Agreement
2. Section 125.0104(5), Florida Statutes

[Attachment 1.pdf \(1,167 KB\)](#)

[Attachment 2.pdf \(1,002 KB\)](#)

No: 999634

THIRD AMENDMENT TO INTERLOCAL AGREEMENT AMONG THE CITY OF TALLAHASSEE, LEON COUNTY, AND THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF TALLAHASSEE REGARDING THE CREATION AND OPERATIONS OF THE DOWNTOWN DISTRICT COMMUNITY REDEVELOPMENT AREA AND THE EXPANSION OF ANY COMMUNITY REDEVELOPMENT AREA

This Third Amendment to the Interlocal Agreement is made and entered into as of this 11 day of December, 2014, by and between Leon County, Florida, a charter county and political subdivision of the State of Florida (the "County"), the City of Tallahassee, a municipal corporation created and existing under the laws of the State of Florida (the "City"), and the Community Redevelopment Agency of the City of Tallahassee, a body politic and entity created, existing and operating under Part III of Chapter 163, Florida Statutes (the "Agency").

RECITALS

WHEREAS, the County, City, and Agency entered into the Interlocal Agreement as of the 23rd day of June, 2004, as amended by that certain First Amendment dated October 4, 2007, and as further amended by that certain Second Amendment dated February 9, 2009 (collectively the "Agreement"); and

WHEREAS, the Agreement includes provisions dedicating certain tourist development tax proceeds for the debt service, construction, and/or operational costs of a performing arts center(s); and

WHEREAS, the parties to the Agreement agree that it is in the best interest of the Agency, the City, and the County (hereinafter collectively referred to as the "Parties") to discontinue dedicating tourist development tax proceeds for a performing arts center(s), and to reallocate the previously dedicated tourist development tax proceeds for other projects, programs and expenses consistent with the uses of such tax proceeds as set forth in section 125.0104, Florida Statutes; and

WHEREAS, the Agreement provides that any portion of the Agreement may be amended or waived only pursuant to an instrument in writing, approved by the City Commission, the Governing Board of the Agency, and the County's Board of County Commissioners, and jointly executed by the Parties; and

WHEREAS, the Parties desire to enter into a third amendment to the Agreement to modify the provisions relating to the dedication, allocation, and use of tourist development tax proceeds.

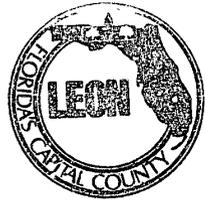
NOW, THEREFORE, for and in consideration of the forgoing recitals and the mutual covenants and promises contained herein, the Parties do hereby covenant and agree as follows:

1. Section 6.a. of the Agreement is hereby deleted, replaced, and superceded by the following:

a. Tourist Development Tax.

- (1) The tourist development tax funds (the "Funds") in the amount of \$5,042,522 previously collected through and including September 30, 2014, which had been dedicated exclusively for the debt service, construction and/or operational costs of a performing arts center(s) in the Downtown District Community Redevelopment Area, shall be set aside for use by the Agency consistent with this Section 6.a. of the Agreement. The Funds shall be held in an interest bearing account and the accrued interest shall accumulate to the Funds. The interest rate shall be the same as that accruing to accounts holding the monies which constitute the County's general fund.
 - (2) The Funds shall be utilized for projects, programs and expenses recommended by the Agency, and subject to the approval of the County and City, related to culture, visual arts, and heritage programs; performing arts space, as part of the convention center project; or other performing arts projects. The Funds may be utilized in the Downtown District Community Redevelopment Area or the Greater Frenchtown/Southside Community Redevelopment Area. The Funds shall be utilized for projects, programs and expenses authorized under section 125.0104, Florida Statutes.
 - (3) All tourist development tax funds collected on and after October 1, 2014, shall be retained by the County for utilization consistent with section 125.0104, Florida Statutes.
 - (4) Any portion of the Funds not utilized by the Agency, shall be returned to or otherwise be made available to the Leon County Tourist Development Tax Trust Fund, upon the termination or expiration of the Agency.
2. Section 6.h. of the Agreement is hereby deleted in its entirety.
 3. All other terms and conditions of the Agreement shall remain in full force and effect, except as amended herein.
 4. This Third Amendment to the Agreement shall be effective upon full execution hereof.

IN WITNESS WHEREOF, the Parties have caused this Third Amendment to the Interlocal Agreement to be executed by their duly authorized representatives this ____ day of _____, 20_____.



LEON COUNTY, FLORIDA

BY: Mary Ann Lindley
Mary Ann Lindley, Chairman
Board of County Commissioners

Date: 12-12-14

ATTEST:
Bob Inzer
Clerk & Comptroller
Leon County, Florida

BY: [Signature]

Approved as to Form:
Leon County Attorney's Office

BY: [Signature]
Herbert W. A. Thiele, Esq.
County Attorney

CITY OF TALLAHASSEE

BY: Andrew D. Gillum
Andrew D. Gillum, Mayor

Date: 11/15

ATTEST:

BY: James O. Cooke, IV
James O. Cooke, IV
City Treasurer/Clerk

Approved as to Form:

BY: Lewis E. Shelley
Lewis E. Shelley, Esq.
City Attorney

**TALLAHASSEE COMMUNITY
REDEVELOPMENT AGENCY**

BY: Andrew D. Gillum
Andrew D. Gillum, Chair

Date: 11/15

Florida Statute Chapter 125.0104 (5) Tourist development tax; procedure for levying; authorized uses; referendum; enforcement.

(5) AUTHORIZED USES OF REVENUE.—

(a) All tax revenues received pursuant to this section by a county imposing the tourist development tax shall be used by that county for the following purposes only:

1. To acquire, construct, extend, enlarge, remodel, repair, improve, maintain, operate, or promote one or more:

a. Publicly owned and operated convention centers, sports stadiums, sports arenas, coliseums, or auditoriums within the boundaries of the county or subcounty special taxing district in which the tax is levied; or

b. Aquariums or museums that are publicly owned and operated or owned and operated by not-for-profit organizations and open to the public, within the boundaries of the county or subcounty special taxing district in which the tax is levied;

2. To promote zoological parks that are publicly owned and operated or owned and operated by not-for-profit organizations and open to the public;

3. To promote and advertise tourism in this state and nationally and internationally; however, if tax revenues are expended for an activity, service, venue, or event, the activity, service, venue, or event must have as one of its main purposes the attraction of tourists as evidenced by the promotion of the activity, service, venue, or event to tourists;

4. To fund convention bureaus, tourist bureaus, tourist information centers, and news bureaus as county agencies or by contract with the chambers of commerce or similar associations in the county, which may include any indirect administrative costs for services performed by the county on behalf of the promotion agency; or

5. To finance beach park facilities or beach improvement, maintenance, renourishment, restoration, and erosion control, including shoreline protection, enhancement, cleanup, or restoration of inland lakes and rivers to which there is public access as those uses relate to the physical preservation of the beach, shoreline, or inland lake or river. However, any funds identified by a county as the local matching source for beach renourishment, restoration, or erosion control projects included in the long-range budget plan of the state's Beach Management Plan, pursuant to s. 161.091, or funds contractually obligated by a county in the financial plan for a federally authorized shore protection project may not be used or loaned for any other purpose. In counties of fewer than 100,000 population, up to 10 percent of the revenues from the tourist development tax may be used for beach park facilities.

Subparagraphs 1. and 2. may be implemented through service contracts and leases with lessees that have sufficient expertise or financial capability to operate such facilities.

(b) Tax revenues received pursuant to this section by a county of less than 750,000 population imposing a tourist development tax may only be used by that county for the following purposes in addition to those purposes allowed pursuant to paragraph (a): to acquire, construct, extend, enlarge, remodel, repair, improve, maintain, operate, or promote one or more zoological parks, fishing piers or nature centers which are publicly owned and operated or owned and operated by not-for-profit organizations and open to the public. All population figures relating to this subsection shall be based on the most recent population estimates prepared pursuant to the provisions of s. 186.901. These population estimates shall be those in effect on July 1 of each year.

(c) The revenues to be derived from the tourist development tax may be pledged to secure and liquidate revenue bonds issued by the county for the purposes set forth in subparagraphs (a)1., 2., and 5. or for the purpose of refunding bonds previously issued for such purposes, or both; however, no more than 50 percent of the revenues from the tourist development tax may be pledged to secure and liquidate revenue bonds or revenue refunding bonds issued for the purposes set forth in subparagraph (a)5. Such revenue bonds and revenue refunding bonds may be authorized and issued in such principal amounts, with such interest rates and maturity dates, and subject to such other terms, conditions, and covenants as the governing board of the county shall provide. The Legislature intends that this paragraph be full and complete authority for accomplishing such purposes, but such authority is supplemental and additional to, and not in derogation of, any powers now existing or later conferred under law.

(d) Any use of the local option tourist development tax revenues collected pursuant to this section for a purpose not expressly authorized by paragraph (3)(l) or paragraph (3)(n) or paragraph (a), paragraph (b), or paragraph (c) of this subsection is expressly prohibited.

by the CRA Board. CRA staff will provide continuing updates on the implementation of the redevelopment strategy at future CRA Board meetings.

Supplemental Material/Issue Analysis

History/Facts & Issues

The CRA owns six parcels in the block that is bordered by Tennessee Street to the south, Macomb Street to the West, Virginia Street to the north and Martin Luther King Street to the east (Attachment 1). Three of the parcels were formerly owned by the Tallahassee-Leon Shelter, Inc., and operated as The Shelter. An additional three parcels were owned by Nueva Esperanza, LLC, and operated as the Frenchtown Renaissance Community Center, providing day services to members of the homeless community. The properties owned by the CRA includes four developed parcels and two vacant parcels. The vacant parcel identified as # 15 on the map at Attachment 1 has a title defect which currently affects the resale and redevelopment of the Properties.

The availability of the Properties for redevelopment presents a variety of opportunities for both the CRA and the Frenchtown community. At the same time, there are several challenges the CRA must address to ensure the proper and timely redevelopment of the Properties. Outlined below are the six main points of the proposed redevelopment strategy for the Properties. Staff is seeking CRA Board approval or alternate direction of the individual components of the proposed redevelopment strategy.

- City Department Coordination – Continue to coordinate redevelopment strategies with Planning, Growth Management, Public Works, Underground Utilities and others to ensure highest and best use (consistent with community goals), identification of any utility deficiencies and maintenance of concurrency allowances prior to redevelopment. This is a continuing effort through the duration of the project.
- Market/Site Analysis – Contract with an independent third party to prepare a market/site evaluation of the Properties. Include several different property boundaries that reflect CRA-owned properties and adjacent parcels in the evaluation. The analysis will include presentations to and input from area residents and business owners/operators. The results of the evaluation will be used in the preparation of the Request for Qualifications and Request for Proposal discussed below. This market analysis will not look solely at the site's highest and best use, but will also consider the history, culture and needs of the Frenchtown community. The goal is to complete the evaluation by the end of the 3rd quarter of FY 2015.
- Purchase of Additional Properties – As shown on Attachment 1, there are a number of adjacent parcels that could be part of the redevelopment of the Properties. It is anticipated that the market/site evaluation will include recommendations regarding adding additional parcels to any redevelopment proposal. However, at this time, staff only recommends exploring the possible purchase of the Davis and Mary Mitchell Estate properties (#s 19 – 23 on the map at Attachment 1). This would provide continuous, near mid-block CRA ownership of properties from Tennessee Street to Virginia Street.

There are several options for making all or some of the adjacent parcels part of the redevelopment proposal, including acquisition by the CRA or including the current property owners as partners in the redevelopment team. The CRA has limited uncommitted funding for the next few years withing the Greater Frenchtown/ Southside (GFS) redevelopment area, with most funds committed under existing agreements, on-going redevelopment programs or proposed for the incentive plan under development. The CRA has already spent \$1,950,900 in purchase and closing costs for the Properties, and additional expenses will include demolition, securing the site following demolition and annual site maintenance (mowing, trash removal, etc.) until the property is sold and/or redeveloped. The goal is to have a better understanding of additional parcel needs during the 4th quarter of FY 2015.

- Correct Title Defect – There is a title defect with parcel 2136500215440 at 465 W. Virginia Street (# 15 on the map at Attachment 1). In August 2015, a six-year period for title and possession (combined ownership period for Nueva Esperanza, LLC and the CRA) will run and the City Attorney's Office can file a quiet title action seeking a judicial decree that all title is vested in the CRA. This process will take at least several months. The goal is to start the legal

process to fix the title defect in the 4th quarter of FY 2015.

- **Demolition of Existing Structures** – In order to avoid vandalism and other property control issues, staff proposes to demolish the buildings on the Properties once they have been vacated. In March, staff plans to issue a Request for Bids (RFB) for the demolition of the vertical improvements on the Properties. This will put us in a position to begin demolition of the buildings once they are fully vacated by the Shelter and Nueva Esperanza (expected within 60 days after the Certificate of Occupancy is issued for the Comprehensive Emergency Services Center). Only the vertical structures will be demolished, the building slabs, asphalt covered areas and other impervious surfaces will remain to ensure concurrency allowances remain prior to redevelopment of the parcels. The goal is to complete the demolition of the vertical improvements by the 4th quarter of FY 2015.
- **Preparation of an RFQ and RFP** – Prior to purchasing the Properties in 2014, it has been the understanding of staff that the CRA Board's intent is to seek redevelopment proposals of the Properties through a Request for Qualifications (RFQ) and Request for Proposals (RFP) process. Based on the results of the market evaluation, community input, department considerations (such as infrastructure needs), and CRA Board direction, staff would first issue an RFQ to seek and evaluate responses from developers with demonstrated urban development experience. Following the evaluation of RFQ respondents, an RFP would be issued to the top four or five developers, who would be asked to submit a detailed redevelopment proposal consistent with the general direction contained in the RFP. The development and evaluation of both the RFQ and RFP would be conducted by a committee consisting, at a minimum, of representatives from CRA staff, the Planning Department and other city staff, the Citizens' Advisory Committee (CAC), and the Downtown Redevelopment Commission. The top ranked redevelopment proposal, or possibly proposals, would be presented to the CAC for a recommendation to the CRA Board. No target date has been set for issuing the RFQ and RFP as this time because we should complete the market evaluation, identify which additional properties (if any) the CRA will purchase and correct the title defect before seeking development interest in the Properties. However, we should be able to start developing the RFQ after we receive the results market evaluation in the 4th quarter of FY 2015.

Additional refinement of the above strategy is likely as we move through the steps outlined above. At this time, it is important for CRA staff to have direction and an understanding of what the Board hopes to accomplish on the Properties as we move forward with redevelopment discussions.

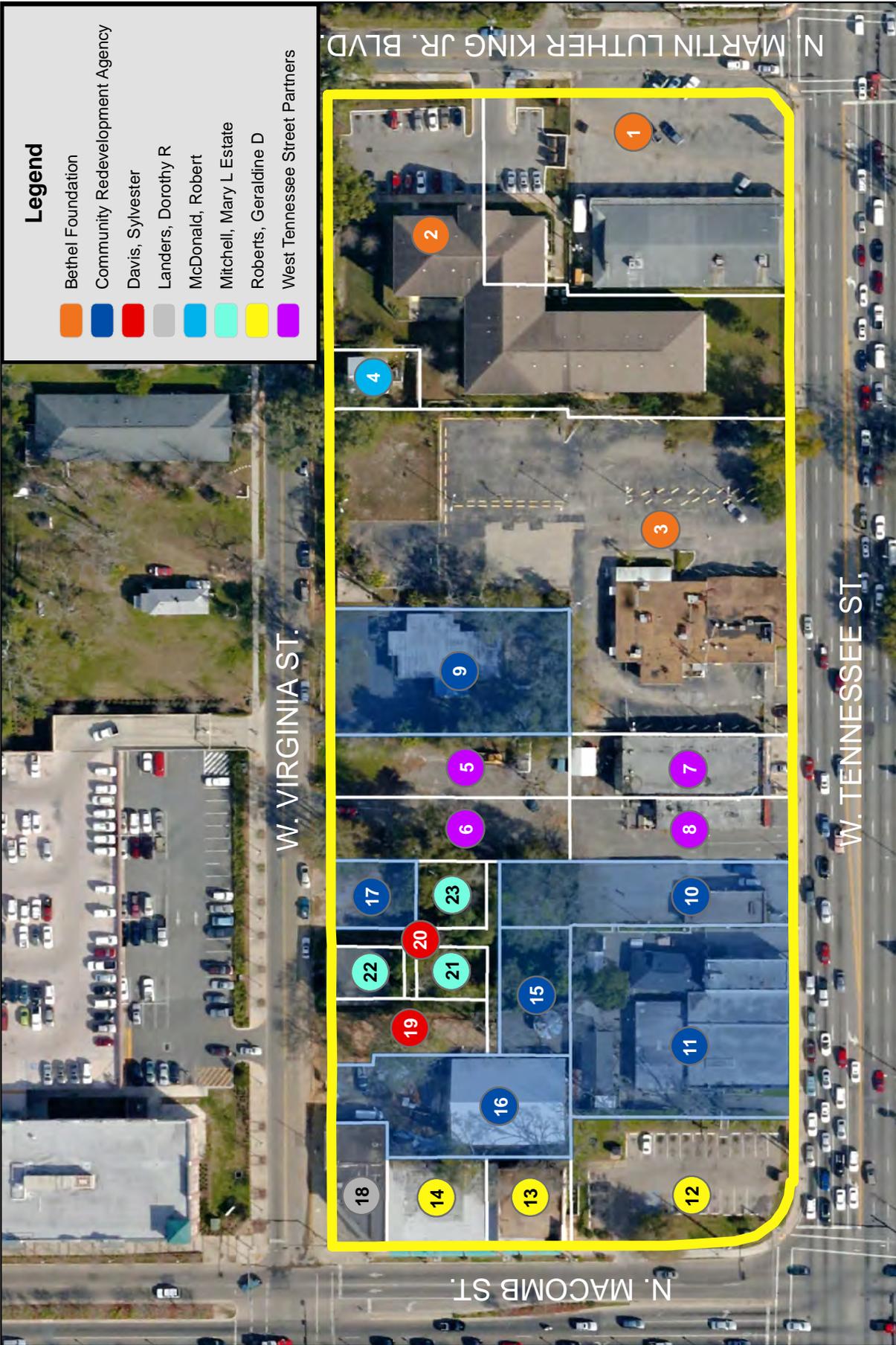
Options

1. Provide staff with direction to proceed with the proposed redevelopment strategy for The Shelter and Frenchtown Renaissance Community Center Properties, as outlined in this agenda item.
2. Do not provide direction or approval on the proposed redevelopment strategy outlined in this agenda item; provide staff with alternate direction.

Attachments/References

1. Map of 400 Block of West Tennessee Street with CRA-Owned and Adjacent Parcels Highlighted

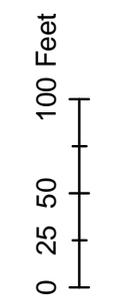
[Attachment 1.pdf \(430 KB\)](#)



Legend

- Bethel Foundation
- Community Redevelopment Agency
- Davis, Sylvester
- Landers, Dorothy R
- McDonald, Robert
- Mitchell, Mary L Estate
- Roberts, Geraldine D
- West Tennessee Street Partners

This product has been compiled from the most accurate source data available. However, this product is for reference purposes only and is not to be construed as a legal document. The information contained herein is the user's own risk. Leon County and the City of Tallahassee assume no responsibility for any errors or omissions herein or any loss resulting therefrom.
Map Updated: July 28, 2014



CRA Tennessee Street & Adjacent Properties Ownership

Properties North of Tennessee, South of Virginia, West of MLK Blvd, and East of Macomb

Map Number	Parcel ID	Owner	Owner Address	Site Address
1	2136500245540	Bethel Missionary Baptist Church	224 MLK Blvd., Tallahassee, FL 32301	414 W. Tennessee St.
2	2136500195375	NBC/Bethel-USA Housing Inc. Thirty-Two	383 Washington St., Newark, OH 43055	324 N M L King Jr. Blvd.
3	2136500195400	Bethel Missionary Baptist Church	224 MLK Blvd., Tallahassee, FL 32301	428 W. Tennessee St.
4	2136500195390	Robert McDonald	PO Box 6810, Tallahassee, FL 32314	415 W. Virginia St.
5	2136500205420	West Tennessee Street Partners	211 E. Virginia St., Tallahassee, FL 32301	439 W. Virginia St.
6	2136500205425	West Tennessee Street Partners	211 E. Virginia St., Tallahassee, FL 32301	
7	2136500235515	West Tennessee Street Partners	211 E. Virginia St., Tallahassee, FL 32301	458 W. Tennessee St.
8	2136500235520	West Tennessee Street Partners	211 E. Virginia St., Tallahassee, FL 32301	460 W. Tennessee St.
9	2136500205430	City of Tallahassee CRA	300 S. Adams St., Tallahassee, FL 32301	431 W. Virginia St.
10	2136500225505	City of Tallahassee CRA	300 S. Adams St., Tallahassee, FL 32301	466 W. Tennessee St.
11	2136500225510	City of Tallahassee CRA	300 S. Adams St., Tallahassee, FL 32301	480 W. Tennessee St.
12	2136500225495	Geraldine Roberts	319 N. Macomb St., Tallahassee, FL 32301	
13	2136500215450	Geraldine Roberts	319 N. Macomb St., Tallahassee, FL 32301	317 N. Macomb St.
14	2136500215455	Geraldine Roberts	319 N. Macomb St., Tallahassee, FL 32301	323 N. Macomb St.
15	2136500215440	City of Tallahassee CRA	300 S. Adams St., Tallahassee, FL 32301	465 W. Virginia St.
16	2136500215490	City of Tallahassee CRA	300 S. Adams St., Tallahassee, FL 32301	457 W. Virginia St.
17	2136500215485	City of Tallahassee CRA	300 S. Adams St., Tallahassee, FL 32301	447 W. Virginia St.
18	2136500215445	Dorothy Landers	8125 Buck Lake Rd., Tallahassee, FL 32317	469 W. Virginia St.
19	2136500215435	Sylvester Davis	8143 Buck Lake Rd., Tallahassee, FL 32317	W. Virginia St.
20	2136500215460	Sylvester Davis	8143 Buck Lake Rd., Tallahassee, FL 32317	W. Virginia St.
21	2136500215470	Mary Mitchell Estate	654 W. Georgia St., Tallahassee, FL 32304	459 W. Virginia St.
22	2136500215480	Mary Mitchell Estate/Rachel Bell Robinson	654 W. Georgia St., Tallahassee, FL 32304	459 W. Tennessee St.
23	2136500215465	Mary Mitchell Estate	654 W. Georgia St., Tallahassee, FL 32304	W. Virginia St.

The Planning Department is now ready to submit an initial order for the fabrication and installation of a number of wayfinding signs. In follow-on conversations with the Planning Department, Tallahassee Community Redevelopment Agency (CRA) staff has proposed the funding of one pedestrian wayfinding sign in Frenchtown at Fred Lee Park, and three pedestrian wayfinding signs in the DT redevelopment area, including the northwest corner of Macomb Street and Railroad Avenue. The total estimated cost of fabricating and installing the signs is \$24,000, or \$6,000/sign. Details are contained in the body of this agenda item.

Recommended Action

Option 1 - Approve \$24,000 in CRA grant funding to the Planning Department for the fabrication and installation of four (4) pedestrian wayfinding signs in the Greater Frenchtown/Southside Community Redevelopment Area (one sign) and the Downtown District Community Redevelopment Area (three signs).

Fiscal Impact

Funding for the Frenchtown/Fred Lee Park sign (\$6,000) will come from the FY 2015 Frenchtown Neighborhood Fund, which has a balance of \$50,000. The funding for the three downtown signs (\$18,000) will come from the FY 2015 Downtown Master Project Fund, which has an uncommitted balance of approximately \$304,000. The Office of Budget and Policy has reviewed this agenda item and concurs that it meets budget guidelines.

Supplemental Material/Issue Analysis

History/Facts & Issues

On October 22, 2014, the City Commission approved the Wayfinding Signage System developed and proposed by the Tallahassee-Leon County Planning Department. The plan outlined the signage needs, proposed comprehensive signage system (pedestrian, vehicular, parking, district markers, shared use paths, and gateway signs) and long-term planning needs. Included in the proposal was a series of signs for Downtown and the Southside, many of which are not funded through existing funding sources.

In the agenda item, Planning Department staff noted they were working with CRA and Downtown Improvement Authority (DIA) staffs to identify minor funding for the initial fabrication and installation of signs in the Downtown and Southside areas. In discussions with CRA staff, it was suggested that pedestrian wayfinding signs for the Frenchtown area be included in the initial fabrication and installation.

The Planning Department is now ready to submit an initial order for the fabrication and installation of a number of wayfinding signs. As part of this order, they would like to include signs for the GFS and DT community redevelopment areas. To do this, they need a financial commitment to fund the signs as outlined in this agenda item. Additional funding for a comprehensive Frenchtown and Southside wayfinding signage plan is expected to be incorporated into the FY 2016 CRA budget as part of the CRA Investment Plan.

The Planning Department made two presentations to the Greater Frenchtown/ Southside (GFS) Community Redevelopment Area Citizens' Advisory Committee (CAC) – January 12th and February 9th. At the January 12th presentation, members of the CAC expressed support of the pedestrian wayfinding signage concept, but had a number of comments, concerns and suggestions for the design of the signs (particularly the finial), the number and placement of the signs, the destinations listed on the directional arrows, and the type of information to be included on the map and information box that will be attached to the sign pole. Planning Department staff noted the comments and agreed to come to a future CAC meeting with revisions for the committee's consideration.

At the February 9th CAC meeting, Planning Department staff presented a revised proposal for the initial placement of two pedestrian signs in the GFS redevelopment area, one at Fred Lee Park at the intersection of Macomb and Georgia Streets, and the other on the SE corner of Macomb Street and Railroad Avenue (Attachment 1). The estimated cost for each sign is \$6,000, and both locations are within the GFS redevelopment area. The CAC provided the Planning Department with input on the placement of the signs, what should be included on the directional arrows and the level of detail desired on the map and

information box attached to the sign pole. The Planning Department agreed to make some changes to the directional arrows, and will provide updates on their efforts to further refine what will be placed on the map and information box. Following the discussion, the CAC recommended approval of the funding request for the two pedestrian wayfinding signs, with the understanding that the development and implementation of a comprehensive Frenchtown wayfinding signage program would be considered at a later date.

Subsequent to the CAC approval, the Planning Department determined the proposed sign would function best on the northwest corner of Macomb Street and Railroad Avenue, in the front plaza of the Marriott Residence Inn. The Planning Department is now coordinating with the owner of the Marriott Residence Inn and he has indicated his enthusiasm for locating the sign at his corner. This locational change moves the sign from the Greater Frenchtown/Southside Community Redevelopment Area (southeast corner) into the DT Community Redevelopment Area (northwest corner).

In follow-on conversations with the Planning Department, CRA staff has proposed the funding of four pedestrian wayfinding signs as part of the initial wayfinding signage submission, one in GFS redevelopment area and three in the DT redevelopment area. The four locations are:

- Fred Lee Park at SE corner of Macomb/Georgia - GFS redevelopment area
- Marriott RI at NW corner of Macomb/Railroad -DT redevelopment area (but a Southside sign)
- North side of Gaines Street between Bronough and Duval – DT redevelopment area
- West side of Monroe Street at the entrance to Bloxham Park – DT redevelopment area

Advisory Committee Review

The GFS CAC has reviewed the request for the Frenchtown and Southside pedestrian signs and approved the design. Although the location of the Southside sign has changed, the design of the sign remains as approved by the CAC. The DT Downtown Redevelopment Commission (DRC) has not reviewed the proposed DT signs. However, it has been the general policy of the DRC to limit their reviews and recommendations to private development proposals, the CRA budget and downtown redevelopment strategies. Projects such as the wayfinding plan are generally seen as policy decisions by the CRA Board, and are not reviewed by the DRC.

CRA staff recommends approval of the Planning Department's funding request of \$24,000 for the initial implementation of the pedestrian wayfinding signage plan in the GFS and DT redevelopment areas. The \$6,000 in funding for the Frenchtown/Fred Lee Park sign will come from the FY 2015 Frenchtown Neighborhood Fund, which has a balance of \$50,000. The funds in this program were set aside for small-scale projects recommended by the CAC. The funds for the three downtown signs will come from the FY 2015 Downtown Master Project, which has an uncommitted balance of approximately \$304,000. Funding of the pedestrian signage recommended in this agenda item is consistent with the GFS and DT community redevelopment plans.

Options

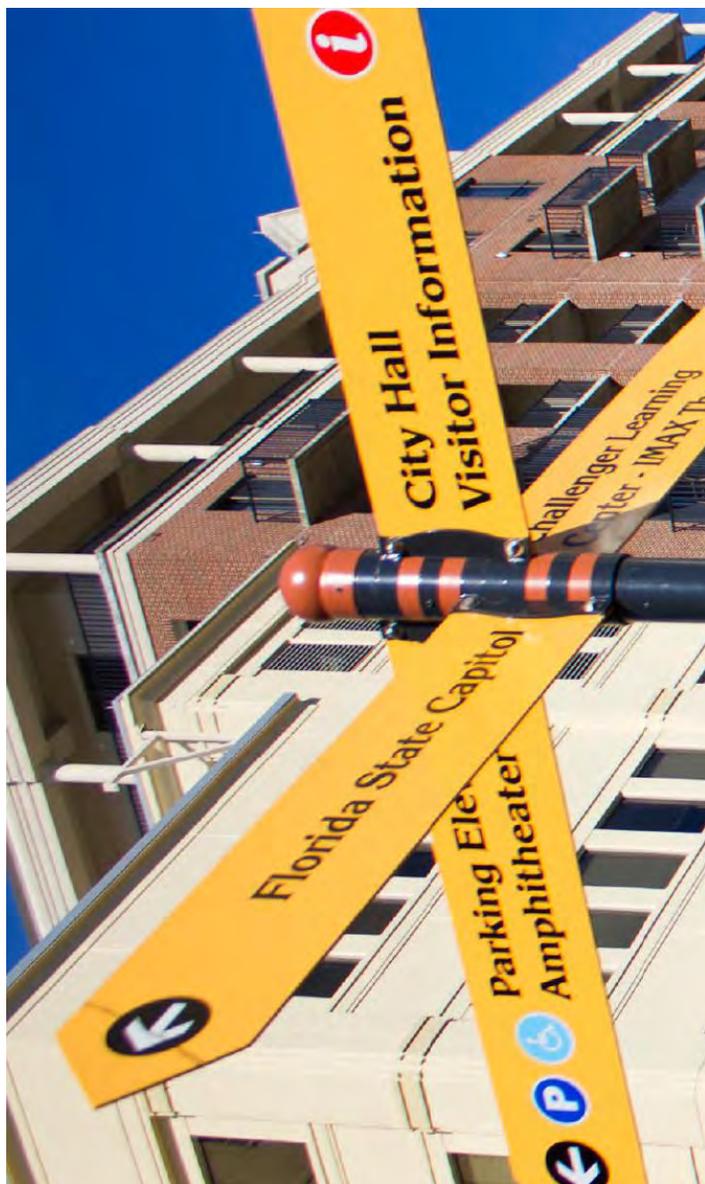
1. Approve \$24,000 in CRA grant funding to the Planning Department for the fabrication and installation of four (4) pedestrian wayfinding signs in the Greater Frenchtown/Southside Community Redevelopment Area (one sign) and the Downtown District Community Redevelopment Area (three signs).
2. Do not authorize the grant funding requested in this agenda item; provide staff with alternate direction.

Attachments/References

1. Planning Department Wayfinding Signage Presentation to the CAC, February 9, 2015

[Attachment 1.pdf \(2,879 KB\)](#)

The Wayfinding Signage System



GREATER FRENCHTOWN-
SOUTHSIDE
COMMUNITY
REDEVELOPMENT AREA
CITIZEN'S ADVISORY
COMMITTEE

February 9, 2015

The Wayfinding Signage System

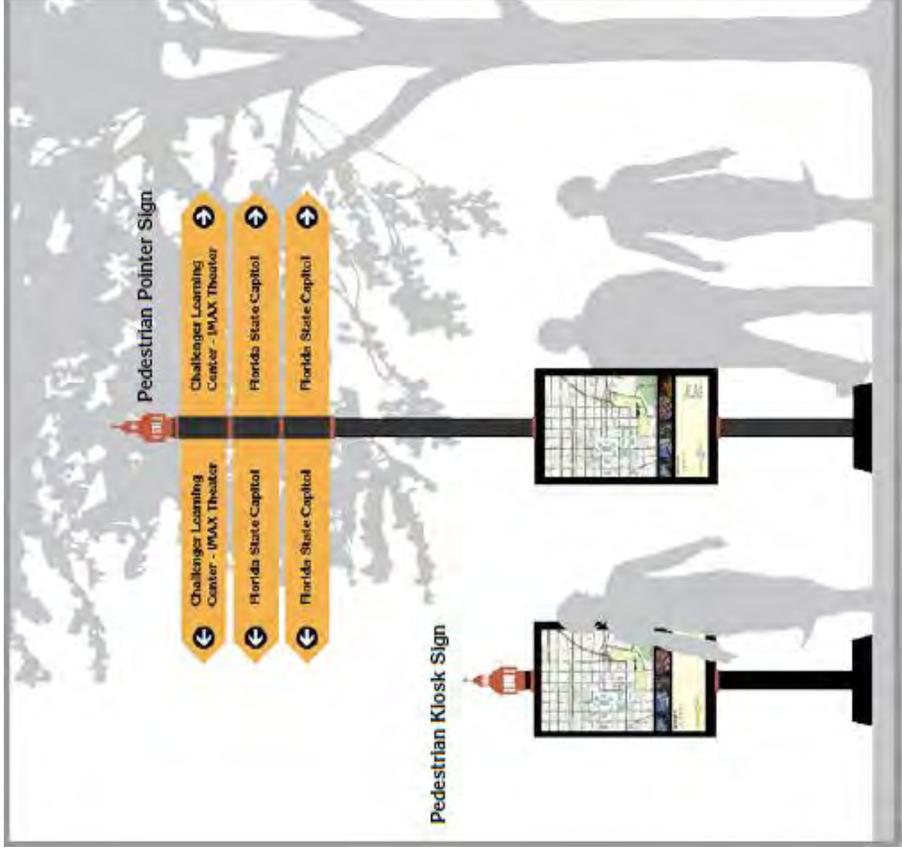
- Adopted by the City Commission on October 22, 2014
- Document includes:
 - Designs for different sign types,
 - Unique colors and symbols for districts, and
 - Schematics for sign location and content

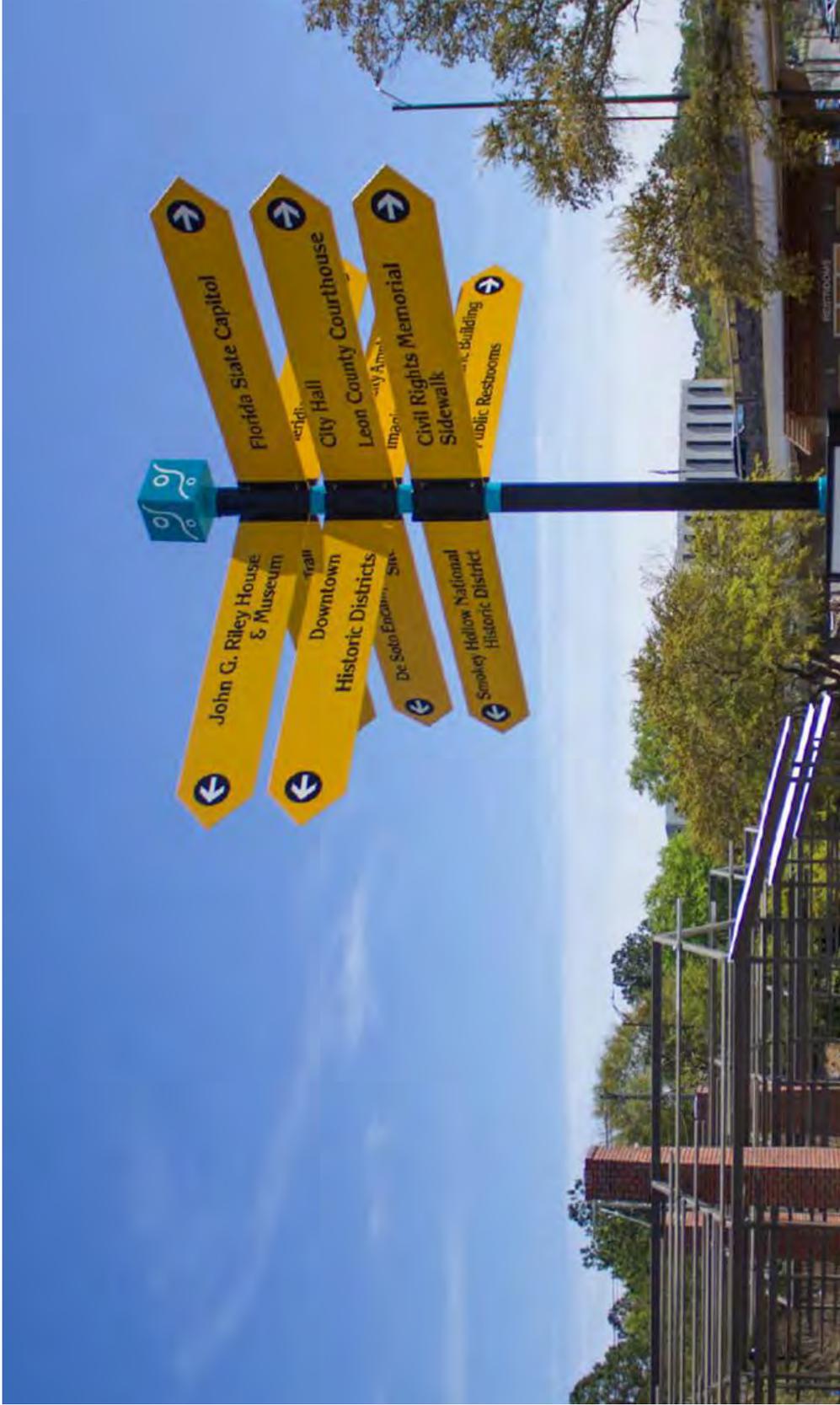
<http://www.talgov.com/planning/designworks-wayfinding.aspx>



The Wayfinding Sign Family

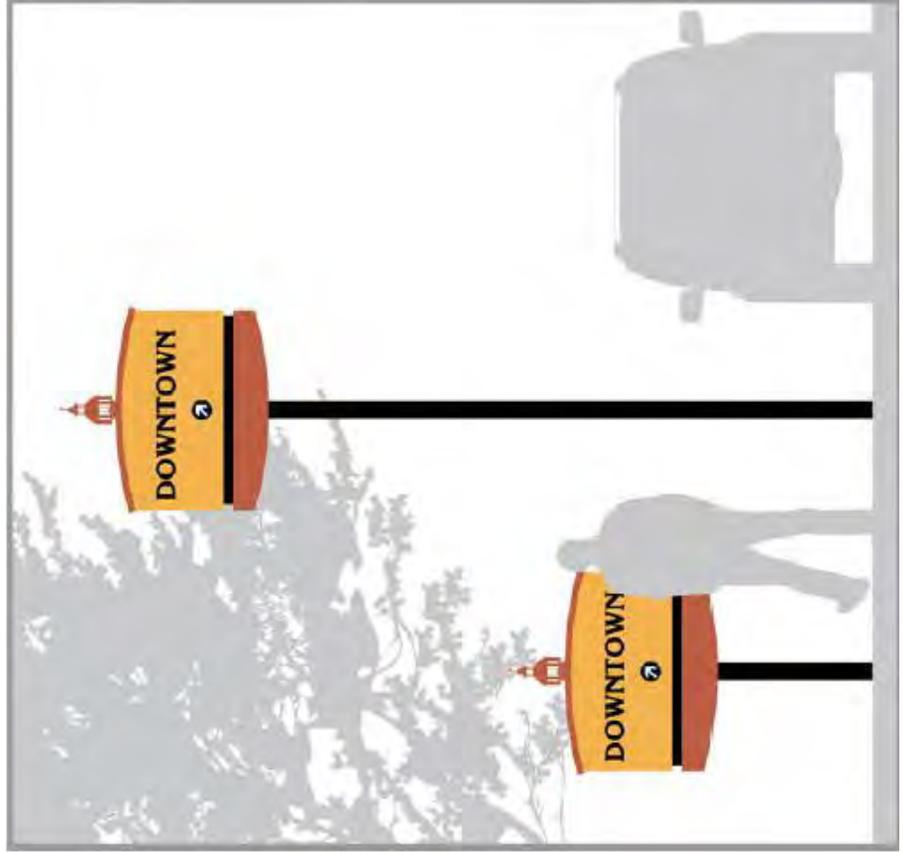
- Pedestrian Pointer
- Pedestrian Kiosk





Smokey Hollow Commemoration at Cascades Park

The Wayfinding Sign Family



- District Marker

The Wayfinding Sign Family

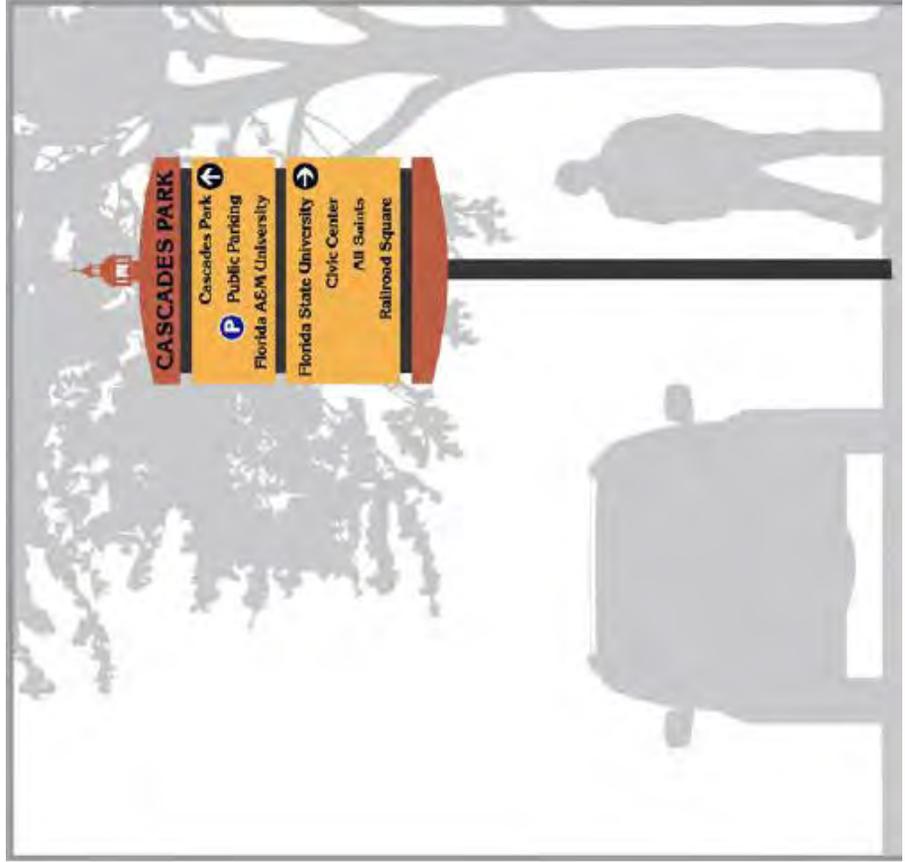


- Shared Use Path



Bike Corral at Adams Street and Collage Ave.

The Wayfinding Sign Family



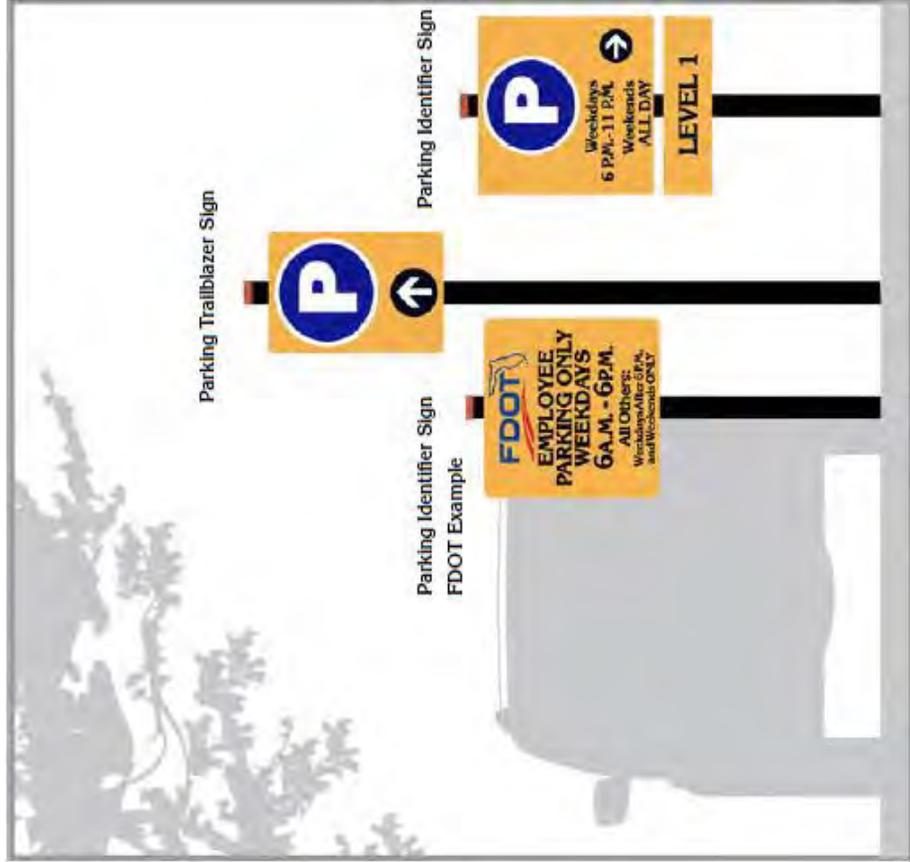
- Vehicular
- Directional



Franklin Boulevard and Pensacola Street

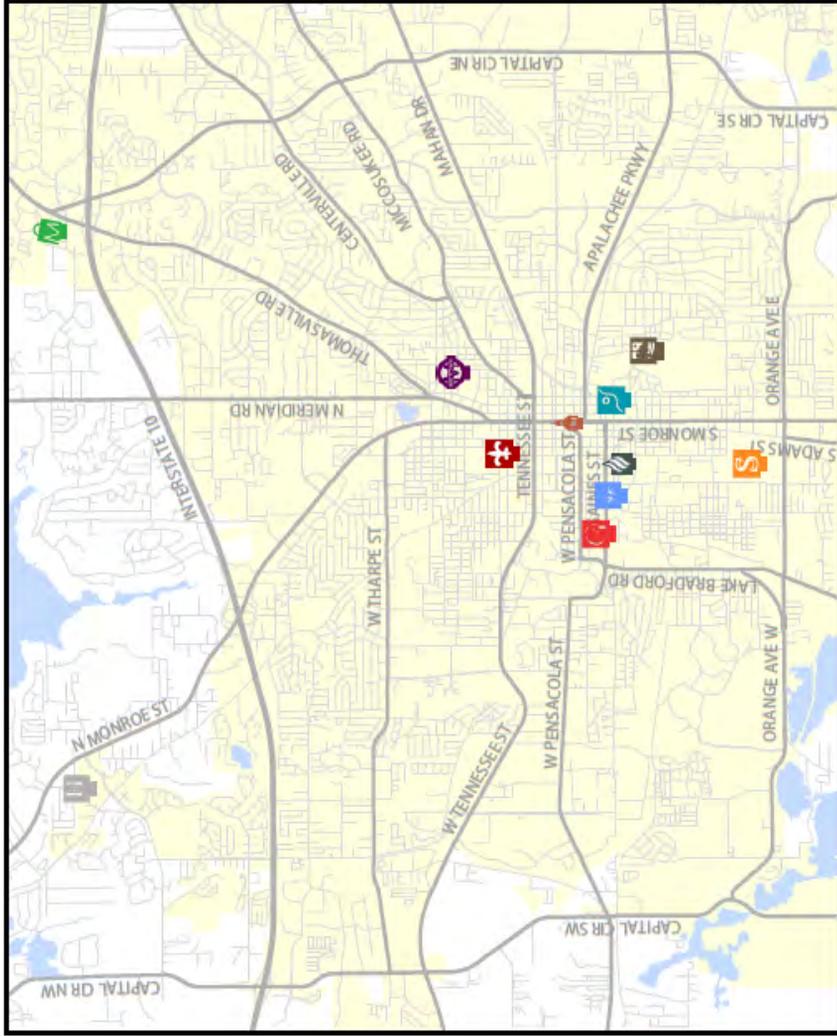
The Wayfinding Sign Family

- Parking Trailblazer and Identifier



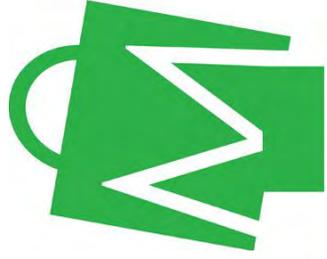
Wayfinding Districts

- Midtown
- Market District
- Huntington
- Downtown
- Cascades Park
- Myers Park
- FAMU Way
- All Saints
- Southside
- Gaines
- Frenchtown



Funded Placemaking Districts

- Midtown \$33,150
- Market District \$29,400
- South Monroe-Adams \$15,975
- Huntington (County) \$14,975

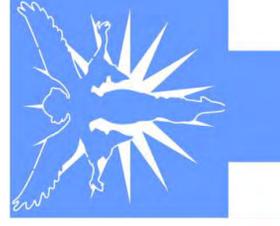
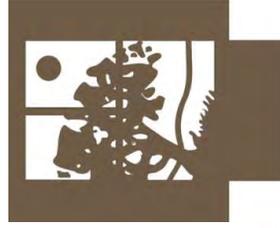
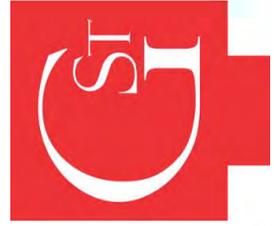
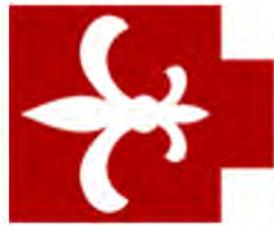
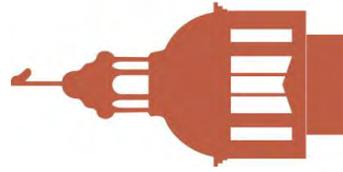


Partial Funding

The majority of Downtown and Southside signs are not funded at this time (\$250,000).

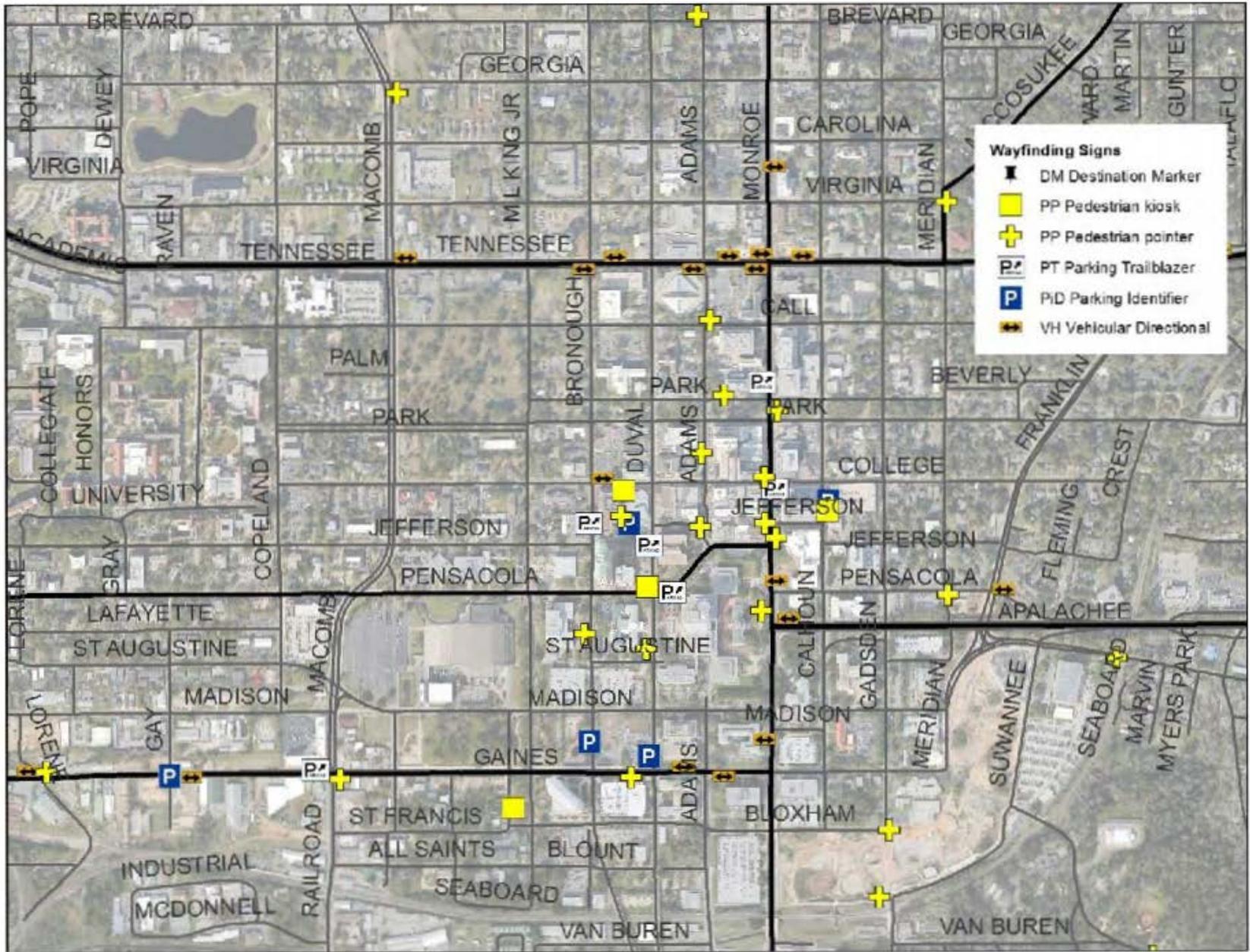
These areas include signs specific to:

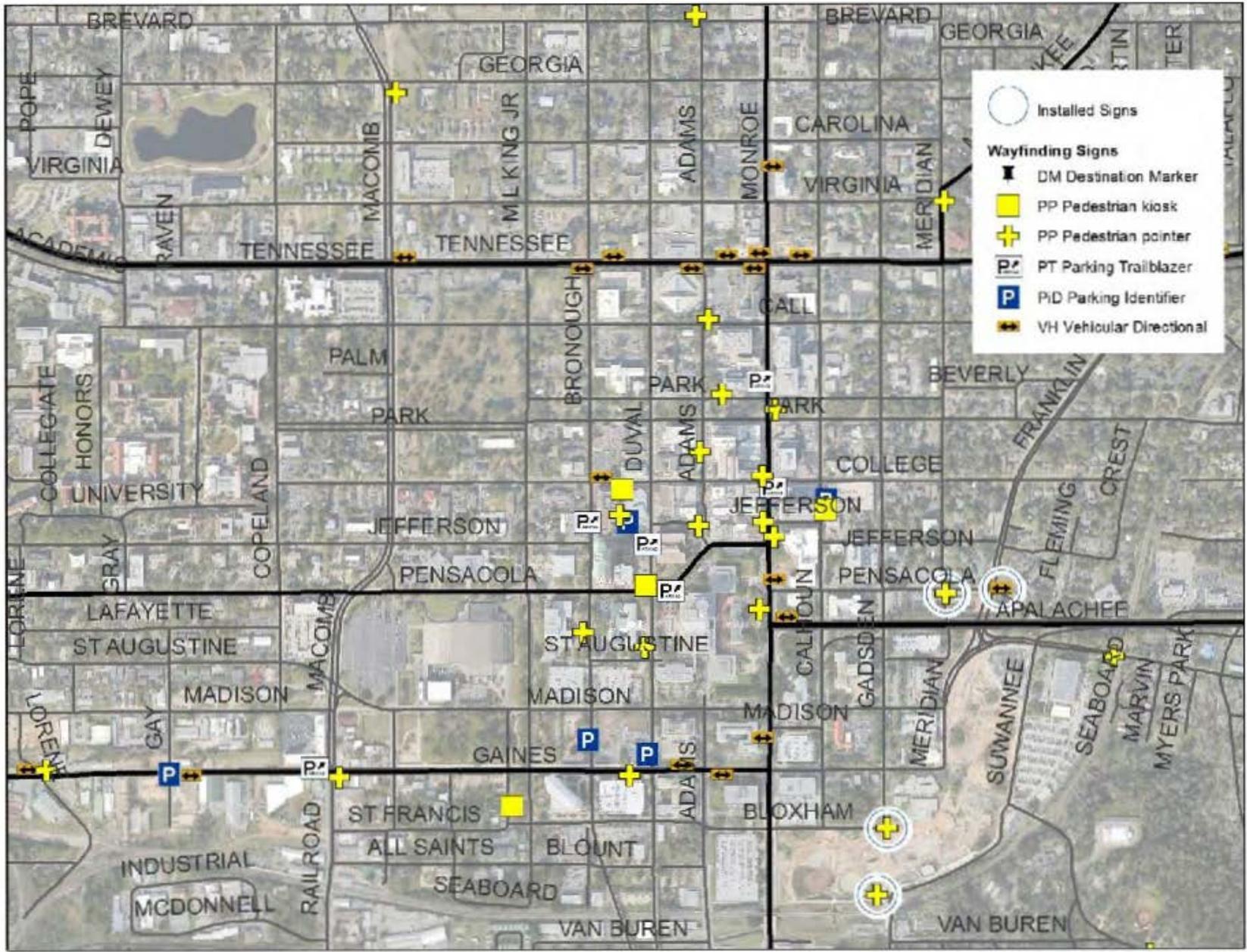
- Downtown
- Frenchtown
- Gaines Street
- Myers Park
- All Saints

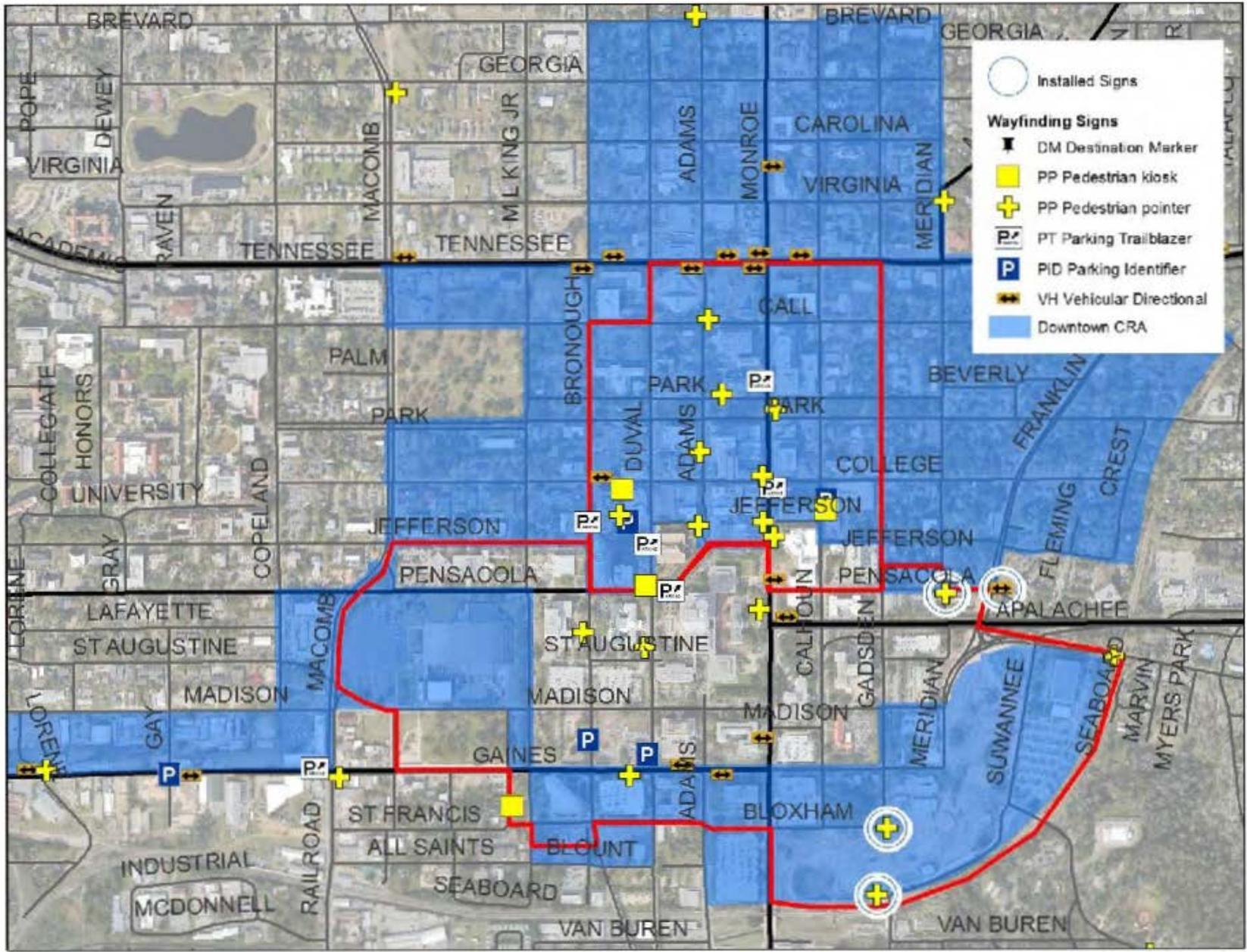


Proposed First Sign Order

- 6 signs on Kleman Plaza funded through Kleman Plaza Master Plan Implementation funds
- 2 signs funded by the Tallahassee Downtown Improvement Authority
- 2 signs proposed for funding by the Downtown CRA
- 2 signs proposed for funding by the Greater Frenchtown-Southside CRA



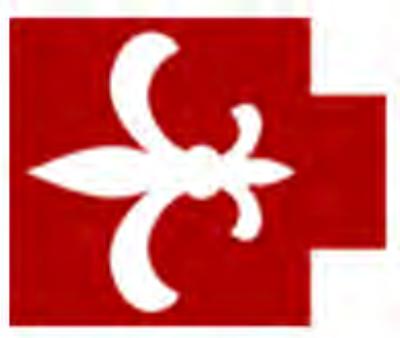
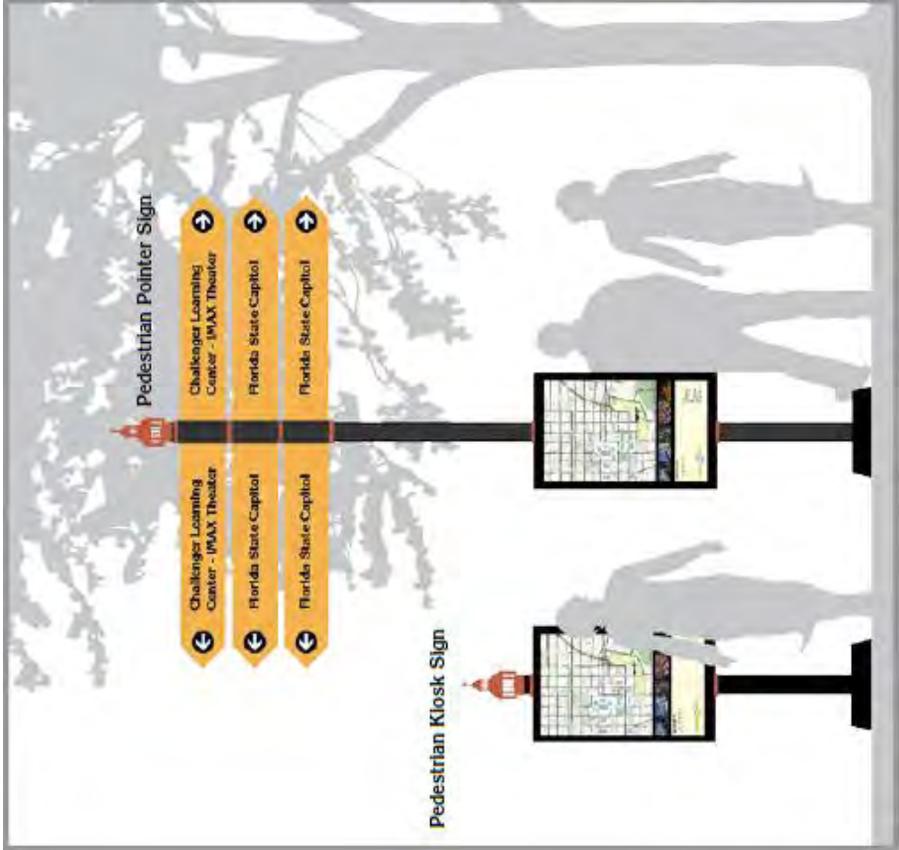




January 12th Committee Request

- Revise the final design for Frenchtown
- Add more destinations to the Fred Lee Park sign
- Bring the revised design and destinations back for review at the February meeting. Committee interested in funding signs as part of first order
- Develop a wayfinding plan for Frenchtown and return for review and funding request at a future meeting

Revised Final Design



New Version



Old Version





- #** = PEDESTRIAN DIRECTIONALS IN THE VICINITY
- #** = VEHICULAR DIRECTIONALS IN THE VICINITY
- #** = PARKING TRAILBLAZERS IN THE VICINITY
- #** = PARKING IDENTIFIERS IN THE VICINITY

COT R.O.W *New sign on new pole and new foundation*

- NORTH** Oakland Cemetery
Lincoln Community Center
Historic Lincoln High School

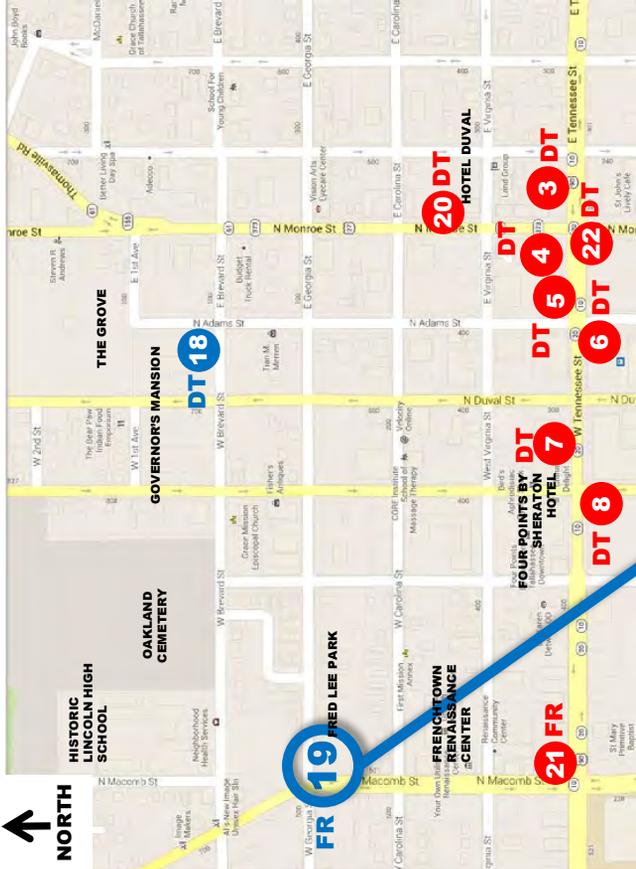
- SOUTH** Frenchtown Heritage Market
Frenchtown Renaissance Center
Tookes House
Florida State University

- EAST** Taylor House Museum
Governor's Mansion
The Grove
Calhoun Street Historic District
Midtown

- WEST** Woman's Working Band House
Carter Howell Strong Park

MAPS

- A: Downtown- facing north
- B: Frenchtown- facing south

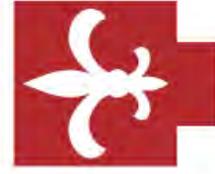


DT PP 19

Pedestrian Pointers, N. Maccomb St. at Georgia St. at Fred Lee Park
Downtown Wayfinding Signs



EAST
N. Macomb St. at
Georgia St. at
Fred Lee Park



Frenchtown
Pantone 1805 C Red



**Taylor House Museum
Governor's Mansion**

**The Grove
Midtown District**

**Calhoun Street
Historic District**

Vinyl symbol graphics.

Blade Font
ITC Korinna Std Extra Bold 210 pt
Upper and Lower Case
Align Left



**Woman's Working
Band House**

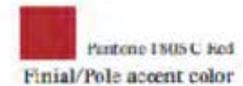


Carter Howell Strong Park



WEST

N. Macomb St. at
Georgia St. at
Fred Lee Park



Frenchtown
Pantone 1805 C Red



Blade Font
ITC Korinna Std Extra Bold 210 pt
Upper and Lower Case
Align Left

Vinyl symbol graphics.



Oakland Cemetery



Lincoln Community Center



Historic Lincoln High School

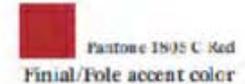


NORTH

N. Macomb St. at
Georgia St. at
Fred Lee Park



BLACK
Foil color



Pantone 1875 C Red
Final/Foil accent color



Pantone 7406 C
Blade base Color



Frenchtown
Pantone 1805 C Red

Blade Font
ITC Korinna Std Extra Bold 210 pt
Upper and Lower Case
Align Left

Vinyl symbol graphics.



Frenchtown Heritage Market



**SOUTH
N. Macomb St. at
Georgia St. at
Fred Lee Park**

**Frenchtown
Renaissance Center**



 **BLACK**
Pole color

 Pantone 1805 C Red
Finial/Pole accent color

 Pantone 7409 C
Blade base Color

**Tookes House
Florida State University**





Frenchtown
Pantone 1805 C Red

Blade Font
ITC Korinna Std Extra Bold 210 pt
Upper and Lower Case
Align Left

Vinyl symbol graphics.



LOCATED IN

FRENCHTOWN SOUTHSIDE CRA

COT ROW *New sign on new pole and new foundation*

NORTH Civic Center
Public Parking
Turnbull Conference Center
Park Avenue Historic District
Frenchtown

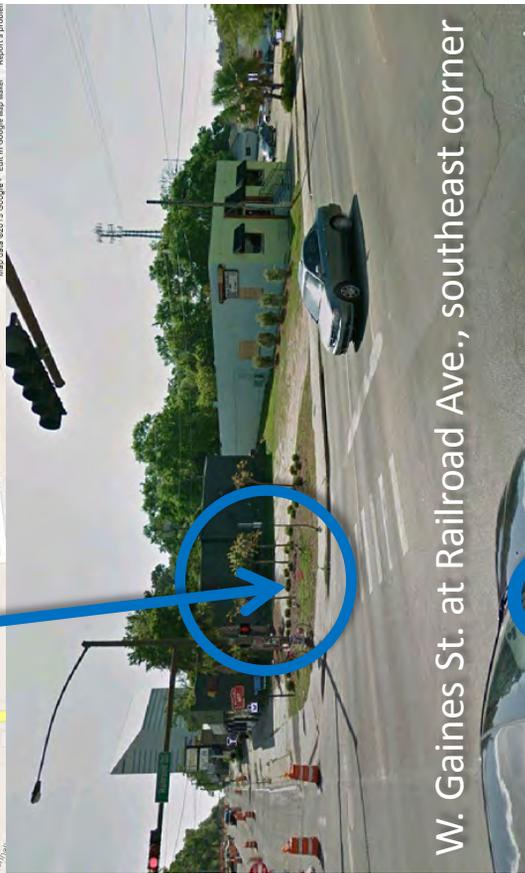
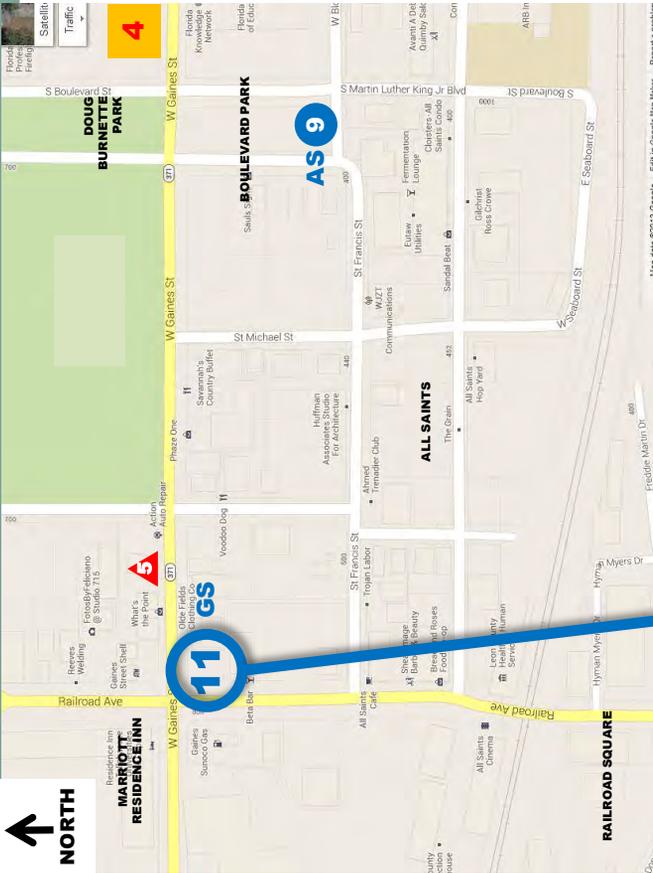
SOUTH All Saints
Railroad Square
FAMU Way
Florida A&M University
Bragg Memorial Stadium

EAST Doug Burnette Park
Boulevard Park
All Saints
Downtown
Florida State Capitol
Cascades Park

WEST Florida State University Center
Doak Campbell Stadium

MAPS A: Downtown B: Gaines Street

PLANNING DEPARTMENT

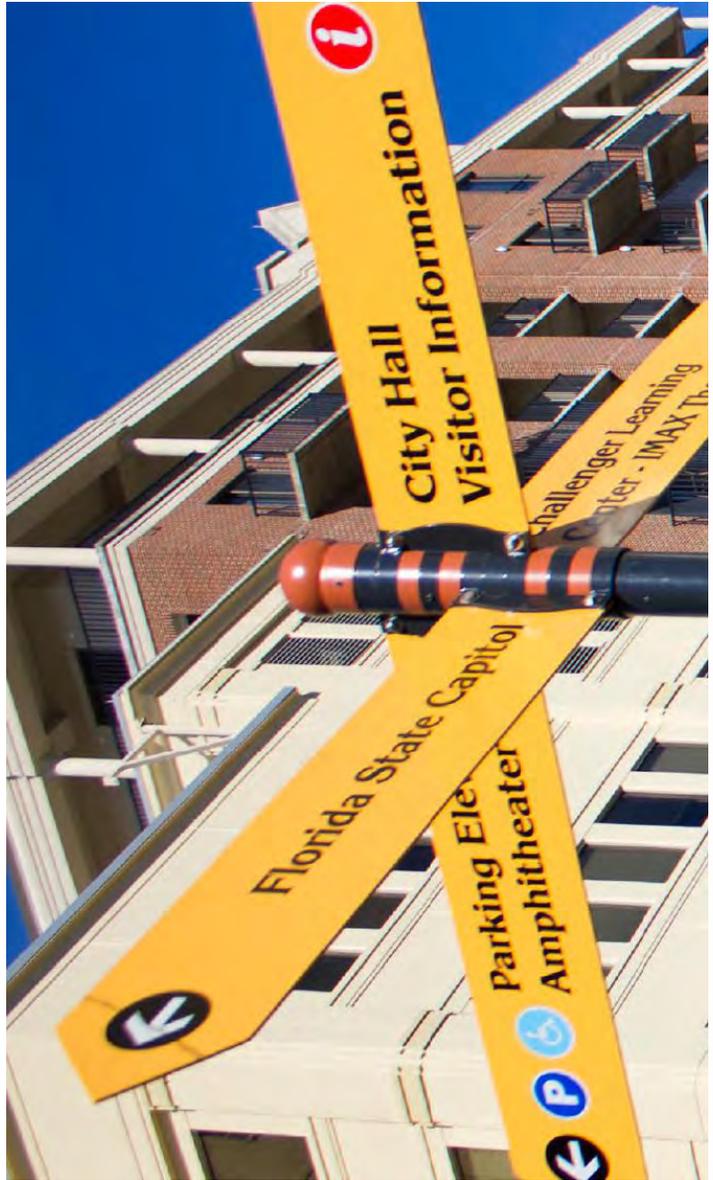


W. Gaines St. at Railroad Ave., southeast corner

DT PP 11

Pedestrian Pointer, W. Gaines St. at Railroad Ave., southeast corner

Discussion



Fiscal Impact

The FY 2015 Downtown Commercial Façade Grant Program (Project # 1500401) has an account balance of \$125,000. Funding this request will leave a balance of \$75,000. The Office of Budget and Policy has reviewed this agenda item and concurs that it meets budget guidelines.

Supplemental Material/Issue Analysis

History/Facts & Issues

The CRA Board approved the GFS Commercial Façade Improvement Grant Program on June 28, 2006. In 2009, the program was extended to include the Downtown District Community Redevelopment Area. The façade program is designed to assist property owners and tenants in restoring or renovating the exterior of their buildings, thereby reducing blighting influences and improving the area's physical characteristics, which will lead to increased occupancy and property values within the redevelopment area. To date, 33 commercial façade projects have been approved, 28 have been completed and 5 are under construction, providing \$1.2 million in grant funds for redevelopment projects that have had total estimated costs \$7.7 million.

The program provides eligible commercial property owners or tenants with up to \$50,000 in grant funds for commercial façade improvements. The grant funds are provided in the form of a forgivable loan, with a requirement that the property owner or tenant provide a minimum match of 100 percent. The grant/loan is forgiven over a five-year prorated period, at a zero percent interest rate, provided the property is maintained as commercial. Other major components of the program include:

- a. The CRA Executive Director approves grant requests of \$10,000 or less.
- b. The CRA Board approves grant requests in excess of \$10,000.
- c. Properties must be maintained as commercial for five years following completion of construction. If they are not maintained as commercial, any outstanding balance of the prorated deferred loan must be repaid to the CRA.
- d. Multi-year applications for the same property are possible, but total grant funds for any one property cannot exceed \$50,000.
- e. A grant in excess of \$10,000 is secured by a mortgage and subject to restrictive covenants; a grant of less than \$10,000 is subject to restrictive covenants.
- f. Applicants are required to submit three bids from licensed contractors; funding awarded an applicant will be based on the lowest bid.
- g. Technical assistance in preparing applications is available to all applicants.

The property owner, Southern Strategy Group Assets, II, LLC, submitted a grant application on January 8, 2015, for extensive renovation of the building located at 222 and 224 East College Avenue. The applicant/owner plans extensive and interior renovations to the building which houses Tucker Duke's Restaurant, and which will remain following the renovations, along with improved retail, commercial and office spaces on the first and second floors. The grant-eligible exterior renovations consist of:

- The installation of new storefront windows and doors.
- The installation of steel balconies on the south and east elevations.
- The installation of exterior stair towers on the east elevation.
- Painting of the south and east walls and balconies.

In addition, there will be extensive interior renovations and FFE improvements to the new retail, commercial and office spaces. The lowest bid for the qualified façade improvements is \$248,730, for which the applicant is requesting a \$50,000 matching grant. The estimated cost for all renovations, including the interior improvements, is \$750,000.

If the CRA Board approves the application, the owner/applicant will enter an agreement with the CRA and will be required to maintain the property as a commercial structure for five years. The grant will be treated as a five-year, zero interest deferred

loan, and will be subject to an agreement and restrictive covenants, including a provision that will require the property to continue as a taxable entity during the duration of the agreement. The amount of the deferred loan will be amortized in monthly installments over a 60-month (five year) period, beginning one month after certification of completion by the City Building Inspector, or as agreed to with the CRA Executive Director, and with CRA staff verification that the work was completed as proposed in a satisfactory and professional manner.

Outstanding Grant/Loan Application Issues and Staff Recommendation

There are no outstanding issues with the grant/loan application issues; the owner/applicant has provided all required application materials.

Staff recommends approval of the application.

Options

1. Approve the application for grant funds in the amount of \$50,000 for the construction of façade improvements to the building located at 222 and 224 East College Avenue. Authorize CRA staff to enter into a commercial façade agreement with the applicant/property owner.
2. Do not approve the application; provide staff with alternate direction.

Attachments/References

1. Application Summary – 222 and 224 East College Avenue.

[Attachment 1.pdf \(546 KB\)](#)

STAFF REVIEW/APPLICATION SUMMARY

CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
DOWNTOWN COMMUNITY REDEVELOPMENT AREA
COMMERCIAL FAÇADE IMPROVEMENT PROGRAM

I. APPLICANT AND BUSINESS INFORMATION

Date of Application: January 8, 2015

Name of Applicants: Southern Strategy Group Assets II, LLC

Name of Business: College Station

Business Address: 222 & 224 E. College Ave.

Telephone Number: (850)524-2275 Fax Number: _____

E-mail Address: cdean@svn.com

Type of Business: Mixed Use Parcel ID Number: 2136250821365

This property is located in the: Downtown District Community Redevelopment Area

Zoning Designation (this section must be reviewed by the Land Use and Environmental Division of the City's Growth Management Department, 850-891-7100):

Use is allowable: X Use is not allowable: _____

Growth Management Planner/Reviewer and Date: Cindy Smith, 02/04/15

Are there any liens or existing code violations on the property? Yes ___ No X

Code Enforcement / Reviewer and Date: Sherrie Ashline, 02/04/15

II. PROPERTY OWNER INFORMATION (if different from Applicant)

Name of Owner: N/A

Telephone Number: _____ Email: _____

III. PROJECT FINANCING INFORMATION

Total Project Cost of Eligible Façade Improvements: \$248,730

Amount of Grant Funds Requested: \$50,000

Estimated Cost of All Renovations: \$750,000

PROJECT SUMMARY

The existing building at 222 & 224 E. College Ave. is currently a restaurant.

The new owner plans major exterior and interior improvements to the building which houses the Tucker Dukes Restaurant, which will remain following the renovations, along with new retail, commercial or office spaces on the first and second floors. The eligible exterior improvements are:

- Installation of new storefront windows and doors on ground and second floors.
- New steel balconies on the second floor of the south and east elevations for retail, commercial or office spaces.
- New steel stair towers on the east elevation.
- Painting of the east side wall, the balcony on the south, and the north wall.

In addition, there will be extensive interior renovations and updates of furnishings, fixtures and equipment (FFE) for the new retail and office spaces. The low bid for qualifying exterior façade improvements is \$248,730 for which the applicant is requesting a \$50,000 matching grant. The estimated cost of all renovations, including the interior improvements, is \$750,000. A detailed listing of the three bids can be found on page 6.

The owner of the building and property, Southern Strategy Group Assets II, LLC, agrees to these proposed improvements and has indicated that they will sign the Restrictive Covenants as well as the other legal documents accompanying the grant.

IV. ADDITIONAL SUBMISSIONS (required)

- Color photographs of the existing building exterior. Need to show all sides of the building, with emphasis on the area to be improved.
- Sketches or conceptual drawings of the project when completed.
- Three (3) bids from licensed contractors for all qualifying work items
- A legal description of the property.
- Proof of property ownership or, if a tenant, a copy of the lease;
- Tenants must provide written documentation verifying the property owner approves the proposed enhancements and will sign the restrictive covenants and/or mortgage (Not applicable, owner is making the application);
- Documentation from all lending institutions verifying all mortgage payments on the property are current and that the lending institutions will provide updated information upon request by the Community Redevelopment Agency;
- Documentation demonstrating all property tax payments are current;
- Certificate of Appropriateness issued by the Tallahassee-Leon County Architectural Review Board is attached, if appropriate (Not applicable, property is not listed on the Local Register of Historic Places).
- Proof of property insurance

CRA Staff review was completed on: 02/18/15

Recommend: Approval Denial Other (explain below)

Charles Hubbard
Name (print)


Signature

CRA Program Director review was completed on: 18 FEB 15

Recommend: Approval Denial Other (explain below)

Richard McCraw
Name (print)


Signature

CRA Executive Director review was completed on: 2/18/15

Recommend: Approval Denial Other (explain below)

Roxanne Manning
Name (print)


Signature

“Before – South and East Elevations”



“After – South and East Elevations”



**Listing of Bids for Qualified Façade Work Items
222 and 224 East College Avenue**

	Ajax Construction	Ajax Construction	Ajax Construction
General Conditions	\$ 19,204.00	\$ 19,204.00	\$ 19,204.00
	Miller Glass	American Glass	Glass Service Center
Storefront Doors Material	\$ 9,885.00	\$ 11,300.00	\$ 11,600.00
Storefront Windows Material	\$ 23,823.00	\$ 25,650.00	\$ 25,850.00
Doors & Windows Labor	\$ 18,160.00	\$ 19,350.00	\$ 18,550.00
Exterior Demo	\$ 6,320.00	\$ 5,776.00	\$ 5,800.00
	Specialty Contractors	Nelson & Affiliates	Ingram
Metal Studs & EIFS Material	\$ 7,310.00	\$ 9,561.00	\$ 11,100.00
Metal Studs & EIFS Labor	\$ 8,790.00	\$ 10,175.00	\$ 12,500.00
	Bettinger Welding	Tallahassee Welding	Ajax Construction
South Structural Steel Balcony Material	\$ 12,250.00	\$ 15,160.00	\$ 16,000.00
South Structural Steel Balcony Labor	\$ 17,747.00	\$ 20,575.00	\$ 22,450.00
East Structural Steel Balcony Material	\$ 3,200.00	\$ 4,420.00	\$ 4,930.00
East Structural Steel Balcony Labor	\$ 2,819.00	\$ 4,100.00	\$ 5,300.00
	David Guthrie Paint	David Guthrie Paint	David Guthrie Paint
Paint East Side Wall	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Paint Balcony South Elevation	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Paint North Wall	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
	Ajax Construction	Ajax Construction	Ajax Construction
Stair Tower at East Side Labor	\$ 28,449.00	\$ 28,449.00	\$ 28,449.00
Stair Tower at East Side Material	\$ 23,019.00	\$ 23,019.00	\$ 23,019.00
Stair Tower at East Side Equipment	\$ 6,135.00	\$ 6,135.00	\$ 6,135.00
Steel Stairs Labor	\$ 6,076.00	\$ 6,076.00	\$ 6,076.00
Steel Stairs Material	\$ 14,600.00	\$ 14,600.00	\$ 14,600.00
Sub Totals	\$ 216,287.00	\$ 232,050.00	\$ 240,063.00
Overhead & Profit (15 Percent)	\$ 32,443.05	\$ 34,807.50	\$ 36,009.45
Total	\$ 248,730.05	\$ 266,857.50	\$ 276,072.45

None