Thursday, March 22, 2018
CRA Board Meeting

9:30 a.m.
City Hall, 2nd Floor
City Commission Chambers

1. Call To Order

1.01 This is the portion of the agenda where the Call to Order takes Place. There is no written material.

2. Public Comments on Agenda Items

2.01 This is the portion of the agenda reserved for public comments on agenda items on today's agenda.

3. Information Items

3.01 Impact of Urban Redevelopment Update - Cherie Bryant

3.02 Post 2018 Legislative Session: CRA Update - Michael Parker

3.03 Project Updates - Roxanne Manning

4. Consent Items

4.01 Approval of Summary Meeting Minutes from the January 25, 2018 CRA Board Meeting -- Roxanne Manning, Tallahassee Community Redevelopment Agency

5. Frenchtown Southside District Policy Formation and Direction

5.01 Approve the GFS District Demolition Program Guidelines and Funding Options – Roxanne Manning, Tallahassee Community Redevelopment Agency

5.02 Accept the Findings from the Southside Study Areas and Approve the Expansion of the Greater Frenchtown/Southside Community Redevelopment Area – Roxanne Manning, Tallahassee Community Redevelopment Agency

6. Downtown District Policy Formation and Direction

6.01 Accept the Amphitheater Event Support Update and Funding Recommendation -- Roxanne Manning, Tallahassee Community Redevelopment Agency

7. Both Districts Policy Formation and Direction

8. Public Comments

8.01 This is the portion of the agenda reserved for citizen input on agenda items. There is no written material.

9. Unagendaed Items/Discussion

9.01 This is the portion of the agenda reserved for unagendaed speakers. There is no written material.

Agenda Item Details

Meeting	Mar 22, 2018 - CRA Board Meeting
Category	4. Consent Items
Subject	4.01 Approval of Summary Meeting Minutes from the January 25, 2018 CRA Board Meeting -- Roxanne Manning, Tallahassee Community Redevelopment Agency
Access	Public
Type	Action (Consent)
Fiscal Impact	No
Recommended Action	Option 1: Approve the summary minutes from the January 25, 2018 CRA Board Meeting.

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 January 25, 2018 CRA Board meeting.

Recommended Action

Option 1 - Approve the summary minutes from the January 25, 2018 CRA Board meeting.

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 January 25, 2018 CRA Board meeting.

Options

1. Approve the summary minutes from the January 25, 2018 CRA Board meeting.

2. Do not approve the summary minutes; provide staff with alternate direction.

Attachments/References

1. Draft Summary Tallahassee Community Redevelopment Agency Board Meeting Minutes, January 25, 2018

Attachment 1.pdf (109 KB)

DRAFT SUMMARY MINUTES

TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING

Tallahassee, Florida
January 25, 2018

The City of Tallahassee Community Redevelopment Agency (CRA) Board met on January 25, 2018, in the Commission Chambers in City Hall with County Commissioner N. Maddox (Vice-Chair), City Commissioners S. Maddox and Richardson and County Commissioner Lindley present at the start of the meeting. Also present were Assistant City Manager Wayne Tedder, CRA Executive Director Roxanne Manning, CRA Program Director Rick McCraw, CRA Principal Planner Sherri Curtis and CRA Program Planner Sheila Williams. Mayor Gillum, Commissioner Dozier and Ziffer were absent.

Commissioner N. Maddox called the meeting to order at 9:40 a.m.

Commissioner Proctor and Miller arrived at 9:45 a.m. and 9:47 a.m., respectively.

PUBLIC COMMENTS ON AGENDA ITEMS

Ann Bidlingmaier, 1920 Harriet Drive, addressed the Board on **agenda item 3.02** to discuss the impact on trees at the Cascades Park project site. She questioned the decision to waive tree removal fees and fee in lieu of landscaping requirements. She stated further outreach is needed to reconsider the development impact and consider mitigation opportunities. She also commented on the low occupancy rates of existing high-rise housing in the Downtown (DT) District, and questioned the need for additional apartments and condominiums in the district.

INFORMATION ITEMS

Project Updates

Proposed Changes to CRA Legislation

Mr. Michael Parker, president of the Florida Redevelopment Agency, gave a brief overview and update on the status of House Bill 17 (HB17) introduced by House Representative Jake Rayburn and Senate Bill 432 (SB432) introduced by Senator Tom Lee. HB17 has passed but SB432 is in the Appropriation Subcommittee on Transportation, Tourism and Economic Development. Michael advised both bills are very similar to legislation proposed last year, and noted last year's bill passed in the House but not the Senate. He gave an overview of similar language in both bills. The bills require annual ethics training and auditing; higher level of annual reporting requirements including information on commercial vacancy rates and assessed property values; and require the CRA to use the governing local government's procurement process. HB17 includes language that prohibits the creation of community redevelopment agencies except through special action of the legislature and existing CRAs would sunset at the earlier of their resolution date of 30 years or 2038, any further extension would require a super-majority vote of the governing authority. SB 432 includes language regarding the registration of CRA lobbyists,

and prohibiting the expenditure of funds for promotional activities, tourism and assistance to social service organizations. SB 432 also requires the appointment of two members who are non-elected but the language is unclear if these two new members are in addition to the existing CRA Board members.

Tourist Development Tax (TDT) Art and Culture Funding

Ms. Manning updated the Board on the TDT funding. She noted the process is complete and the advisory committee is assembled. The committee met to discuss responsibilities and process with another meeting scheduled for February 1, 2018. The meeting will discuss the review process, applications and ethics training. The current schedule anticipates opening the application process at the end of February with information online and two public workshops.

Washington Square Project

Ms. Manning updated the Board on the Washington Square project, advising that City staff is meeting with Fairmont Development, LLC to discuss parking needs. Fairmont is refining their development plan and anticipates starting construction in the spring.

Greater Frenchtown/Southside Demolition Program

Ms. Manning updated the Board on the Greater Frenchtown/Southside (GFS) Demolition Program. She stated CRA staff is working with Growth Management, Code Enforcement and Community Housing and Human Services to establish the program with guidelines. The funds have been used to demolish a house on Georgia Street. She noted staff will bring back an agenda item for Board approval once the general guidelines are complete.

CONSENT ITEMS

Commissioner N. Maddox, at the request of Mayor Gillum, requested to pull **Consent Agenda Items 4.03 and 4.04** from Consent Items. There were no objections.

Commissioner Richardson moved **to approve staff's recommendations presented in Items 4.01 and 4.02 of the Consent Agenda**, seconded by Commissioner Miller, **the vote was as follows:**

AYE: Lindley, N. Maddox, S. Maddox, Miller, Proctor and Richardson

NAY: None

ABSENT: Dozier, Gillum and Ziffer

Item 4.01 – Approved the Selection of CRA Chair and Vice-Chair.

Item 4.02 – Approved the Summary Meeting Minutes for the November 9, 2017 CRA Board Meeting.

PULLED ITEMS FROM CONSENT

Approval of a $21,250 Business Facility Improvement Program (BFIP) Grant for 1622 South Monroe Street

Item 4.03 Introduced by Sheila Williams, CRA Program Planner, was a request for approval of a business facility improvement program grant for 1622 South Monroe Street.

Ms. Williams gave an overview of the BFIP application for 1622 South Monroe Street. CRA staff received a BFIP grant application from Jay and Anita Morrell, property owners, on January 9, 2018 for $21,250. The applicants requested the funding to redevelop the existing vacant parcel to accommodate a new structure, canopy and site improvements for a new walk-up restaurant. The CRA funds will be used for site improvements, including ADA access. The project expects to create ten temporary construction jobs, two full-time and two part-time permanent positions. The total estimated cost for the interior and exterior improvements is $81,500. The subject property has not received prior CRA grant funding.

Commissioner Miller made a motion to approve **Option 1 – approve the application for grant funds in the amount of $21,250 for proposed façade enhancements to the canopy and site improvements to the property located at 1622 South Monroe Street. Authorize CRA staff to enter into a business facility improvement program grant agreement with the property owner**, upon second by Commissioner Richardson, **the vote was as follows**:

AYE: Lindley, N. Maddox, S. Maddox, Miller, Proctor and Richardson

NAY: None

ABSENT: Dozier, Gillum and Ziffer

Approval of a $50,000 Business Facility Improvement Program (BFIP) Grant for 618 McDonnell Drive

Item 4.04 Introduced by Sheila Williams, CRA Program Planner, was a request for approval of a business facility improvement program grant for 618 McDonnell Drive.

Ms. Williams gave an overview of the BFIP application for 618 McDonnell Drive. CRA staff received a BFIP grant application from Adam Boynton Kaye and Lillian Boynton Kaye, property owners, for $50,000 to cover façade and site improvements to the commercial building at 618 McDonnell Drive. The project is intended to repurpose and renovate the existing structure to create live work units. The project expects to create eight temporary construction jobs, four full-time and eight part-time permanent positions. The total estimated cost for the interior and exterior improvements is $500,000. The subject property has not received prior CRA grant funding. Ms. Williams also noted the CRA funding will be used for exterior improvements only.

Commissioner Proctor made a motion to approve **Option 1 – approve the application for grant funds in the amount of $50,000 for façade and site improvements to the property located at 618 McDonnell Drive. Authorize CRA staff to enter into a business facility improvement program grant agreement with the property owner**, upon second by Commissioner Richardson, **the vote was as follows**:

AYE: Lindley, N. Maddox, S. Maddox, Miller, Proctor and Richardson

NAY: None

ABSENT: Dozier, Gillum and Ziffer

Commissioner N. Maddox requested that all future BFIP grants brought to the Board be put under Policy Information and Direction. There was no objection from the Board.

FRENCHTOWN/SOUTHSIDE DISTRICT POLICY FORMATION AND DIRECTION

Approval of Funding for Former Shelter and Frenchtown Renaissance Community Center Drainage Improvements

Item 5.01 Introduced by Rick McCraw was a request to approve funding for drainage improvements at the old Shelter and Frenchtown Renaissance Community Center (FRCC) properties.

Mr. McCraw gave a brief overview of the drainage improvements to divert post-demolition runoff at the properties. He explained that the demolition of the property improvements in March/April 2017 created a situation where stormwater from the site was no longer impeded by the existing improvements and resulted in increased runoff onto several properties on Macomb Street. The onsite stormwater controls proposed will help reduce the rate of stormwater flow to levels that existed prior to demolition of the improvements and direct runoff onto North Macomb and West Virginia Streets where it will drain into the existing stormwater system. Mr. McCraw further advised that the proposed plan had been reviewed and approved by City Growth Management.

In response to a question from Commissioner S. Maddox, Mr. McCraw advised that competitive bids were requested with the assistance of City Procurement from the four firms with stormwater-related continuing services agreements with the City of Tallahassee under Contract No. 3472, Utility Contractor Services (Dixie Paving and Grading, Inc.; Dowdy Plumbing Corp.; Allen's Excavation, Inc. and M of Tallahassee, Inc.). Bids were requested from the four firms but were only received from Dowdy Plumbing Corp. and Allen's Excavation, Inc.; Allen's Excavation bid was the lowest at $34,500.

Commissioner Lindley made a motion to approve **Option 1 – authorize staff to execute a $34,500 agreement with Allen's Excavation, Inc. for drainage improvements at the former Shelter and Frenchtown Renaissance Community Center properties**, upon second by Commissioner Miller, further discussion ensued.

A brief discussion by the Board included the expectation and direction for the redevelopment of the properties, the role of the CRA in the development process and the local energy being committed into revitalization and placemaking efforts in Frenchtown.

Ms. Manning noted the Frenchtown Redevelopment Partners, LLC exclusive right to develop and present a proposal for the old Shelter and FRCC properties. She noted they are within their 180-day extension period and staff will provide an update once their process is complete.

Following the discussion, a vote was taken on Commissioner Lindley's motion to approve **Option 1 – authorize staff to execute a $34,500 agreement with Allen's Excavation, Inc. for drainage improvements at the former Shelter and Frenchtown Renaissance Community Center properties**, upon second by Commissioner Miller, **the vote was as follows**:

AYE: Lindley, N. Maddox, S. Maddox, Miller, Proctor and Richardson

NAY: None

ABSENT: Dozier, Gillum and Ziffer

DOWNTOWN DISTRICT POLICY FORMATION AND DIRECTION

Update and Clarification of Cascades Joint Venture, LLC

Item 6.01 Introduced by Rick McCraw is an update and clarification on the Cascades Joint Venture LLC Project.

At the September 25, 2017, the CRA Board authorized staff to complete and execute a development and funding agreement with North American Properties (now Cascades Joint Venture LLC) for the redevelopment of the Firestone and Bloxham Annex properties. Since the September meeting, CRA and Cascades Joint Venture LLC (CJV) staff have been finalizing the four CRA agreements that are part of the Firestone-Bloxham Annex redevelopment: the Development Agreement, the Demolition and Site Preparation Agreement, the Commercial Purchase Agreement – Public Parking, and the Commercial Purchase Agreement – Amphitheater Support and Flexible Event Space. Authorized CRA and CJV representatives signed the agreements on January 12, 2018.

Mr. McCraw reviewed the three components of the agenda item, and the action being requested from the Board.

Updated Design – Uses and Densities. The approved Development Agreement with the CRA includes three uses that exceeded the original uses by more than 10 percent: a 23.8 percent increase in Office Space square footage, a 13.8 percent increase in hotel units and an 18.7 percent decrease in Retail Space square footage. He advised the new use numbers and densities outlined in the agenda item were the baseline for any future changes.

Increase in the Number of Parking Spaces. Included as part of the September 25, 2017 CRA agenda was Board authorization to negotiate a development agreement with CJV, was authorization to seek loans for the 229-space public parking garage that will be part of the project. The design in the Commercial Purchase Agreement – Public Parking has 244 public parking spaces. This is within 10 percent change permitted by the Development Agreement, but it does increase the cost of the public parking from $6,500,000 to $6,925,760. As part of the agenda item staff is seeking authorization from the Board to seek loans for financing the public

garage that are within 10 percent range of the original 229 public parking spaces (206 to 252 parking spaces).

Include the Value of the Hotel in the Tax Increment Reimbursement. Financial projections prepared by CJV prior to the September 25, 2017 CRA Board meeting, did not include the taxable value of the project hotel in the calculations of tax increment that would be returned to the developer. As a result, the September agenda item included a recommendation any tax increment from the value of the hotel would be retained by the CRA and not be part of the 90 percent reimbursement to CJV. In subsequent discussions with CJV, they advised they did not include the value of the hotel because they did not have a reliable cost, but it was always their intent to include the value of the hotel as part of the overall project value that would receive reimbursement of 90 percent of the tax increment it generated. Staff presented the revised proposal to the Downtown Redevelopment Commission on January 8, 2018, which unanimously approved including the value of the hotel in calculating the tax increment that will be returned to CJV. Staff is seeking approval from the Board to include the value of the hotel in calculating the tax increment that will be returned to CJV.

Following his review, Mr. McCraw noted Mr. Shawn McIntyre is available to answer questions.

Commissioner Lindley made a motion to approve **Option 1 – accept staff update on the Cascades Project, Option 2 – authorize staff to seek appropriate loans for public parking spaces within a 10% range of 229 spaces (206 – 252 spaces) and Option 4- approve including the value of the hotel in calculating the tax increment that will be returned to Cascades Joint Venture, LLC**, upon second by Commissioner Richardson, further discussion ensued.

Commissioner Lindley commented that she always assumed the hotel was part of the project. She also requested Mr. Shawn McIntyre, with CJV LLC, comment on the citizen's concern about the trees that will be removed.

In response to Commissioner Lindley's request, Mr. McIntyre gave a brief overview of the project. He indicated the value of the hotel was always considered a part of the total project but the disconnect was a simple miscommunication issue when the values were estimated. He noted that changes to the overall design and specific use densities would change slightly as they progressed to a final design. He highlighted the major components of the Cascades Project and recent discussions with Growth Management and Planning departments on the Planned Unit Development process and the anticipated start of construction activities in the summer with a completion date in late 2020. Shawn noted the public outreach by CJV/NAP has been extensive for this project with several market studies and analysis determining best uses and residential capacity. He noted the analysis they have received indicates the downtown condominium occupancy rate is 80 percent or more, but he expects better results for the Cascades project because it is more than a housing development, it will be a mixed-use community. He stated he will work with City staff on the fee-in-lieu-of for tree removal and replacement of trees to improve the canopy of the redevelopment.

Led by Commissioner Proctor, a discussion by the Board questioned the need for the additional costs of more parking spaces and consideration to split the additional costs between the CRA and the developer. They also discussed the cost of the CRA support to the CJV project and the anticipated return on investment (ROI).

In response to the discussion, staff noted the CRA investment in the parking garage would be recovered from projected parking revenues in about seven years. The value of the tax increment reimbursements would be partially recovered during the remaining term of the DT District (approximately 10 percent a year), with the full taxable value of the development returned proportionally to the City and County when the DT District sunsets in June 2034. Commission N. Maddox requested staff provide information on the term when the CRA's full investment will be recovered by the City and County.

Following the discussion, a vote was taken on Commissioner Lindley's motion to approve **Option 1 – accept staff update on the Cascades Project, Option 2 – authorize staff to seek appropriate loans for public parking spaces within a 10% range of 229 spaces (206 – 252 spaces) and Option 4- approve including the value of the hotel in calculating the tax increment that will be returned to Cascades Joint Venture, LLC**, upon second by Commissioner Richardson, **the vote was as follows**:

AYE: Lindley, N. Maddox, Miller and Richardson

NAY: S. Maddox and Proctor

ABSENT: Dozier, Gillum and Ziffer

BOTH DISTRICTS POLICY FORMATION AND DIRECTION

Fiscal Year 2017 City of Tallahassee Community Redevelopment Agency Budget Closeout

Item 7.01 Introduced by Sherri Curtis was an overview of the CRA budget closeout.

On September 29, 2016, the CRA Board adopted its FY 2017 budget with total projected revenues and prior-year funds of $7,210,849, operating expenses of $792,309 and capital expenses of $2,547,509. Ms. Curtis directed the Board members to the tables in the agenda item that compared the adopted and actual FY 2017 revenues and expenses. She noted the actual CRA FY 2017 revenues were $7,546,520, which included uncommitted prior-year funds as well as funds from the sale of the O'Connell property, 715 West Gaines Street and CRA-controlled capacity from the Coal Chute Stormwater Pond. The actual FY 2017 CRA operating expenses for both districts were $640,758, not including the EMS MSTU ad valorem refund to the County. The actual operating expenses were $151,551 less than projected in the adopted budget expense. The final FY 2017 capital expenditure, which included project and program expenditures approved by the CRA Board and the CRA Executive Director after the budget was adopted, was $2,001,880, which was $258,861 less than projected in the adopted capital budget amount. Ms. Curtis noted the close-out revenues and expenses contained in the close-out report have been reviewed and confirmed by the City's Department of Financial Services.

Commissioner Richardson inquired about the increase in personnel expenses over the past fiscal years.

In response to Commissioner Richardson's question, Ms. Curtis responded the personnel cost increased by approximately 16% of the tax increment revenue from fiscal year 2016 to 2017. She also noted the recently reported increase of 66% is a combined total of operating expenses from FY 2013 to 2017 and includes the costs of a full time executive director and a new full-time Senior Planner.

Following the discussion, Commissioner S. Maddox made a motion to approve **Option 1 – accept the FY 2017 CRA Operation and Capital Budget Close-out report as presented**, upon second by Commissioner Lindley, **the vote was as follows**:

AYE: Lindley, N. Maddox, S. Maddox, Miller, Proctor and Richardson

NAY: None

ABSENT: Dozier, Gillum and Ziffer

UNAGENDAED PUBLIC COMMENT

Ms. Pam Doffek, 9320 Royal Troon Drive, requested information on the Tourist Development Tax Funds for Arts and Culture. She asked if the upcoming committee meeting would be open to the public

Ms. Manning stated she would provide her with the information she requested when the meeting ended.

CRA BOARD INFORMATION AND SHARING OF IDEAS

Commissioner Richardson requested an update on the South City/Towne South Shopping Center improvements.

In response to Commissioner Richardson's question, Ms. Manning responded City and CRA staff was working with the developer's representative on the proposed parking lot improvements but the share of funding remained an issue that still needed to be resolved but staff was working with the property's owner representative on redevelopment options.

The Board briefly discussed consideration to increase the amount of CRA funding used to get the needed improvements, questioned the need to provide funding when the developer is not willing to match funding or seeking CRA funding and the option to focus on infrastructure improvements in the area. Several commissioners noted the two shopping centers were located on major gateways to the downtown and their interest to help promote the shopping centers as a community destination, not just a Southside destination. They also requested a status report at a future CRA Board meeting.

Commissioner Proctor inquired about the status of South City CRA expansion discussion. Roxanne Manning advised an agenda item will be brought to the Board in March for discussion.

The Board inquired about the focus on the Bond neighborhood, discussion of establishing a residential façade grant program and providing a hands-on approach to address community blight. Staff indicated there is a comprehensive plan being discussed for the Bond neighborhood with Assistant City Manager Cynthia Barber's Neighborhood Affairs Division. There have been several community meetings with the Bond neighborhood group and small development groups to discuss crime and area cleanup to improve opportunities for redevelopment. She noted on-going discussions at the staff level for a residential façade with a block by block concept, but there are several issues that need to be resolved and may take time.

Commissioner Miller requested Ms. Barber provide the Board with the plans and goals of the City's Neighborhood Public Safety Initiative and other related efforts.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 11:00 a.m.

Agenda Item Details

Meeting	Mar 22, 2018 - CRA Board Meeting
Category	5. Frenchtown Southside District Policy Formation and Direction
Subject	5.01 Approve the GFS District Demolition Program Guidelines and Funding Options – Roxanne Manning, Tallahassee Community Redevelopment Agency
Access	Public
Type	Action, Discussion
Fiscal Impact	Yes
Dollar Amount	200,000.00
Budgeted	Yes
Budget Source	GFS Demolition Program, 856-450101-1800426
Recommended Action	Option 1: Approve the Greater Frenchtown/Southside (GFS) District Demolition Program guidelines and funding options. Option 3: Authorize staff to develop program criteria for the Private Property Demolition portion of the demolition program. Option 5: Authorize expenditures up to an additional $50,000 to the program from uncommitted CRA program funds if necessary.

Public Content

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

Statement of Issue

At the November 9, 2017, City of Tallahassee Community Redevelopment Agency (CRA) Board meeting, the Board authorized the establishment of a program to assist with the demolition of dilapidated and dangerous structures within the Greater Frenchtown Southside Community Redevelopment Area (GFS District). Originally intended as a program to support affordable housing development, the direction provided by the Board also envisioned using the program to address blight and crime concerns within the GFS District. As such, the Board directed staff to develop program guidelines that paralleled the joint City and County affordable housing efforts and assisted with the demolition of blighted structures on private-property. The Board also advised the funds should be made immediately available, even as the general program guidelines and more detailed program criteria were being developed.

This agenda item presents proposed guidelines for three distinct demolition subprograms under the GFS District Demolition Program. The specific criteria for selecting and demolishing structures under the Affordable Housing Demolition and Elimination of Blight Demolition programs are those currently used by the City's Community Housing and Human Services and Growth Management Departments. Following approval of the Private Party Demolition program, staff will develop specific criteria for the program with the City's Community Housing and Human Services and Growth Management Departments.

- Affordable Housing Demolition - demolition of CRA or City structures within the GFS District for affordable housing redevelopment or other public uses consistent with the GFS Community Redevelopment Plan.
- Blight Reduction Demolition - demolition of privately-owned structures within the GFS District by the City's Growth

Management Department, Code Enforcement Division, once the properties have been designated as dangerous and selected for demolition.

- Private Party Demolition – demolition of structures on private property within the GFS District that are contributing to blight and have been cited by Growth Management's Code Enforcement Division but have not been identified for demolition by Growth Management.

To help ensure the timely use of the grant funds, staff is requesting (1) the CRA Board approve the guidelines and authorize staff to develop program criteria consistent with the general direction provided by the Board, (2) authorize reallocation of funds among the three demolition programs as necessary to ensure adequate funding as properties are identified for inclusion in the program and (3) authorize an additional $50,000 to the program from uncommitted CRA funds between CRA Board meetings if additional funding is needed to maintain the program as properties are identified for inclusion in the programs. Staff will report any program guideline changes and program expenditures at the next regularly scheduled CRA Board meeting.

Recommended Action

Option 1 - Approve the Greater Frenchtown/Southside (GFS) District Demolition Program guidelines and funding options.
Option 3 - Authorize staff to develop program criteria for the Private Property Owner Demolition portion of the demolition program.
Option 5 - Authorize expenditure of up to an additional $50,000 from uncommitted CRA program funds if necessary.

Fiscal Impact

Funded from the GFS District Demolition Program, Project Number 1800426, which has a current balance of $196,950.

Supplemental Material/Issue Analysis

History/Facts & Issues

The Finding of Necessity for the Greater Frenchtown/Southside Community Redevelopment Plan noted a number of blighting conditions within the GFS District, including the need for quality affordable housing and dilapidated structures. The CRA has attempted to address these and other blight conditions through single and multi-family affordable housing projects and façade programs to assist in the renovation of commercial properties. The creation of the GFS District Demolition Program is intended to further the goals of the GFS Community Redevelopment Plan by reducing the number of blighted properties, improving the look of the district, creating affordable housing and other redevelopment opportunities, and assisting in the reduction of neighborhood crime.

CRA staff has developed the proposed demolition guidelines in coordination with staff from the City Departments of Community Housing and Human Services and Growth Management who have experience in the demolition of substandard and/or dangerous structures, and preparing properties for redevelopment. A summary of the guidelines for affordable housing demolition, blight reduction demolition and private property owner demolition sub-programs is provided in the tables below. The guidelines are designed to be easy to implement, manage and update when needed to further the goals of the demolition program. Included is suggested funding levels for each sub-program that are based on need and the anticipated ability to spend the funds by the end of FY 2018. There are common and unique elements to the three sub-programs, but the two most are that CRA funds cannot be used to purchase real property (other CRA funds are available for that use) or intangible property, and cannot be used for salaries or operating expenses.

Affordable Housing Demolition

CRA and City staff with Community Housing and Human Services are looking at several possible demolitions in support of affordable housing development. Table 1 outlines the general guidelines for the use of affordable housing demolition funds. The specific criteria for selecting and demolishing structures under the Affordable Housing Demolition will be those used by the City's Community Housing and Human Services Department.

Table 1

Purpose	The demolition of CRA, City or County owned properties within the

	GFS District that are not suitable for renovation as affordable housing.
Available Funds	$80,000
Eligibility	Properties owned by the CRA or City that will be redeveloped as affordable housing
Managed By	The Department of Community Housing and Human Services will handle all aspects of the demolition and will track expenses to ensure they do not exceed the available funds balance. CRA approval is not needed to use the funds provided the use is consistent with the program guidelines but the CRA must be notified of the intent to use the funds before the demolition takes place.
Allowed Use of Funds	Hard costs and soft costs related to demolition, including but not limited to: demolition expenses, title search, recording of documents, surveys, asbestos assessments and abatement, demolition permit fees and associated expenses, utility caps, title insurance and related expenses.
Expenses Not Covered by Program	The purchase of the property to be demolished and related expenses (e.g., title search, title insurance, legal fees, etc. associated with the purchase), the purchase of intangible property, costs related to the maintenance of the property, and staff salaries or operating expenses.
Repayment of Funds	Program funds repaid at the time of sale of the property or when property not utilized for program purpose. At the option of the CRA, the repayment of the funds may be discounted or forgiven.

Blight Reduction Demolition

Table 2 outlines the general guidelines for the use of blight reduction demolition funds. The specific criteria for selecting and demolishing structures under the Blight Reduction will be those used by the City's Growth Management Department.

Current Program Activities

As of February 23, 2018, the City’s Growth Management Department, Code Enforcement Division, has identified seven (7) properties in the GFS District that are considered dangerous and are eligible for demolition, with additional properties under consideration. Demolishing these properties, which are only residential at this time but may include commercial uses in the future, will help eliminate sources of blight that affect the quality of life within the GFS District and may provide other opportunities for redevelopment. Following CRA Board approval of demolition grant funds in November, Growth Management has demolished one structure in the GFS District at a cost of $3,050, with additional costs incurred for title searches and asbestos surveys for seven properties yet to be demolished.

Table 2

Purpose	The demolition of Growth Management designated dangerous structures to reduce conditions of blight in the GFS District.

Available Funds	$80,000
Eligibility	Privately-owned structures on private property that have been identified for demolition by the City's Growth Management Department, Code Enforcement Division.
Managed By	Growth Management's Code Enforcement Division will handle all aspects of the demolition and will track expenses to ensure they do not exceed the available funds balance. CRA approval is not needed to use the funds provided the use is consistent with the program guidelines but the CRA must be notified of the intent to use the funds before the demolition takes place.
Allowed Use of Funds	Hard costs and soft costs related to demolition, including but not limited to: demolition expenses, title search, recording of documents, surveys, asbestos assessments and abatement, demolition permit fees and associated expenses, utility caps, title insurance and related expenses.
Expenses Not Covered by Program	The purchase of the property to be demolished and related expenses (e.g., title search, title insurance, legal fees, etc. associated with the purchase), the purchase of intangible property, costs related to the maintenance of the property, and staff salaries or operating expenses.
Repayment of Funds	Funds secured by a lien. Funds will be repaid to the CRA when the lien is satisfied (e.g., property is sold or as a condition for redeveloping the property). At the option of the CRA, the repayment of the funds may be discounted or forgiven.

Private Party Demolition

As part of the November agenda item discussion, the Board suggested that funds also be made available to assist property owners who wish to demolish substandard structures on their properties as a way to help reduce blighted properties in the GFS District. Table 3 outlines general guidelines for the use of the demolition funds by private property owners.

Table 3

Purpose	Demolition of residential and commercial improvements on privately owned property. Properties covered under the City's Historic Preservation Overlay are not eligible.
Available Funds	$40,000
Eligibility	Properties must be owned by the property owner/applicant and must be identified as substandard by Growth Management's Code Enforcement Division. Properties must have been vacant for at least six (6) months prior to demolition. There are no income restrictions/limitations on the use of the grant funds.

Managed By	The property owner will be responsible for managing the demolition. Technical assistance and demolition oversight to ensure compliance with local requirements will be provided by Growth Management's Code Enforcement Division. CRA staff approval **is needed** to use these sub-program funds.
Allowed Use of Funds	Hard costs and soft costs related to demolition, including but not limited to: demolition expenses, title search, recording of documents, surveys, asbestos assessments and abatement, demolition permit fees and associated expenses, utility caps, title insurance and related expenses.
Expenses Not Covered by Program	The purchase of the property to be demolished and related expenses (e.g., title search, title insurance, legal fees, etc. associated with the purchase), the purchase of intangible property, costs related to the maintenance of the property, salaries or commissions, operating expenses, legal fees, or the payment of code violation fees. Funds cannot be used for demolition of outbuildings and other property improvements (e.g., fences, pools, sheds, etc.) unless they are being removed as part of the primary structure demolition.
Repayment of Funds	Following demolition any City code-related liens are forgiven, with the exception of hard costs (e.g., lot mowing, securing of buildings, city legal expenses). Funds characterized as a zero interest, forgivable loan to owner. If the property is not subject of any code violations for five (5) years, the demolition loan will be forgiven. If the property is sold during the five (5) years, funds will be repaid. The CRA has the option to forgive the loan during the five-year period if the property is redeveloped as affordable housing, for an approved public use, or is purchased by the CRA or City for a use that is consistent with the GFS Community Redevelopment Plan.
Other	The demolition must be consistent with City demolition procedures and must include environmental assessment to determine if asbestos is present. If present they must be removed and disposed of consistent with federal, state and local requirements by a certified abatement specialist.

Staff will develop criteria for the Private Party Demolition subprogram. Criteria will include selection of demolition contractors (staff is leaning towards establishing a list of certified contractors the property owner can select from), bidding for demolition work (with funding approved only for the low-bid amount), and the application and documentation that set out the terms and conditions of the program. Staff does not want to delay the implementation of this part of the demolition program to address these issues but will work with Community Housing and Human Services, Growth Management's Code Enforcement Division and the City Attorney's Office to find workable solutions to these and other issues.

Staff Recommendation

To help ensure the timely use of the grant funds, staff is requesting (1) the CRA Board approve the guidelines and authorize staff to develop program criteria are consistent with the general direction provided by the Board, (2) authorize reallocation of funds among the three demolition programs as necessary to ensure adequate funding as properties are identified for inclusion in the programs, and (3) authorize an additional $50,000 to the program from uncommitted CRA funds between CRA Board meetings if additional funding is needed to maintain the program as properties are identified for inclusion in the programs. Staff will report any program guideline changes and program expenditures at the next regularly scheduled CRA Board meeting.

With the understanding that this will be an evolving program involving the CRA and several City departments, staff recommends the CRA Board approve Options 1, 3 and 5, as listed below.

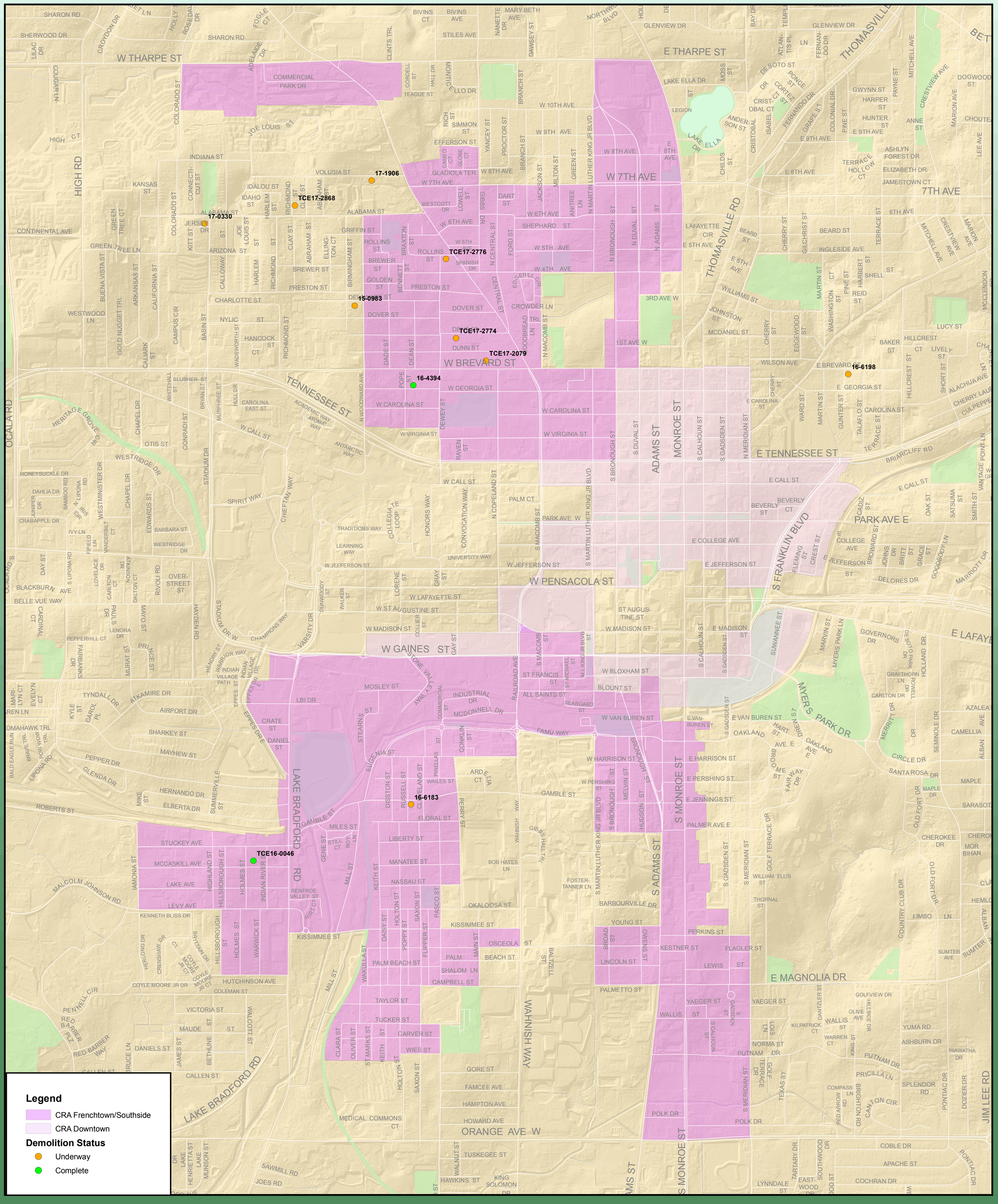
Options

1. Approve the Greater Frenchtown/Southside (GFS) District Demolition Program guidelines and funding options.
2. Do not approve the Greater Frenchtown/Southside (GFS) District Demolition Program Guidelines and funding options.
3. Authorize staff to develop program criteria for the Private Property Owner Demolition portion of the demolition program.
4. Do not allow staff to develop program criteria for the Private Property Owner Demolition portion of the demolition program.
5. Authorize expenditure of up to an additional $50,000 from uncommitted CRA program funds if necessary.
6. Do not authorize the expenditure of up to an additional $50,000 to the program between CRA Board meetings if necessary.
7. Provide staff with alternate direction.

Attachments/References

Attachment 1 - CRA Demolitions Map

Attachment 1 - CRA Demolitions.pdf (3,099 KB)



Demolitions Since October 1, 2017

In and around CRA

PLANNING DEPARTMENT a division of PLACE

TLCPD GIS DJ: March 6, 2018

Agenda Item Details

Meeting	Mar 22, 2018 - CRA Board Meeting
Category	5. Frenchtown Southside District Policy Formation and Direction
Subject	5.02 Accept the Findings from the Southside Study Areas and Approve the Expansion of the Greater Frenchtown/Southside Community Redevelopment Area – Roxanne Manning, Tallahassee Community Redevelopment Agency
Access	Public
Type	Action, Discussion
Recommended Action	Option 1: (1) Accept the findings for all three study areas, (2) approve the expansion of the GFS District to include the South City, Orange Avenue and Springhill study areas, and, (3) authorize CRA staff to move forward with the activities needed to adopt the Finding of Necessity and increase the boundary of the GFS District in accordance with Chapter 163, Part III, F.S., and the Interlocal Agreement governing the expansion of existing redevelopment districts.

Public Content

For more information, please contact: Sherri Curtis, Tallahassee CRA, (850) 891-8354

Statement of Issue

On September 28, 2017, the CRA Board directed staff to examine the possibility of expanding the boundaries in three areas of the southern portion of the Greater Frenchtown/Southside Community Redevelopment Area (GFS District). These areas included South City, Orange Avenue (lower Bond neighborhood) and Springhill Road study areas, see map at Attachment 1. Before an area can be included in a community redevelopment area there must be a legislative finding ("Finding of Necessity") that at least two of the fourteen statutorily defined conditions of slum or blight are present in the area. § 163.340(8), F.S.; §163.355, F.S.

Staff identified four blighted conditions in the three study areas, although not all conditions applied to each study area. The blighted conditions were as follows:

- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Fire and emergency medical service (EMS) calls to the area proportionately higher than in the remainder of the county or municipality; and
- A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the municipality.

In an attempt to identify a fifth condition of blight, the analysis also included a review to determine if there was a lack of appreciable increase in the aggregate assessed values of real properties in the study areas over the past five years. However, that condition did not exist in the study areas. Each study area had an increase in property values between 2013 and 2017 that exceeded the aggregate average for the entire GFS District.

The final results of the analysis showed that all three study areas exhibited at least two conditions of blight, thus meeting the statutory requirements for designation as a blighted area. The South City and Orange Avenue study areas both revealed a higher per capita rate of fire and EMS calls, a higher number of building code violations per square mile, and unsafe conditions. The

South City study area also showed a number of deteriorated sites. There were properties in the Orange Avenue study area that could use repairs but did not appear to be unsafe. Finally, unsafe conditions and deterioration of site were also noted in the Springhill Road study area.

On January 8, 2018, the findings were presented to the GFS Citizens' Advisory Committee (CAC) for their recommendation on the expansion of the GFS District. The CAC members expressed concern over how the expansion would impact the availability of funds for needed projects within the existing district boundary, since the new areas were not expected to generate any significant levels of tax increment, at least in the near term. At the same time the members understood the needs and challenges facing the South City neighborhood. Following a fairly lengthy discussion on the pros and cons of the proposed expansion, the CAC unanimously recommended that only the South City Study Area be considered for inclusion within the GFS District.

It is important to note that at the time the expansion proposal was reviewed by the CAC, the discussion regarding the County's withdrawal and concurrent restructuring of the CRA District was still in progress. The results of that discussion now provide solutions to concerns expressed by the CAC members about the proposed expansion. If the proposed restructuring of the GFS District is approved by the City, County and CRA, the GFS District would be extended by eight years resulting in an estimated $29 million in additional funding for needed projects, which may ease the CAC member's concern. The increase in both time and funding will enhance the CRA's ability to make a positive difference in those areas. Moreover, the redeveloped commercial areas along Springhill may result in even more TIF revenue after they are redeveloped.

All three study areas meet the statutory test for blight by showing two or more blighting conditions. The South City and Orange Avenue areas demonstrate a higher incidence and intensity of blight criteria than the Springhill area. Both South City and Orange Avenue study areas have extensive residential areas that could both benefit from the Neighborhood Partnership Grant Program which provides grants to neighborhood and homeowners' associations located within the GFS District for neighborhood improvements. While prioritizing improvements to residential areas over commercial areas is important to the CAC, the additional funding resulting from the CRA restructuring can also provide funding for beneficial improvements in the Springhill area.

Recommended Action

Option 1 - (1) Accept the Findings for all three study areas, (2) approve the expansion of the GFS District to include the South City, Orange Avenue and Springhill study areas, and (3) authorize CRA staff to move forward with the activities needed to adopt the Finding of Necessity and increase the boundary of the GFS District in accordance with Chapter 163, Part III, F.S., and the Interlocal Agreement governing the expansion of existing redevelopment districts.

Fiscal Impact

The action taken today will not result in a fiscal impact to either the City or County at this time. Following expansion of the GFS District boundary to include one of more of the study areas, the City of Tallahassee and Leon County will be required to make tax increment payments to the CRA, which is expected to start in FY 2019. Under the recent changes to Chapter 163, Part III, the Leon County tax increment payment will be based on a millage rate that matches the City's millage rate. Based on a comparison of the 2016 and 2017 taxable values of the properties in the study area, and with millage equity between the City and County, the South City Study Area would generate approximately $11,053 in total tax increment, the Orange Avenue Study Area would generate $11,006 and the Springhill Road Study Area would generate $611. Please note these amounts are expected to increase as a result of redevelopment activity.

Supplemental Material/Issue Analysis

History/Facts & Issues

The GFS District (originally the Tallahassee Community Redevelopment Area) was established in June 2000 when the City Commission adopted the GFS Community Redevelopment Plan and established the GFS Community Redevelopment Trust Fund. The GFS District consists of three distinct geographic sections and is comprised of over 1,500 acres of residential, office, commercial/retail, industrial, and green/open space land uses, all located near downtown Tallahassee. Included within the boundaries of the redevelopment area are thirteen neighborhood communities; seven major commercial/retail areas including

sections of Tennessee Street, Tharpe Street, North and South Monroe Streets, Gaines Street, Lake Bradford Road and South Adams Street; and numerous mixed-use areas. In addition, the redevelopment area borders parts of the Florida A & M University and the Florida State University. A map of the existing GFS District is attached as Attachment 2.

If the proposed expansion is approved, this will be the second expansion of the GFS District. In October 2016, the CRA Board expanded the GFS District to include 23 parcels on the eastern portion of South Monroe Street from Van Buren Street to Perkins Street.

On September 28, 2017, the CRA Board directed staff to further evaluate the three Southside areas of the GFS District for the possibility of expanding the boundaries of the district. These areas included South City, Orange Avenue (lower Bond neighborhood) and Springhill Road study area (Attachment 1). The first step towards adding the study areas to the existing GFS District is to conduct a Finding of Necessity to determine if the study areas exhibit any of the conditions of blight as listed in Section 163.340(8), F.S. By statute, if two or more of the blighted conditions exist in an area, the area may be deemed as blighted.

At the September 28th Board meeting, staff provided an initial analysis of three blighting conditions to quickly determine if two or more blight conditions existed in all three study areas. The blight conditions in the initial analysis are listed below. These conditions were used in the first review because they are readily available from existing sources maintained by the City and/or County.:

- No appreciable increase in the aggregate assessed values of real properties in the study area over the past five years;
- Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality; and
- A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the municipality.

On November 9, 2017, staff expanded the statutory conditions of blight to include conditions based on a visual assessment of the study areas. These conditions were:

- Unsanitary or unsafe conditions; and
- Deterioration of site or other improvements.

Results of Aggregate Assessed Value Analysis - (Failed Statutory Requirement)

Between tax years 2013 and 2017, the aggregate assessed value of the GFS District increased by 6.4 percent (ranging from a low of 0.1 percent in 2013 to a high of 16.3 percent in 2015). As shown in Table 1 the aggregate assessed property values in each of the study areas increased by 13.8 percent or higher between 2013 and 2017, which is higher than the aggregate increase for the GFS District as a whole. As a result, the blighted condition of no appreciable increase in property values over the previous five years does not exist in the three study areas.

Table 1: Assessed Property Values

Tax Year	South City Study Area	Orange Avenue Study Area	Springhill Study Area
2013	$36,827,473	$13,303,087	$3,084,584
2014	$39,644,546	$13,614,007	$3,499,238
2015	$40,232,116	$14,309,598	$3,455,818
2016	$41,471,697	$14,810,574	$3,434,450
2017	$42,819,643	$16,152,801	$3,509,000
Change in Value 2013-2017	$5,992,170	$2,849,714	$424,416
Percentage Change	16.3%	21.4%	13.8%

The results of the remaining blight conditions analyses are provided below for each study area. Each study area has two or more conditions of blight, although not all of the conditions are present in each study area. To assist in the evaluating the visual criteria, staff divided each study area into sub areas which are depicted in Attachment 3.

South City Study Area - 4 Criteria Present

1. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality - (Requirement Fulfilled)

As shown in Table 2 below, the South City study area has a higher incident rate per capita of both fire incident and emergency medical services (EMS) calls than the City of Tallahassee as whole. For the 2015-2016 period, the South City study area fire incidents per 1,000 population (318.7) was nearly 45 percent greater than the City's per capita rate of 220.4. South City's study area also had a higher incident rate per square mile that exceeded the City's rate by nearly 350 percent. Similarly, Table 3 shows the number of emergency medical service calls per capita in the study area was nearly 51 percent greater than for entire City, with the per square mile rate exceeding the City's rated by approximately 370 percent.

Table 2: South City Study Area Fire Incidents, 2015-2016

	Total Incidents	Incident Rate per 1,000 Population	Incident Rate per Sq. Mile
South City Study Area	834	318.7	1,737.5
City of Tallahassee Total	39,984	220.4	387.8

Table 3: South City Study Area EMS Calls, 2015-2016

	Total Calls (Non-Cancelled)	Calls per 1,000 Population	Call Rate per Sq. Mile
South City Study Area	1,142.0	436.4	2,379.2
City of Tallahassee Total	52,476	289.3	509.0

2. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the municipality- (Requirement Fulfilled)

Staff examined two types of code violations when analyzing this blight condition: building code violations and care of premise or inoperable vehicle violations. As shown on Table 4, the South City study area had a greater number of code violations per square mile than the City, with 583.3 violations per square mile compared to the City's with 105.7 per square mile, a 450 percent increase above the City rate (Table 4).

Table 4: South City Study Area Code Violations, Rate per Square Mile, 2015-2016

	South City Study Area	City of Tallahassee
Building Code Violations (Dangerous Building & Substandard Buildings)	64.6	10.7

Care of Premise & Inoperable Vehicle Violations	518.8	95.0
Total Violations, 2015-2016	583.3	105.7

3. Unsafe conditions- (Requirement Fulfilled)

The unsafe conditions identified in the South City study area are from missing sidewalks, bike lanes and open ditches (see images at Attachment 4). The missing sidewalks place pedestrians in harm's way when forced to walk on the side of the street with oncoming traffic. The absence of a complete pedestrian sidewalk network, including bike lanes, leads to unsafe conditions for pedestrians, cyclists and those with special access needs. These conditions were found in the South City Sub Areas 1 - 4.

4. Deterioration of site and other improvements- (Requirement Fulfilled)

The analysis found a number of sites with varying levels of structural deterioration within the South City study area. Attachment 5 shows residential units with damaged roofs and boarded windows and doors. This condition also correlates to the high rates of code violations in the study area, and can be a condition found in higher crime areas. Examples of site deterioration were found within all four sub areas.

Orange Avenue Study Area- 3 Criteria Present

1. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality- (Requirement Fulfilled)

Similar to the South City study area, the Orange Avenue study area has much higher fire and EMS call incidents than the rest of the City. For 2015-2016, the per capita rate of fire incidents was 62 percent higher than the rest of the City, and the per capita EMS call rate was nearly 70 percent higher than the City rate (Tables 5 and 6). Because of the relatively small size of the study area, the incident per square mile for both fire and EMS incidents is not used in the analysis.

Table 5: Orange Avenue Study Area, Fire Incidents, 2015-2016

	Total Incidents	**Incident Rate per 1,000 Population**	**Incident Rate per Sq. Mile**
Orange Avenue Study Area	321	356.7	3,566.7
City of Tallahassee Total	39,984	220.4	387.8

Table 6: Orange Avenue Study Area, EMS Calls, 2015-2016

	Total Calls (Non-Cancelled)	**Calls per 1,000 Population**	**Call Rate per Sq. Mile**
Orange Avenue Study Area	442	491.1	4,911.1
City of Tallahassee Total	52,476	289.3	509.0

2. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the municipality- (Requirement Fulfilled)

Similar to the South City study area, for 2015 - 2016 the Orange Avenue study area had approximately 500 percent more building code and care of premises violations per square mile than the City; 633.3 in the study area compared to 105.7 for the City (Table 7).

Table 7: Orange Avenue Study Area Code Violations, Rate per Square Mile, 2016-2016

	Orange Avenue Study Area	**City of Tallahassee**
Building Code Violations (Dangerous Building & Substandard Buildings)	33.3	10.7
Care of Premise & Inoperable Vehicle Violations	600.0	95.0
Total Violations, 2015-2016	633.3	105.7

3. Unsafe conditions- (Requirement Fulfilled)

There is a disconnect in the network of sidewalks in the Orange Avenue Sub Area 1. Weis Street, which is the only side street in the study area, does not have sidewalks on either side of the road making it a challenge for safe pedestrian use (Attachment 6). Although all the other streets in the study area have sidewalks, there is a mix of sidewalk widths. The Orange Avenue study area is within the Multimodal Transportation District (MMTD) which requires sidewalks on local streets to be at least six feet wide. Staff's analysis found the sidewalks in the study area varied from between three to and four feet in width.

Springhill Road Study Area- 2 Criteria Present

1. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality - (Requirement Inconclusive)

Staff did evaluate fire and EMS service calls in the Springhill Road study area (Tables 8 and 9), but the low number of calls (34 and 43, respectively) and the small population in the study area distorts the impact of those measures, resulting in extremely high difference when compared to the City per capita rate (more than 1,300 times the overall city rate). Conversely, the incident rate per square mile is well below that of the City. As a result, staff did not use this measure in determining blight for the study area.

Table 8: Springhill Road Study Area, Fire Incidents, 2015-2016

	Total Incidents	**Incident Rate per 1,000 Population**	**Incident Rate per Sq. Mile**
Springhill Road Study Area	34	3,090.9	283.3
City of Tallahassee Total	39,984	220.4	387.8

Table 9: Springhill Road Study Area, EMS Calls, 2015-2016

	Total Calls (Non-Cancelled)	**Calls per 1,000 Population**	**Call Rate per Sq. Mile**
Springhill Road Study Area	43	3,909.1	358.3

City of Tallahassee Total	52,476	289.3	509.0

2. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the municipality- (Requirement Inconclusive)

With 50 total code violations, the Springhill study area had approximately 53 percent fewer building code and care of premise/inoperable vehicle violations when compared to the City (Table 10). As a result, staff did not use this measure in determining blight for the study area.

Table 10: Springhill Road Study Code Violations, Rate per Square Mile, 2016-2016

	Springhill Road Study Area	**City of Tallahassee**
Building Code Violations (Dangerous Building & Substandard Buildings)	8.3	10.7
Care of Premise & Inoperable Vehicle Violations	41.7	95.0
Total Violations, 2015-2016	50.0	105.7

3. Unsafe conditions- (Requirement Fulfilled)

Springhill Road study area revealed unsafe conditions for pedestrians with multiple curb cuts and no sidewalks on the east side of Lake Bradford Road (Attachment 7, Sub-Area 1), the lack of adequate sidewalks and pedestrian crossings on Kissimmee Street between Mill Street and Lake Bradford Road, and no sidewalks and open ditches adjacent along Mill Street from Lake Bradford to Kissimmee Street (Attachment 7, Sub-Area 2).

4. Deterioration of site and other improvements- (Requirement Fulfilled)

The analysis found structures in the both subareas with signs of deterioration, from damaged roofs to abandoned commercial buildings (Sub-Areas 1 and 2, Attachment 8). Deteriorating sites and structures are often indications that re-investment in the area may be risky, which tends to further inhibit improvements in the area.

GFS CAC Recommendation

On January 8, 2018, the above findings were presented to the GFS Citizens' Advisory Committee (CAC) for their recommendation on the expansion of the GFS District. The CAC members expressed concerned over how the expansion would impact the availability of funds for the needed projects within the existing district boundary, since the new areas were not expected to generate any significant levels of tax increment. Additionally, the CAC members were concerned that the Springhill area, if added to the district, could absorb a disproportionately higher percentage of CRA funds because commercial projects tend to cost more than neighborhood projects. The CAC discussed the needs and challenges facing the South City neighborhood, and noted that South City would benefit most from being included in the GFS District due to planned improvements to the Orange Avenue Apartments and other neighborhood oriented improvements. Following a lengthy discussion on the pros and cons of the expansion, the CAC recommended that only the South City Study Area be considered for expansion with a unanimous vote of 4-0.

It is important to note that at the time the expansion proposal was reviewed by the CAC, the discussion regarding the County's

withdrawal and concurrent restructuring of the CRA District was still in progress. The results of that discussion now provide solutions to concerns expressed by the CAC members about the proposed expansion. If the proposed restructuring of the GFS District is approved by the City, County and CRA, the GFS District would be extended by eight years resulting in an estimated $29 million in additional funding for needed projects, which may ease the CAC member's concern. The increase in both time and funding will enhance the CRA's ability to make a positive difference in those areas. Moreover, the redeveloped commercial areas along Springhill may result in even more TIF revenue after they are redeveloped.

Staff's Recommendation

Based on the results of staff's research, the proposed restructuring of the CRA and the CAC recommendation, staff recommends that the CRA Board include all three areas in the GFS District. All of the study areas would benefit from existing CRA programs, including the Neighborhood Partnership Grant Program which is funded by the CRA and administered by Parks, Recreation and Neighborhood Affairs Department and the Business Facility Improvement Grant in the commercial areas. South City and Orange Avenue Study Areas both have income-based housing developments (Orange Avenue Apartments and Leon Arms Apartments, respectively, which could benefit from CRA affordable housing funds.

Also, the restructuring of the GFS District will result in the life of the GFS District being extended by eight years resulting in an estimated $29 million in additional funding for needed projects, This results in a total of approximately $83 million in CRA funds over the extended life of the GFS district.

Recommendation and Next Steps

Following direction and approval from the CRA Board on the expansion of the GFS District, staff will finalize the Finding of Necessity and begin the steps outlined below for final approval and adoption of the GFS District expansion.

Expansion Step	Date	Action
Registered letter to Leon County BoCC on proposed expansion of GFS District and modification to redevelopment plan.	03/23/2018	BoCC has 30 days to respond to expansion per 163.361(3)(B)1, F.S.
Interlocal Agreement for the restructuring of the CRA	04/24/2018	BoCC execute agreement
Interlocal Agreement for the restructuring of the CRA	04/252018	City Commission execute agreement
Leon County BoCC approval of Finding of Necessity and expansion of GFS District.	05/08/2018	BoCC approval required per interlocal agreement.
Notice to Taxing Authorities of proposed boundary expansion and of public hearing by Tallahassee City Commission.	NLT 05/08/20188	15-day review by taxing authorities required per 163.346, F.S.
Publish public hearing notice.	NLT 05/08/20188	15-day notice prior to City Commission Public Hearing
City Commission Public Hearing to adopt the Finding of Necessity, approve expansion of the GFS District boundary and modify the GFS District Community Redevelopment Plan.	05/23/2018	Adoption by resolution. This also includes the City Commission approval required per the interlocal agreement.

Per the Interlocal Agreement that governs the CRA, the expansion of the GFS District must be approved by the Leon County Board of County Commissioners. This is the next step in the process of expanding the district and is scheduled for May 8, 2018. The final step will be for the City Commission to adopt the Finding of Necessity, approve the expansion of the GFS District consistent with the Finding of Necessity and modify legal description of the GFS District in the GFS District Community Redevelopment Plan to include the expansion area parcels on May 23rd.

Options

1. Accept the Findings for all three study areas, (2) approve the expansion of the GFS District to include the South City, Orange Avenue and Springhill study areas, and (3) authorize CRA staff to move forward with the activities needed to adopt the Finding of Necessity and increase the boundary of the GFS District in accordance with Chapter 163, Part III, F.S., and the Interlocal Agreement governing the expansion of existing redevelopment districts.

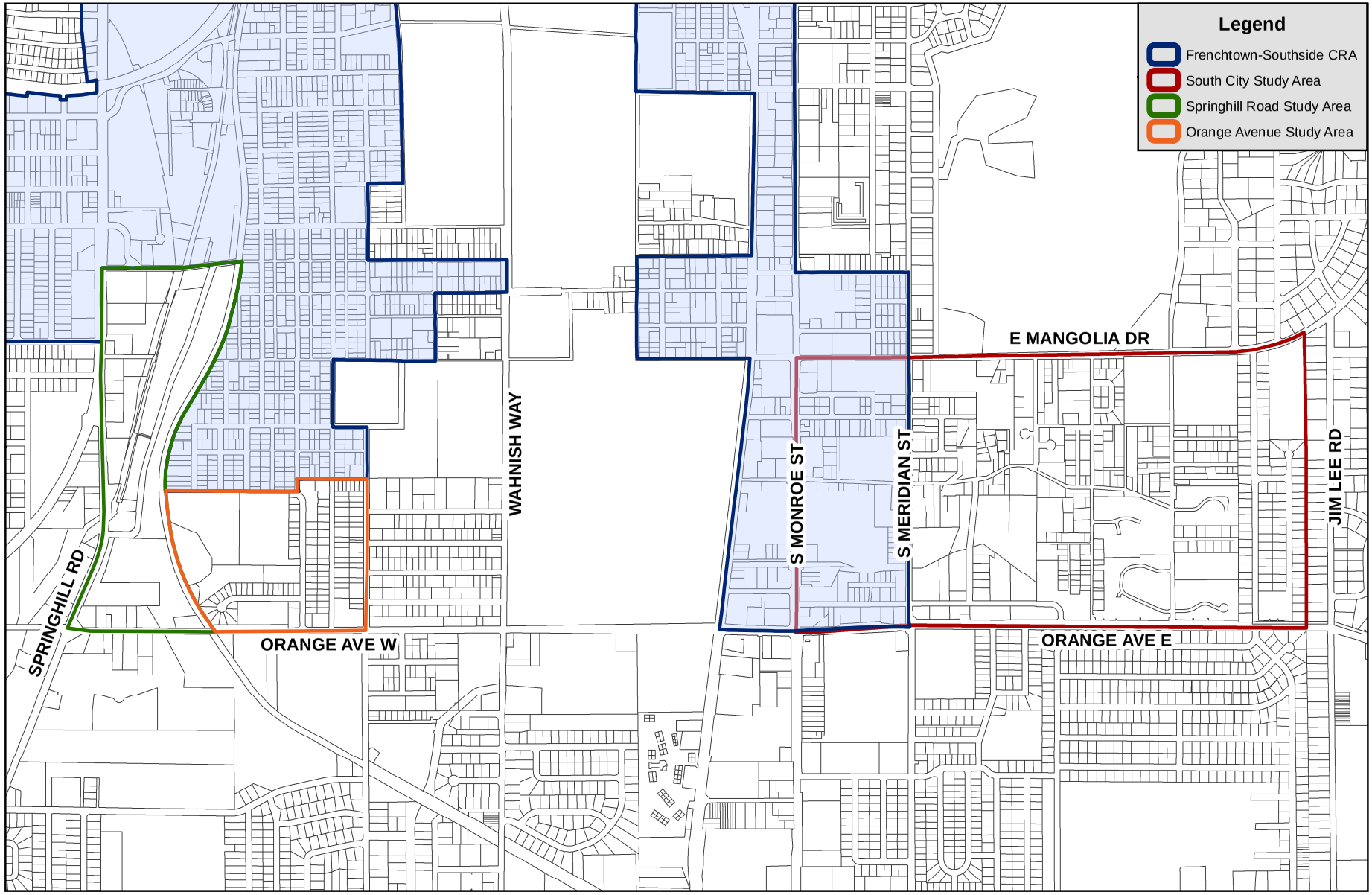
2. Accept the findings for the South City and Orange Avenue study areas, (2) approve the expansion of the GFS District to include the South City and Orange Avenue study areas and (3) authorize CRA staff to move forward with the activities needed to adopt the Finding of Necessity and increase the boundary of the GFS District in accordance with Chapter 163, Part III, F.S., and the Interlocal Agreement governing the expansion of existing redevelopment districts.

3. Provide alternate direction.

Attachments/References

1. Map of Expansion Study Areas
2. Map of Existing GFS District Boundaries
3. Map of Expansion Study Subareas
4. South City Unsafe Condition Photos
5. South City Site Deterioration Photos
6. Orange Avenue Unsafe Condition Photos
7. Springhill Road Unsafe Condition Photos
8. Springhill Road Site Deterioration Photos

Attachment 1.pdf (1,422 KB) Attachment 2.pdf (1,193 KB) Attachment 3.pdf (942 KB)
Attachment 4.pdf (1,012 KB) Attachment 5.pdf (842 KB) Attachment 6.pdf (792 KB)
Attachment 7.pdf (997 KB) Attachment 8.pdf (867 KB)



Study Areas

0 0.2 0.4 0.8 Miles

OFFICE OF ECONOMIC VITALITY

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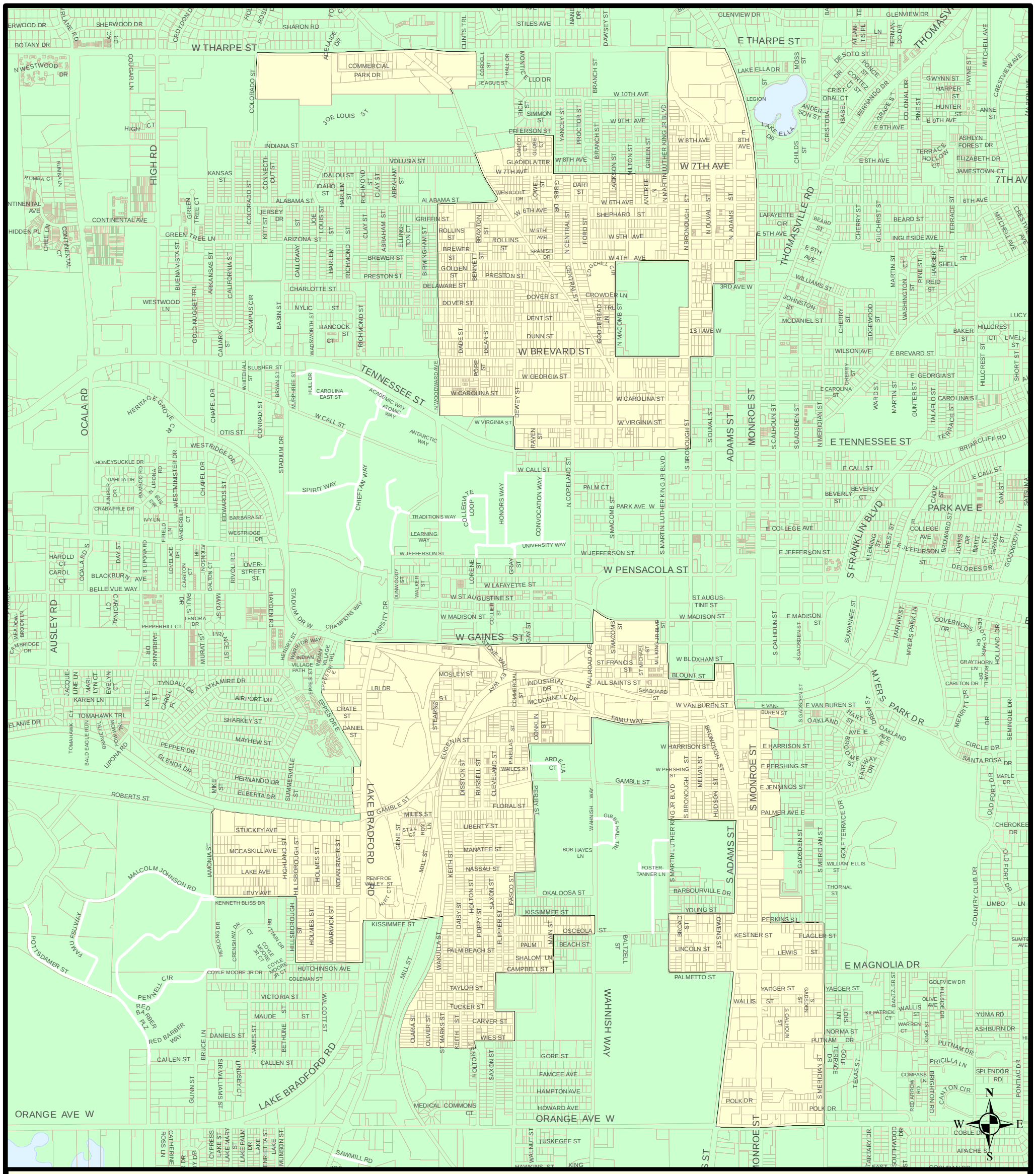
This product has been compiled from the most accurate source data from Leon County and the City of Tallahassee. However, this product is for reference purposes only and is not to be constructed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's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

Map Produced: August 25, 2017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ELIZABETH DR
JAMESTOWN CT
TERRACE HOLLOW CT
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PONCE DE LEON CT
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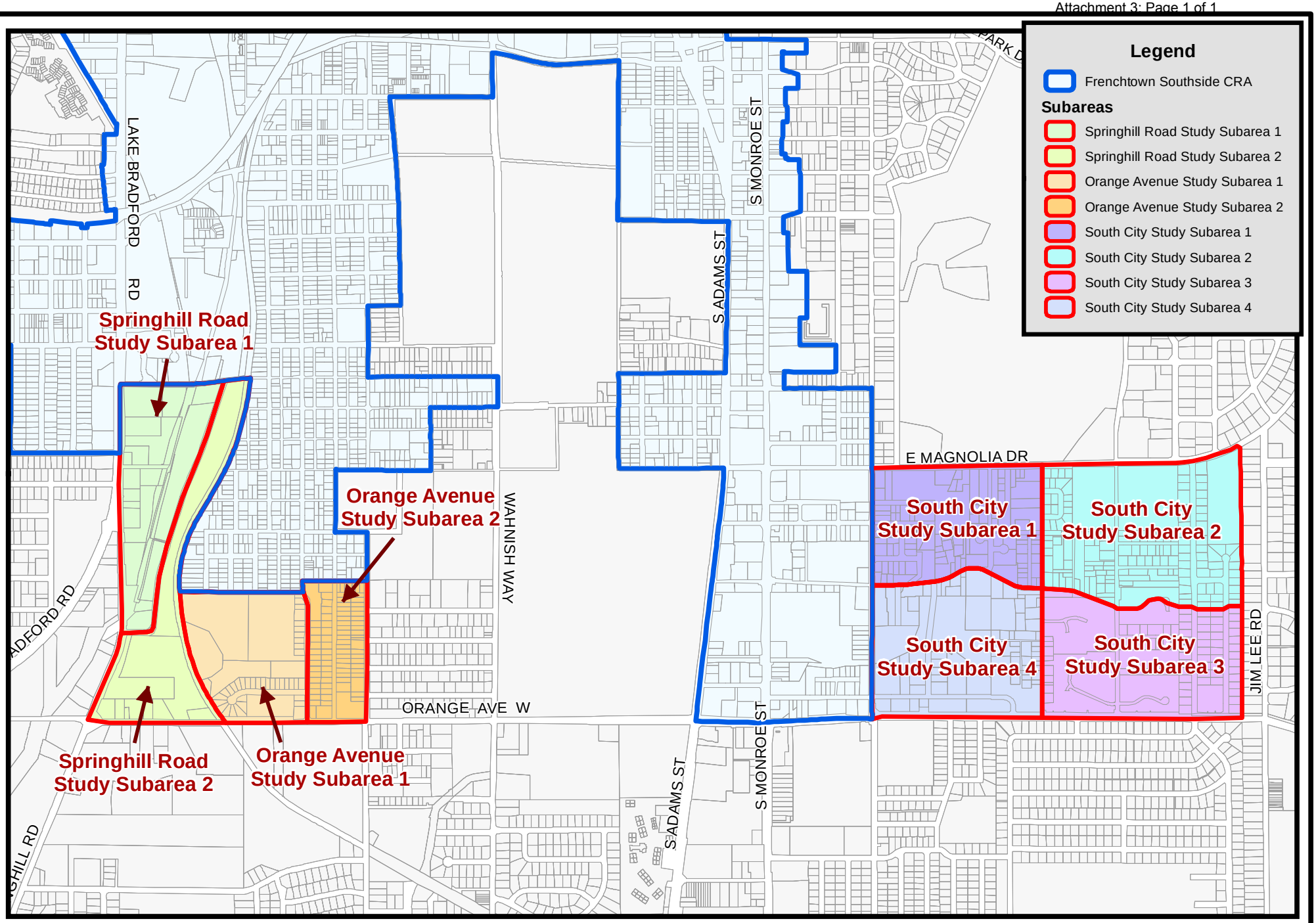

Study Subareas

PLANNING DEPARTMENT

TLCPD GIS DJ: Jan 18, 2018

South City Findings

Unsafe Conditions

* Missing Sidewalks

* Open Ditches

South City Findings

Deterioration of Site

Orange Avenue Findings

Unsafe Conditions

* Missing Sidewalks

* Non-Standard Width in MMTD

Springhill Road Findings

Unsafe Conditions

No Sidewalks

Open Ditches

Multiple Curb Cuts

Springhill Road Findings

Deterioration of Site

Agenda Item Details

Meeting	Mar 22, 2018 - CRA Board Meeting
Category	6. Downtown District Policy Formation and Direction
Subject	6.01 Accept the Amphitheater Event Support Update and Funding Recommendation -- Roxanne Manning, Tallahassee Community Redevelopment Agency
Access	Public
Type	Action (Consent)
Fiscal Impact	Yes
Dollar Amount	125,000.00
Budgeted	Yes
Budget Source	DD Firestone/Bloxham Annex Project No. 1550416
Recommended Action	Option 1: Accept the staff update on the recommended plan for funding support of major co-sponsored events at the Capital Cascades Amphitheater.

Public Content

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

Statement of Issue

As pre-construction activities progress on the Firestone/Bloxham Annex properties (Cascades Project), including the demolition of the Meridian Point Building, the CRA Board, City Commission and County Commission wish to ensure that major events and/or performances can continue with a minimum of interruption and inconvenience. To support these events prior to and during construction of the Cascades Project, the CRA Board has allocated up to $125,000 to provide support for public events that are designated as co-sponsored events by the City. After working with City Parks, Recreation and Neighborhood Affairs (PRNA) staff, the recommendation is to make these funds available on a first-come, first-served basis for costs associated with relocating only those event-related functions that were previously held in the Meridian Point building. Each event would be eligible to receive up to $10,000 per year based on their actual expenses. This could include rental of another space or temporary, portable facilities.

Currently, only two events would qualify for assistance in relocating event-related functions from the Meridian Point building – the Word of South Festival and the Southern Shakespeare Festival. Assuming construction continues through the Spring of 2021 and each event uses the $10,000 grant each year, a total of $80,000 of the grant funds would be used, leaving $45,000 available should there be other qualified public, City co-sponsored events that need assistance in securing alternate amphitheater support facilities.

As outlined in the main body of the agenda item, staff recommends the CRA Board accept the update on the recommended plan for alternate amphitheater support facilities funding support of major, co-sponsored events at the Capital Cascades Amphitheater.

Recommended Action

Option 1 - Accept the staff update on the recommended plan for funding support of major co-sponsored events at the Capital Cascades Amphitheater.

Fiscal Impact

The funds, up to a maximum of $125,000, will come from the $2,250,000 of CRA funds approved by the CRA Board on September 25, 2017 for public space and infrastructure improvements as part of the Firestone/Bloxham Annex redevelopment.

Supplemental Material/Issue Analysis

History/Facts & Issues

As pre-construction activities progress on the Cascades Project site, including the demolition of the Meridian Point Building, the CRA Board, City Commission and County Commission wish to ensure that eligible events and/or performances can continue with a minimum of interruption and inconvenience. At the CRA Board's November 9, 2017 meeting, Board members and staff briefly discussed options for providing additional support for events during the construction period. The Board noted they wanted to minimize any impacts on co-sponsored Capital Cascades Amphitheater events that would need amphitheater support space between the time the Meridian Point Building was no longer available for use and construction of the new amphitheater support space was completed.

Earlier, at the September 25, 2017 CRA Board meeting, the Board approved the financial terms with North American Properties (NAP) for the redevelopment of the Cascades Project. Included in those terms was a maximum of $2,250,000 in CRA or other public funds for additional components of the project where the improvements would support public access and public uses. One of the eligible uses of the funds was $125,000 for temporary park support during construction.

In coordination with PRNA staff, CRA staff recommends the $125,000 identified for temporary park support be used to help major, co-sponsored events find alternate amphitheater support space while the new amphitheater support space is under construction as part of the Cascades Project. As proposed by PRNA and CRA staffs, the funds would be available on a first-come, first-served basis for costs associated with relocating only those event functions that would have been held in the Meridian Point Building if it were still available for use. Each event would be eligible to receive up to $10,000 per year based on their actual expenses. This could include rental of another space or temporary portable facilities. The funds will not be used for general Cascades Park events, including alternatives for private leasing of the Meridian Point Building.

The only public City co-sponsored events currently scheduled to be held at the amphitheater during 2018 are the Word of South Festival, the Southern Shakespeare Festival and the DIA Summer Concerts. For the Summer Concerts, the DIA will be able to utilize existing PRNA office space on site for their needs. However, because of the size of their events, the Word of South and Southern Shakespeare Festivals, will need to make other arrangements for festival related events (resting area for performers between events, greeting space for performers and major event supporters, catering areas for event performers, etc.) that are too large for the existing PRNA office space.

Based on the current Cascades Project construction schedule, it is possible that the new amphitheater support space will not be available through the Spring of 2021, which may result in the Word of South Festival and Southern Shakespeare Festival using $80,000 of the funds for the next four years. This would leave at $45,000 to support other qualified public, City co-sponsored events that need assistance in securing alternate amphitheater support facilities.

No application will be required to access the grant funds, but the event sponsor will have to provide a letter to the CRA explaining the need for temporary event support space and the cost of the space. The applicant would be eligible to receive payment for the space before or after the event, but will need to provide documentation that an agreement (rental agreement, use agreement, etc.) was executed between the property and/or business owner and the event sponsor. The CRA will pay the event sponsor who will be responsible for paying the property and/or business owner.

Staff Recommendation

Accept the staff update on the recommended plan for funding support of major co-sponsored events at the Capital Cascades Amphitheater.

Options

1. Accept the staff update on the recommended plan for funding support of major co-sponsored events at the Capital Cascades Amphitheater.

2. Provide alternate direction.

Attachments/References

None